

ROSSETTI



702

702 WINONA AVENUE

CANYON HEIGHTS, NORTH VANCOUVER



TERRIFIC OPPORTUNITY IN A PRIME CANYON HEIGHTS LOCATION

5 Beds | 2 Baths | 2,581 Sq/Ft

■ This Canyon Heights view home is available for the first time in 40 years and is ready for its next chapter. Whether you choose to renovate, build your dream home, or hold as an investment in this sought-after neighbourhood, there are plenty of options to consider. The home offers 5 bedrooms, 2 bathrooms, and over 2,500 sq ft of living, including a level-entry basement.

The upper level features nearly 1,400 sq ft of spacious living with a bright south-facing exposure and west-facing water views. The open-concept living and dining area includes a granite-faced gas fireplace, large picture windows, and sliding doors that lead to a deck spanning the width of the home. The kitchen offers ample cupboards and counter space, plus an attached eating area. From here, step into a heated cedar lined solarium—ideal as extended living space—with access to a partially covered, south-facing deck showcasing sweeping ocean and sunset views, with potential for enhanced views through permitted tree trimming.

Completing the main level are three generously sized bedrooms with mountain views, and a full 4-piece bathroom.

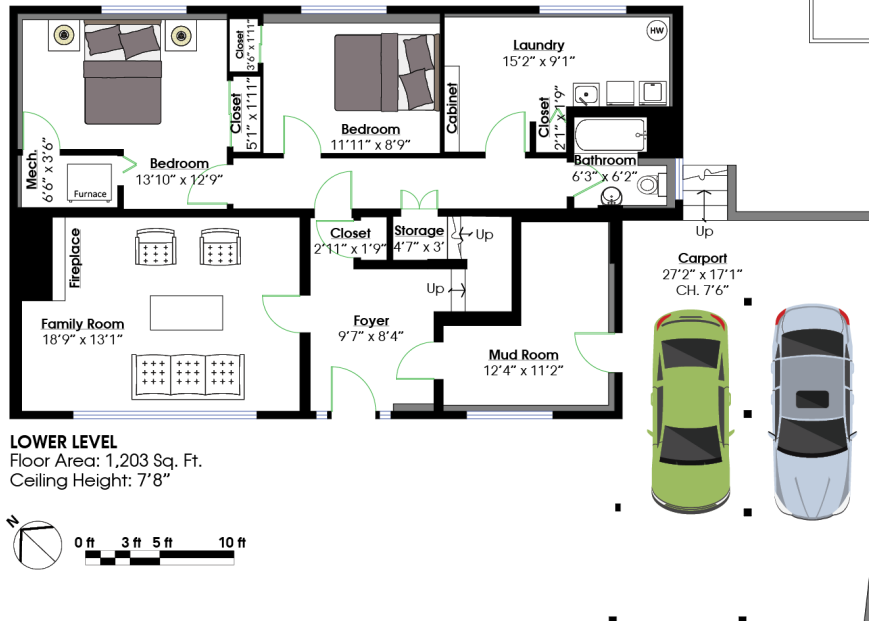
The above-ground lower level offers excellent flexibility for family living or future reconfiguration, including the potential for a secondary suite. It features a large recreation room with gas fireplace, two additional bedrooms, a 4-piece bathroom, and a spacious mudroom with direct access from the carport.

Set on a 65' x 116' north/south-oriented lot, the property includes mature landscaping, a level front yard, and a private, hedged backyard with garden shed. A gently sloping driveway provides ample off-street parking, in addition to a two-car carport. Ideally located near public transit, Mosquito Creek trails, Grouse Mountain, Cleveland Dam, and Capilano Regional Park, and within the highly regarded Canyon Heights Elementary and Handsworth Secondary school catchments.

A rare opportunity to secure a well-cared-for home with strong potential in one of North Vancouver's most desirable neighbourhoods.







SQ/FT TOTALS **	
Main Level:	1,378 sq/ft
Lower Level:	1,203 sq/ft
TOTAL:	2,581 sq/ft
Carport:	491 sq/ft
Deck:	347 sq/ft

Layout by BC Floorplans. ** 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. EGO Insured for \$1,000,000. Information should not be relied upon without independent verification.