



**622 SILVERDALE PLACE**

**NORTH VANCOUVER**

# SELDOM AVAILABLE 'SILVERDALE PLACE' FAMILY HOME

4 Beds | 3 Baths | 2,979 Sq/Ft

■ Seldom available 'Silverdale Place' family home with 4 bedrooms, 3 bathrooms, and over 2,900 sq/ft set on a beautifully manicured 9,400 sq/ft north/south oriented lot. The well maintained home features thoughtful updates and is ready for the next fortunate family to move-in and enjoy. The main floor is a comfortable size with over 1,600 sq/ft including spacious rooms, refinished original oak floors, and a bright southern exposure (w/ peek-a-boo city skyline views). The updated kitchen features shaker cabinets, granite counters, centre island with bar stool seating, stainless appliances (including a gas stovetop), & features expansive windows overlooking the backyard. The adjacent generous sized dining room is ideal for entertaining or family living and opens to the spacious living room that features a gas fireplace with timeless marble surround and large picture windows overlooking the beautiful front gardens. Adjacent to the living space is a skylit vaulted ceiling flex space with an abundance of windows – currently used as a family room/home office. Completing the main are 3 bedrooms and 2 bathrooms including the primary bedroom with walk-in closet and 2-piece ensuite. The second bathroom is tastefully updated w/ granite counters, shaker cabinets, and an inviting bathtub with a practical tiled surround. The lower level offers suite potential (with separate entrance) though is currently configured for single family living and features a large recreation room/gym, family room, 4th bedroom, office/den, and a 3-piece bathroom. Completing the lower level is a large laundry room/mud room with terrific built-in storage. Situated on a 78' x 118' EFF lot with well cared for mature gardens in both the front & the back. The backyard was professionally landscaped with a Trex deck off the main (perfect for BBQ'ing) and leads to a large patio with a dining area as well as an intimate seating area. Completing the yard are two grassed areas and extensive gardens including three raised beds perfect for growing vegetables. Set in a terrific Upper Delbrook location with Delbrook Plaza shops and services steps from your door, close to trails, with transit at the end of the street, and just a 20 min walk to Edgemont Village and Westview Shopping Centre.

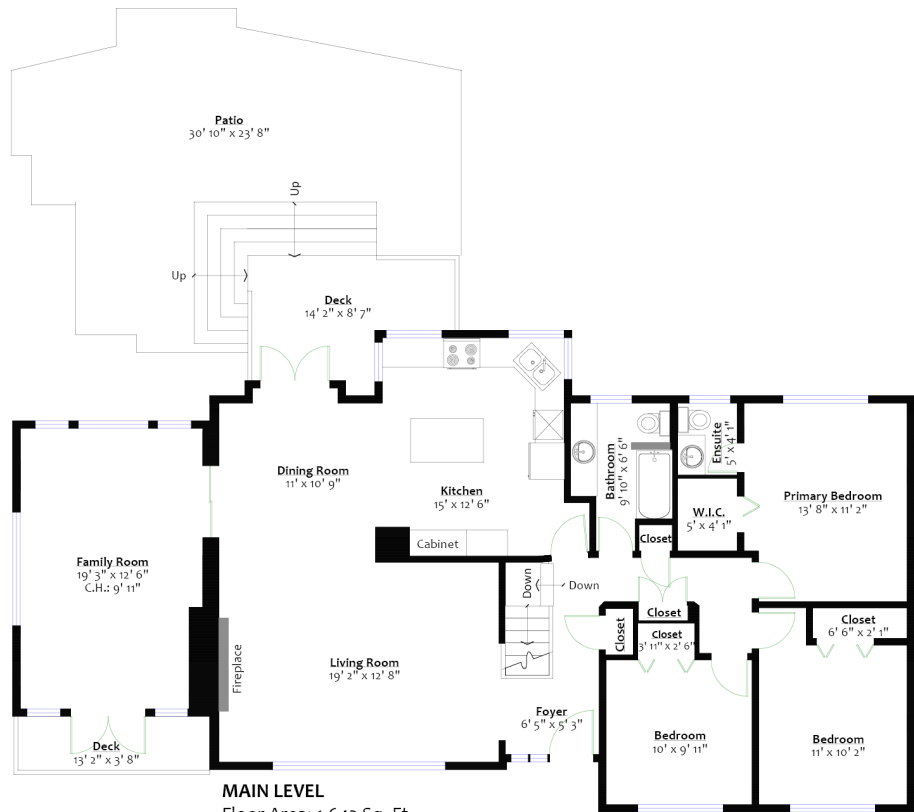




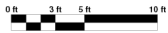


**SQ/FT TOTALS**

Main Level:	1,642 sq/ft	Deck:	174 sq/ft
Lower Level:	1,337 sq/ft	Patio:	441 sq/ft
TOTAL:	2,979 sq/ft	Fam Rm Deck:	48 sq/ft
		Carport:	286 sq/ft



**MAIN LEVEL**  
 Floor Area: 1,642 Sq. Ft.  
 Ceiling Height: 8'



**LOWER LEVEL**  
 Floor Area: 1,337 Sq. Ft.  
 Ceiling Height: 7' 4"

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