

**RE/MAX
ROSSETTI
REALTY**

311 1385 DRAYCOTT ROAD
NORTH VANCOUVER

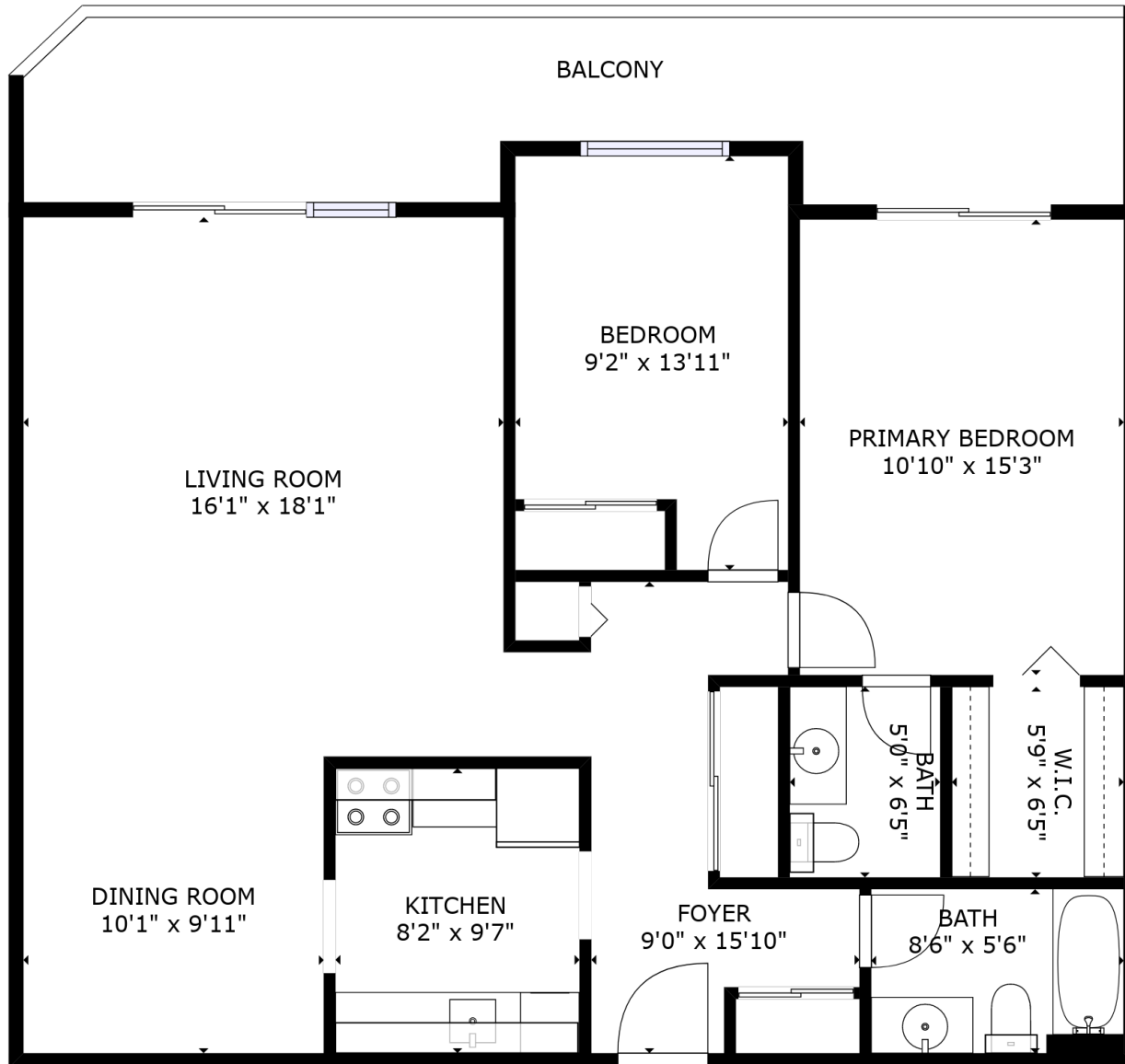
TOP FLOOR 2 BDRM AT 'BROOKWOOD NORTH'

2 Beds | 2 Bath | 1,118 Sq/Ft

■ Spacious 2 bedroom at 'Brookwood North' in the heart of Lynn Valley. On market for the first time in 23 years, this top floor suite offers over 1,100 sq/ft with a practical, traditional layout and generous sized rooms throughout. Featuring an open plan dining and living room with plenty of space for your house sized furniture (perfect for entertaining and everyday living). The south facing living area offers a large glass window and sliders to an over 200 sq/ft balcony that runs the width of the suite with room for a table and chairs, additional seating area off the primary bedroom, and space for your BBQ. The updated kitchen offers timeless wood shaker cabinets, quartz counters, and glass-tiled subway backsplash. The primary bedroom is large enough for a king size bed plus wardrobes, and offers a walk-in closet, two-piece ensuite, and sliders to the balcony. The second bedroom is an ample size, great for kids, guests, or as an office. Completing the home is an updated 4-piece bathroom and plenty of storage closets. Includes 1 parking stall and a separate storage locker. Additional features include crown moldings and baseboards throughout, upgraded interior doors, and double-glazed windows and sliders. 'Brookwood North' is a proactive complex with extensive updates including new interphone and front doors, replaced recirculating pipes, and ongoing updates to HardiePlank siding, new railings, and decks. Amenities include two shared laundry rooms, a rooftop deck, hobby room, sauna, bike storage, freezer room, and visitor parking. Pets allowed (2 dogs or cats) and rentals allowed with restrictions (max 7). Terrific location on a quiet cul-de-sac yet with all amenities steps from your front door including easy access to Lynn Valley Centre, just a short walk to Lynn Valley Elementary and Argyle Secondary, and a quick drive to Highway 1 with access across the North Shore.







FLOOR AREA: 1,118 SQ/FT
BALCONY: 207 SQ/FT

Layout, square footage, and measurements by Matterport.
Square footage, room measurements, & dimensions 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