ROSSETTI



796 WINONA AVENUE

CANYON HEIGHTS, NORTH VANCOUVER











CANYON HEIGHTS WEST COAST MODERN ON A PRIVATE CORNER LOT

4 Beds | 3 Baths | 2,570 Sq/Ft

■ A distinctive West Coast Modern post-and-beam home retaining much of its original character and finishes, offering an opportunity for the next owner to update and make it their own. Set on an expansive 10,000+ sq. ft. corner lot, mature trees and established landscaping create a private, secluded setting. The main floor features a sunken living room with soaring floor-to-ceiling picture windows and a wood-burning fireplace. Sliding doors open onto a generous patio and deck, creating a natural connection between indoor and outdoor living. The galley kitchen offers a practical pass-through to the living area, with an adjacent eating area for everyday dining. Overlooking the living room, an elevated dining area provides additional flexibility as a formal dining space, home office or family room.

The split-level layout continues with three bedrooms and 1.5 bathrooms, including a primary bedroom with a two-piece ensuite. An upper-level addition with vaulted ceilings offers a unique retreat among the treetops, complemented by an adjoining flex space ideal for a den, home office or additional storage.

The lower level includes a spacious recreation room, three-piece bathroom, laundry and utility room. Outside, enjoy a low-maintenance yard, single carport, additional open parking and storage shed.

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 own a distinctive West Coast Modern home in sought-after Canyon Heights, with the character, architecture and setting to inspire its next owner.





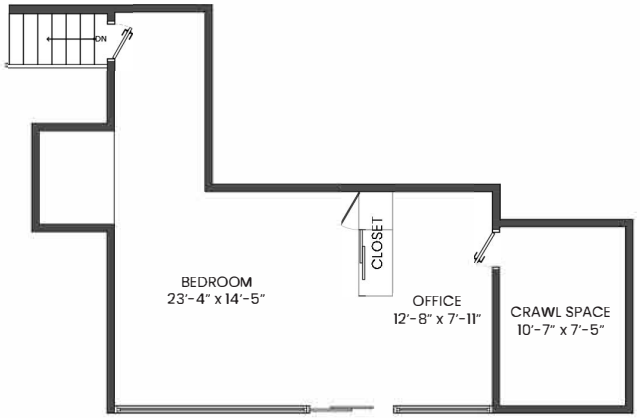




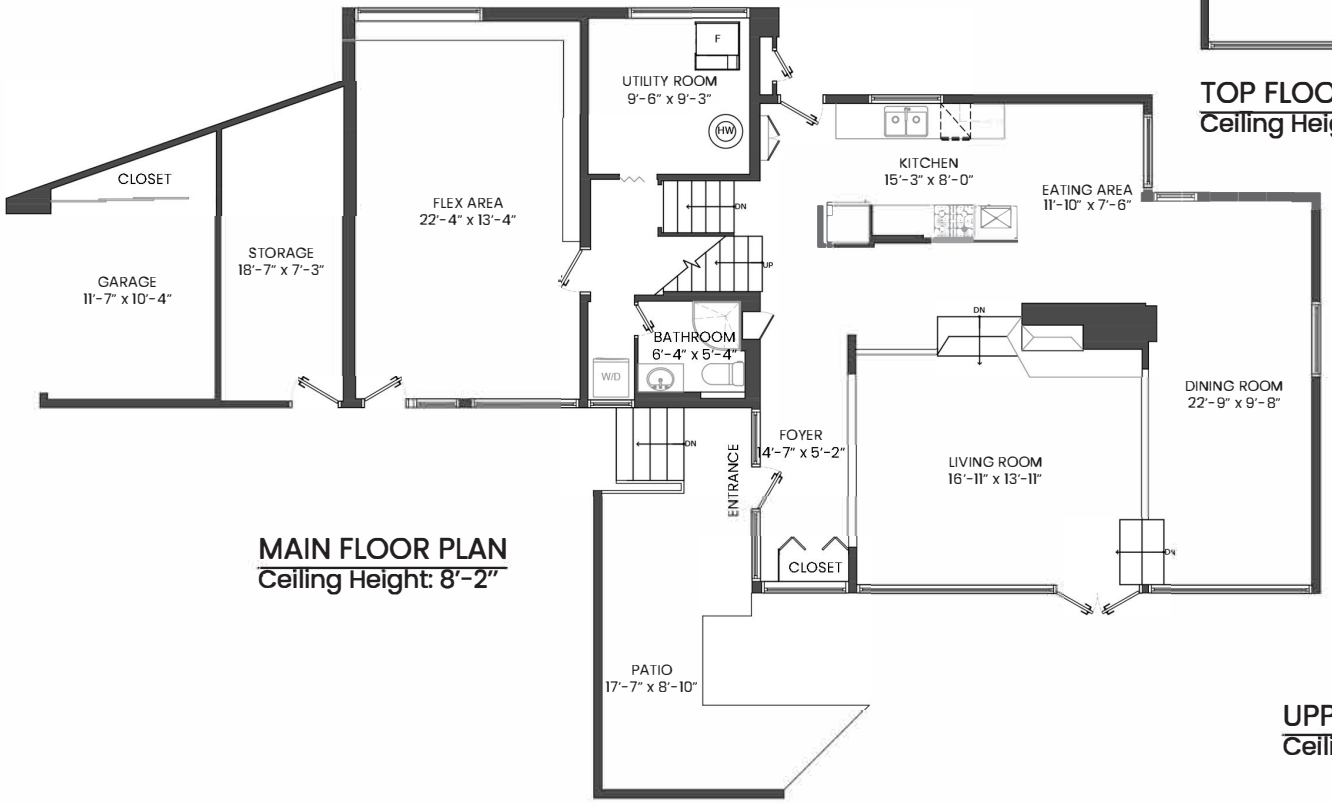


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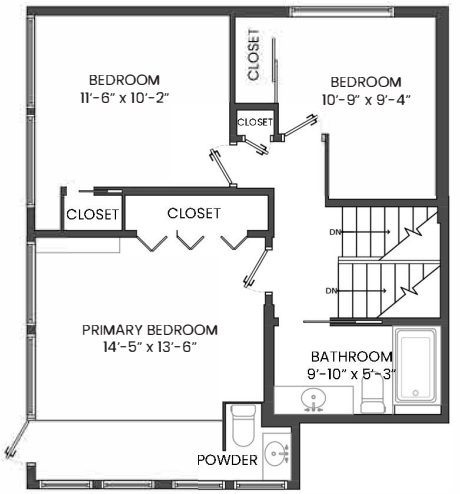
MAIN FLOOR TOTAL:	1,412 SQ.FT.	GARAGE:	156 SQ. FT.
UPPER FLOOR TOTAL:	676 SQ.FT.	STORAGE:	137 SQ. FT.
TOP FLOOR TOTAL:	380 SQ.FT.	PATIO:	125 SQ. FT.
TOTAL:	**2,468 SQ.FT.**	CRAWL AREA:	90 SQ. FT.
UNFINISHED:	102 SQ.FT.		
GRAND TOTAL:	**2,570 SQ.FT.**		



TOP FLOOR PLAN
Ceiling Height: 11'-2"



MAIN FLOOR PLAN
Ceiling Height: 8'-2"



UPPER FLOOR PLAN
Ceiling Height: 8'-1"

The floor plan illustration is not suitable for construction/architectural purposes.
Measurements are approximate and may not be to scale. E&O insured. Floor plan designed by iShot.ca Enterprises Inc. 604 368 7979 ishot.ca
Information should not be relied upon without independent verification.