



5528 HUCKLEBERRY LANE
NORTH VANCOUVER

GROUSE WOODS WEST COAST CONTEMPORARY

4 Beds | 3.5 Baths | 2,888 Sq/Ft

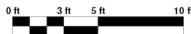
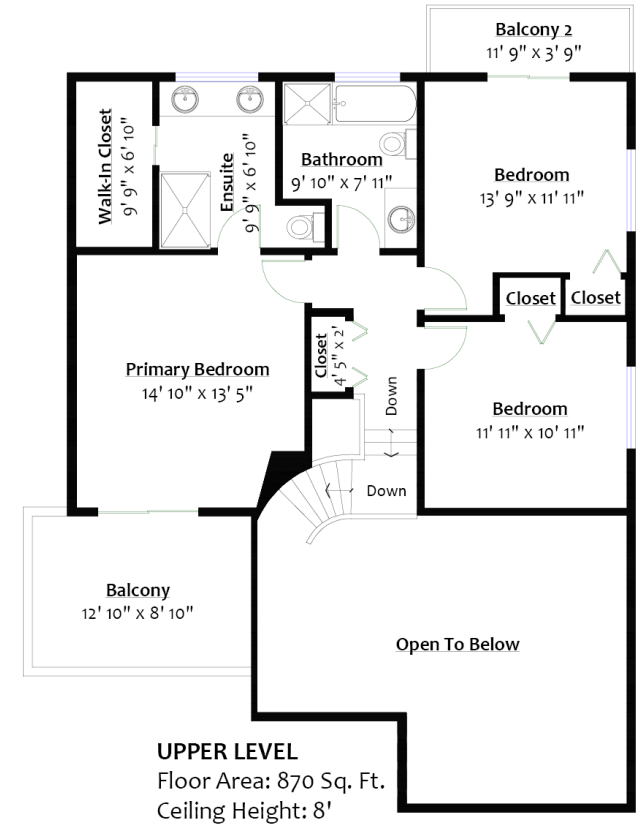
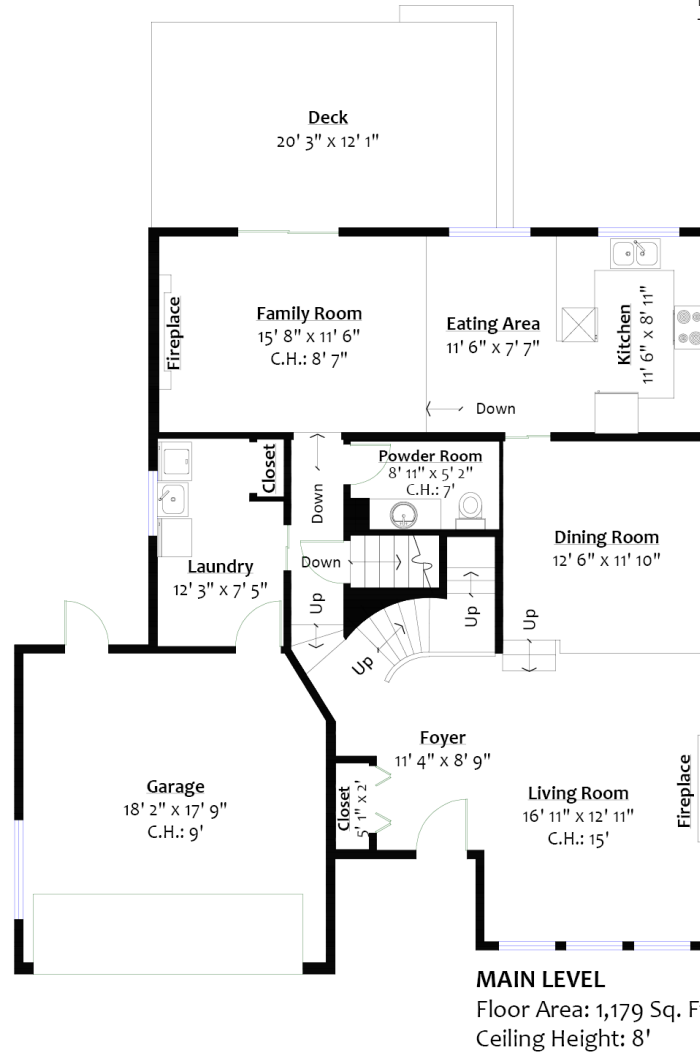
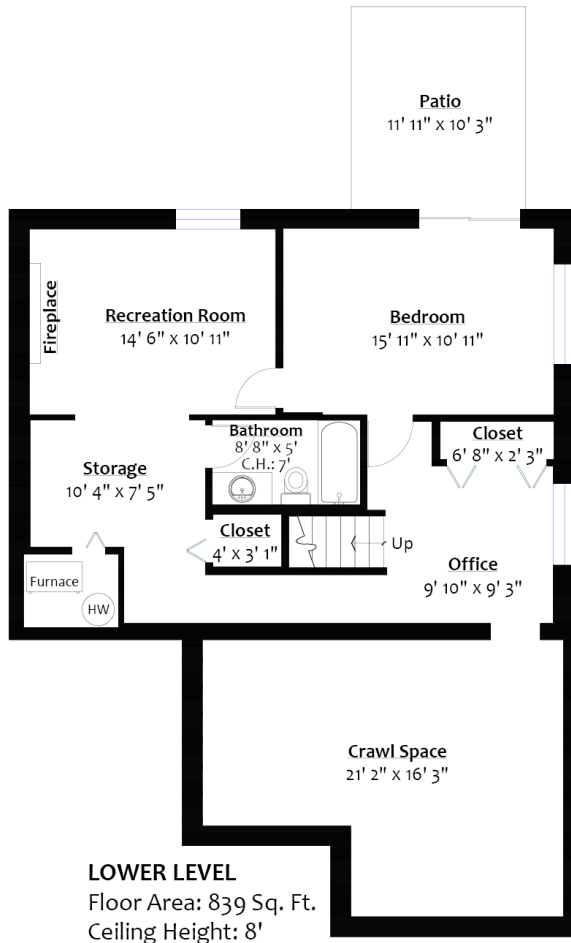
■ Grouse Woods West Coast Contemporary in a serene forest side setting. Offering 4 bedrooms, 3.5 bathrooms, and nearly 2,900 sq/ft across three levels and backing onto Grousewoods Park. A generous sized foyer with soaring ceilings and a grand curved staircase greets you when you enter, opening to a spacious living room. The living room offers soaring cedar lined vaulted ceilings, a gas fireplace with floor-to-ceiling stone surround, and includes large west facing windows. Adjacent to the living room is a generous sized dining area, ideal for entertaining. The kitchen, eating area, and family room are perfect for everyday living, and all rooms offer peaceful views to the backyard and greenbelt. The family room features a gas fireplace and includes sliders to an updated Trex deck (with dry storage underneath). Completing the main is a 2-piece bathroom, laundry/mud room, and direct access to the garage. The upper level offers 3 generous sized bedrooms and 2 bathrooms including the primary suite with walk-in closet, 4-piece ensuite, and a private balcony with Grouse Mountain views. The lower level is a great extension of the home with multi-purpose rooms, currently configured with a 4-piece bathroom, office, recreation room (with wood burning fireplace), and storage spaces, with the potential for a 4th bedroom or the addition of a secondary suite if required. Also down is access to a 355 sq/ft, 5'6" crawl space - ideal for storage. The lower level offers walk-out access to a private patio with a hot tub, perfect for après-ski with Grouse Mountain just moments away. Situated on a low maintenance lot with a mature, west coast garden in the backyard, while the sunny front yard features a large vegetable garden (has grown giant pumpkins in the past). Situated on a quiet cul-de-sac with great off-street parking in the large driveway and the attached double garage. Located just a short walk to the community playground and tennis courts, with skiing and hiking at your doorstep, in the sought after Montroyal/Handsworth catchment area, and with easy access across the North Shore and to downtown.





SQ/FT TOTALS

Main Level:	1,179 sq/ft	Crawl Space:	355 sq/ft
Upper Level:	870 sq/ft	Garage:	346 sq/ft
Lower Level:	839 sq/ft	Deck:	262 sq/ft
TOTAL:	2,888 sq/ft	Patio:	122 sq/ft
		Balcony:	127 sq/ft
		Balcony 2:	48 sq/ft



Layout by BC Floorplans. E&O Insured for \$1,000,000.
While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. Information should not be relied upon without independent verification.
This communication is not intended to cause or induce breach of an existing agency agreement.

For more information
Call **604 983 2518** or visit
RealEstateNorthShore.com