



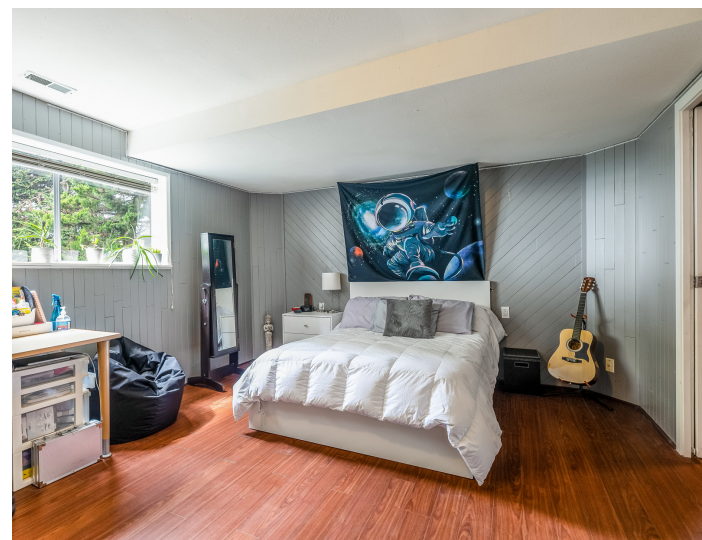
1057 KILMER ROAD
NORTH VANCOUVER

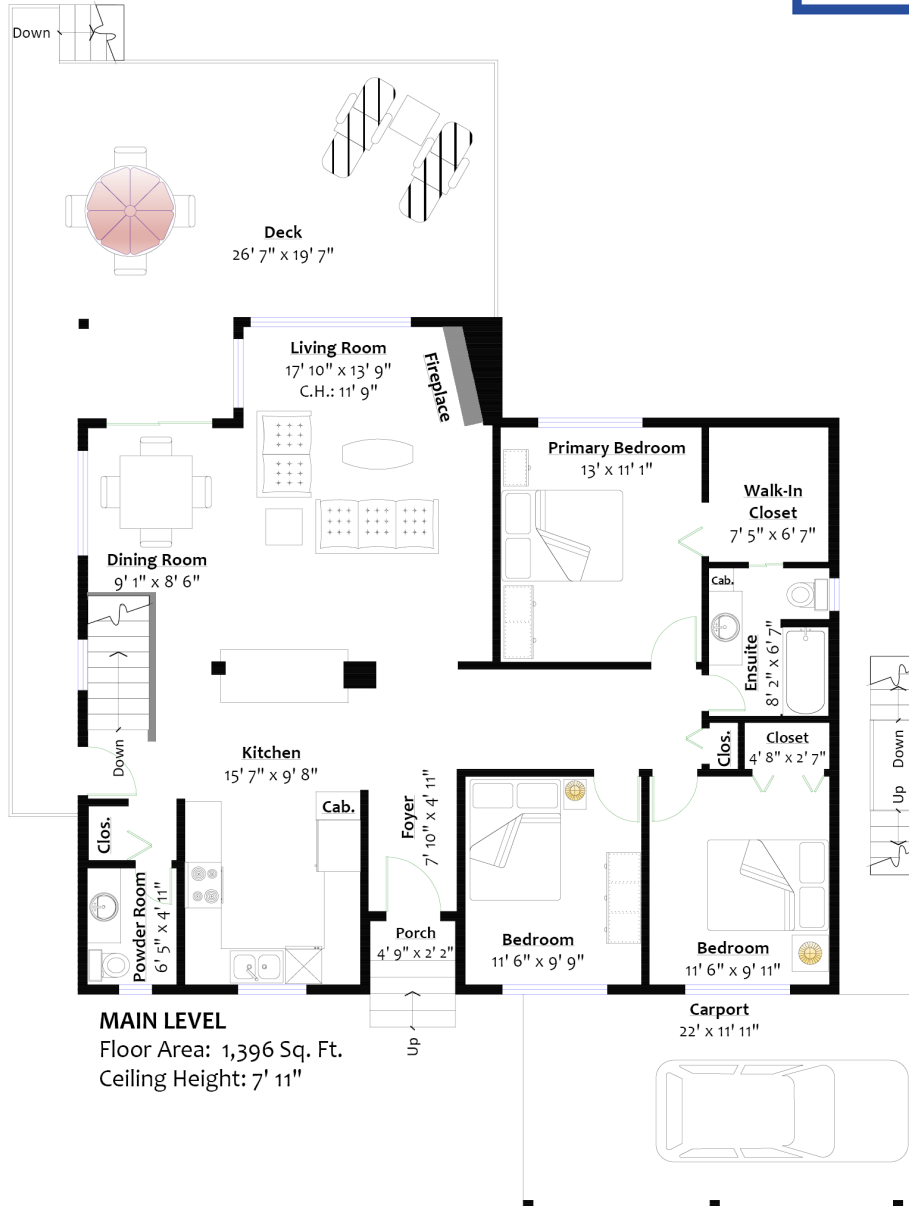
RENOVATED UPPER LYNN VIEW HOME

5 Beds | 3 Baths | 2,811 Sq/Ft

■ Renovated Upper Lynn family home with stunning PANORAMIC city, ocean, and Mount Baker views. Offering 5 bedrooms, 2.5 bathrooms, and over 2,800 sq/ft including a self-contained 2 bedroom suite (ideal as a mortgage helper or for multi-generation living). From the moment you enter the home you are greeted by the showy open plan design and expansive views with a rarely available outlook over Lynn Valley and towards Burrard Inlet. Featuring a spacious open plan living/dining room with a bright southern exposure, vaulted ceilings, exposed beams, an abundance of large picture windows, and easy access to an oversized sundeck perfect for indoor/outdoor living and entertaining. The kitchen has been tastefully updated with timeless white cabinets, granite counters, stainless appliances, and a large island with additional storage and practical bar stool seating. Completing the main are 3 generous bedrooms and 1.5 baths including the primary suite with walk-in closet and semi-ensuite bathroom. The walk-out lower level is currently used for single family living, though would make a great rental suite with separate entrance, kitchen, large living area, family sized bathroom, two bedrooms (with great closet space), and private deck. Set on a quiet, low traffic street on a 7,600 sq/ft lot with ample parking in the driveway and carport, plus a 2 car parking pad on the northwest corner of the lot; and great storage inside and out (including a storage shed off the lower level). The property features terrific privacy from your neighbours and a low maintenance, park-like yard that includes mature plantings and hedges. Situated walking distance to Upper Lynn Elementary and Argyle Secondary school. In a great area for active individuals with hiking and biking trails at your doorstep, and close to all amenities including Lynn Valley Shopping Center, the Public Library, Karen Magnussen Recreation Center, and transit.







SQ/FT TOTALS

Main Level: 1,396 sq/ft
 Lower Level: 1,415 sq/ft
 TOTAL: 2,811 sq/ft

Porch: 28 sq/ft
 Carport: 261 sq/ft
 Deck: 528 sq/ft
 Lower Deck: 454 sq/ft
 Shed: 90 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
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