



2737 WYAT PLACE
NORTH VANCOUVER

BEAUTIFULLY RENOVATED BLUERIDGE FAMILY HOME

3 Beds | 2.5 Baths | 1,903 Sq/Ft

■ It is our pleasure to present this beautifully renovated Blueridge family home. Entering, you are immediately aware of the attention to detail, with modern updates and tasteful design choices throughout. Highlights include 7" engineered oak plank flooring, an improved open plan design featuring frameless glass railings, and a stunning, fully permitted kitchen renovation that includes shaker cabinets, Silestone quartz countertops, and GE Monogram stainless appliances. The adjacent dining area offers French doors leading to a covered deck with natural gas outlet for year round barbecuing, and overlooks the lush garden and yard. A few steps down from the kitchen is a generous sized family room with a gas burning fireplace, built-in surround sound speakers, and French doors (with a phantom screen) leading to a patio and backyard access. Completing this level is the laundry room, 2 piece bathroom, a multipurpose room ideal for den, office, guest room, gym, or potential fourth bedroom, and access to a two car garage. Up offers three bedrooms and two bathrooms (both with Nuheat infloor heating) including the master with 3 piece updated ensuite. Set on a quiet, low traffic cul-de-sac on a north/south oriented 8,556 sq/ft lot with lovely mature gardens and private, fenced backyard ideal for children and pets. Situated in an ideal family oriented Blueridge neighbourhood, steps to McCartney Creek Park, walking distance to Seymour Heights Elementary and Windsor Secondary, and with an abundance of trails moments away. It's also a short commute to downtown, walking distance to transit, and just a quick drive to shopping and great outdoor recreation including golf, marinas, skiing, and more.

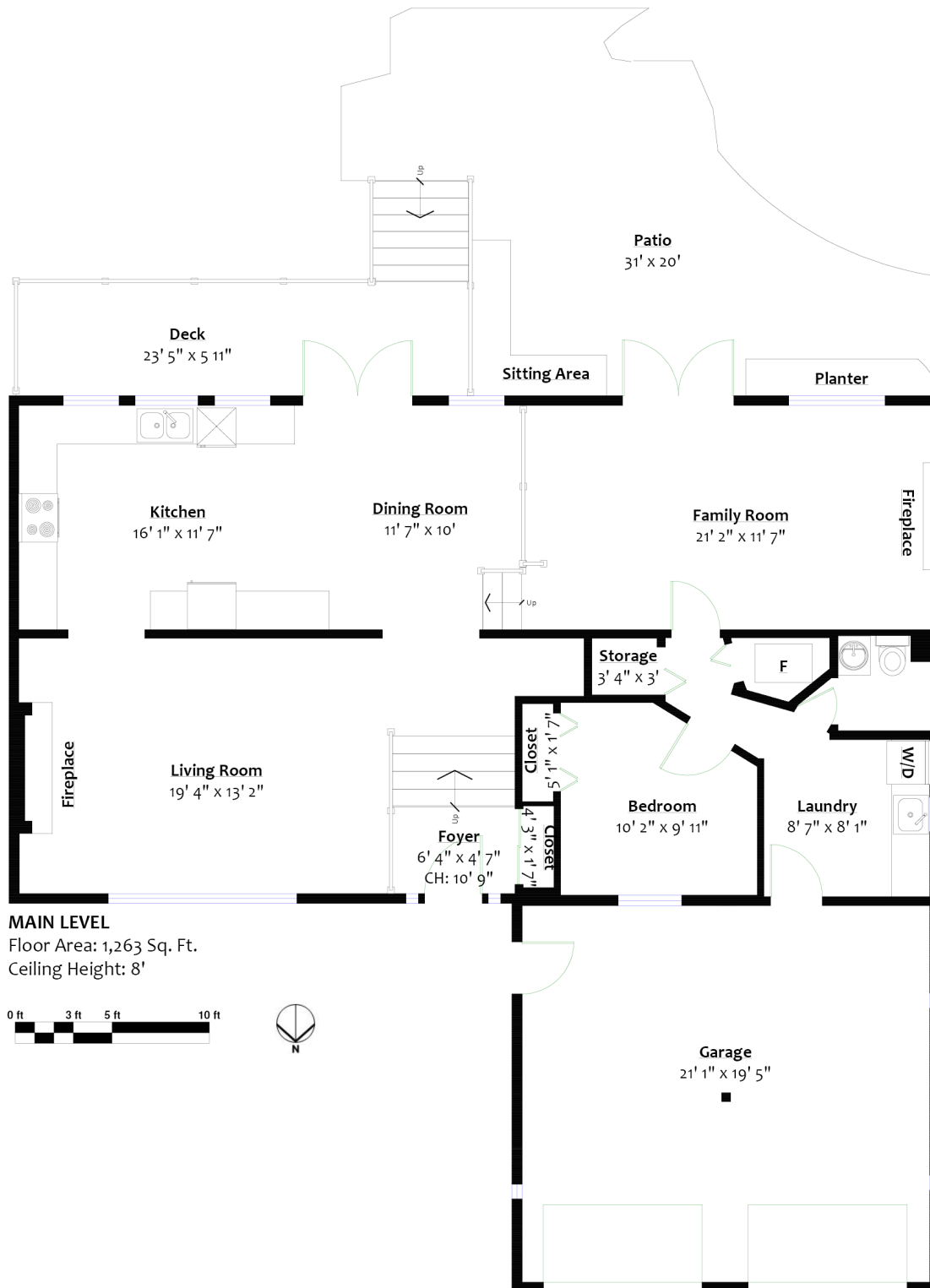
Listed at \$1,598,000







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



SQUARE FOOTAGE

Main Level:	1,263 sq/ft	Garage:	442 sq/ft
Upper Level:	640 sq/ft	Patio:	342 sq/ft
Total:	1,903 sq/ft	Deck:	139 sq/ft

Sq/ft & room measurements are approx. based on interior measurements to exterior walls by BC Floorplans. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.

UPPER LEVEL

Floor Area: 640 Sq. Ft.
 Ceiling Height: 8'

