



**206 2800 CHESTERFIELD AVENUE**  
NORTH VANCOUVER



# SPACIOUS 'SOMERSET GREEN' 2 BDRM/2BATH

2 Beds | 2 Baths | 1,159 Sq/Ft

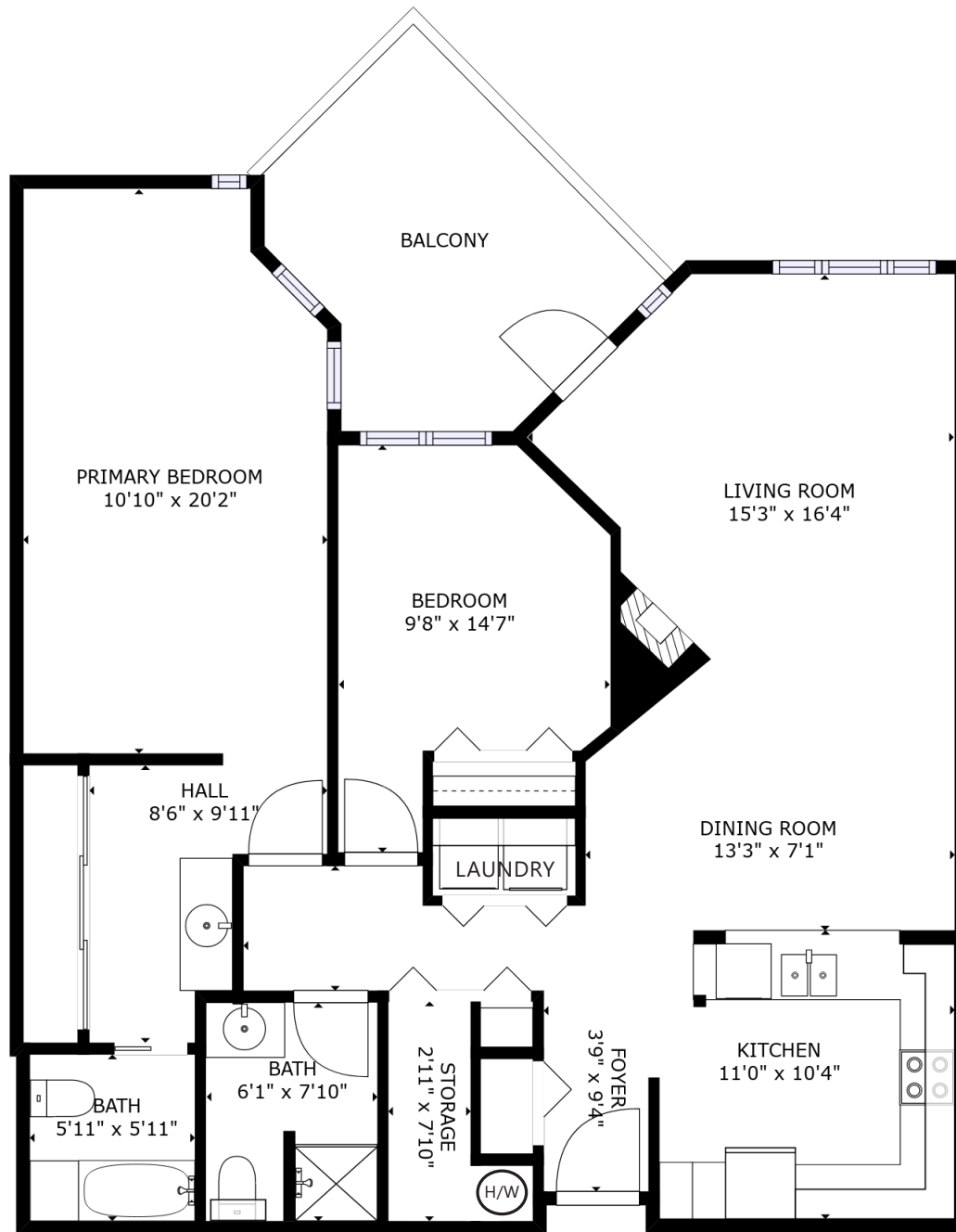
■ Well maintained 2 bdrm/2 bath in sought after 'Somerset Green' (55+). This spacious 1,159 sq/ft suite has had thoughtful updates over the years and is ready for the next owner to move-in and enjoy, or further renovate to their tastes. Offering a bright, westerly exposure with an open plan living/dining room that features engineered hardwood floors, a gas burning fireplace, and access to a balcony. The balcony has room for a table and chairs and is the perfect spot for morning coffee or enjoying evening sunsets. The large kitchen was previously updated with white cabinets, has timeless white appliances, and has a practical pass through to the living space. The primary suite includes room for a king-sized bed, wardrobes, and a desk or sitting area; plus includes a 4-piece ensuite with step through bathtub/shower. The second bedroom is an ample size – perfect for a guest room or home office. Completing the home is a 3-piece bathroom, practical in-suite storage room, plenty of closet space, and a laundry closet with room for a full-size side-by-side washer/dryer + storage). Includes an easily accessible storage locker and 1 parking stall. (parking is also easily accessible on the same level as the suite) Somerset Green is a well-regarded, owner-occupied 55+ development with terrific amenities including an indoor pool, hot tub, large workshop, craft room, gym, library, games room, on-site caretaker, and two guest suites. One dog or one cat allowed. The building previously underwent significant exterior upgrades, with the final phase of the prepaid rainscreen work being completed now. Great central location with all Upper Lonsdale shops at your doorstep, a short drive to Edgemont Village and Lynn Valley, and with easy access to transit and Highway 1.











FLOOR AREA: 1,159 SQ/FT  
BALCONY: 125 SQ/FT

Layout, square footage, & room measurements, by Matterport, are approximate and not 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](http://RealEstateNorthShore.com)