



ROSSETTI

4632 HOSKINS ROAD

LYNN VALLEY, NORTH VANCOUVER



VERSATILE UPPER LYNN FAMILY HOME

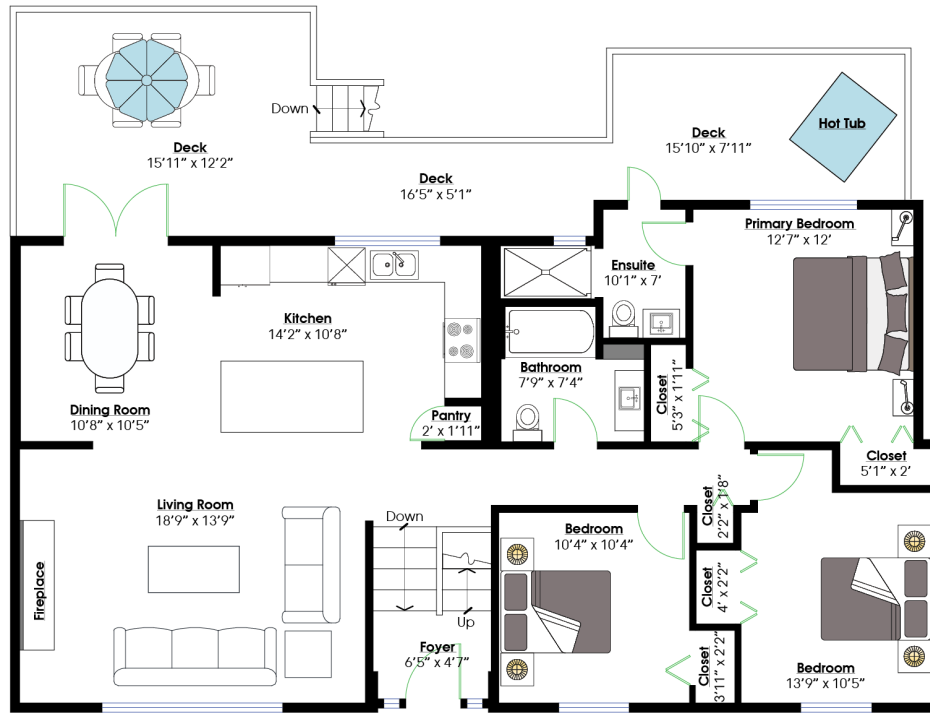
5 Beds | 3 Baths | 2,186 Sq/Ft

■ Ideally located in the heart of Upper Lynn, this 5-bedroom, 3-bathroom home offers nearly 2,200 sq.ft. of practical, family-focused living across two levels, including a separate one-bedroom suite. With a flexible layout, generous outdoor areas, and room to grow, this is a home that has served families well—and is ready for its next chapter. The well planned main level features over 1,300 sq.ft. that balances functionality with comfort—perfect for both relaxed day-to-day living and casual entertaining. At its heart is an updated open-concept kitchen with rich wood shaker cabinets, stone counter tops, stainless steel appliances, and a generous centre island with bar seating. A skylight overhead fills the space with natural light, adding to the kitchen's warm and inviting atmosphere. The spacious living room features large picture windows, a gas fireplace with a stacked stone surround, and an adjoining dining area with French doors that open to a 400 sq.ft. deck. Perfect for outdoor living, the deck includes a dining area, hot tub and a peaceful treed outlook. Three bedrooms and two full bathrooms round out the main floor, including a well-sized primary suite with 3-piece ensuite. Both bathrooms were tastefully updated in 2015, offering modern fixtures and finishes. Downstairs, the lower level includes a flexible fourth bedroom or rec room with direct access to the backyard and attached single garage. A separate walk-out one-bedroom suite—ideal for in-laws, a nanny, or as a rental—enjoys its own patio space beneath the deck. For those who prefer more space, an interior door connects the suite to the main home, making it easy to reintegrate if desired—offering flexibility to meet a growing family's changing needs. Set on a generous 8,000+ sq.ft. lot with a fully fenced, southeast-facing backyard, the outdoor space includes two grassy tiers—ideal for children, pets, and play. There's ample room for a trampoline and an existing tree fort for new adventures. Additional highlights include a gently sloped driveway, attached garage, and open parking for multiple vehicles. Located in a family-friendly neighbourhood just steps from Upper Lynn Elementary and within the sought-after Argyle Secondary catchment. Enjoy easy access to world-class hiking and biking trails, public transit, and nearby amenities including Lynn Valley Centre, the public library, and Karen Magnussen Recreation Centre. This is a home where lifestyle meets livability—don't miss this wonderful opportunity in a coveted North Vancouver community.





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MAIN LEVEL

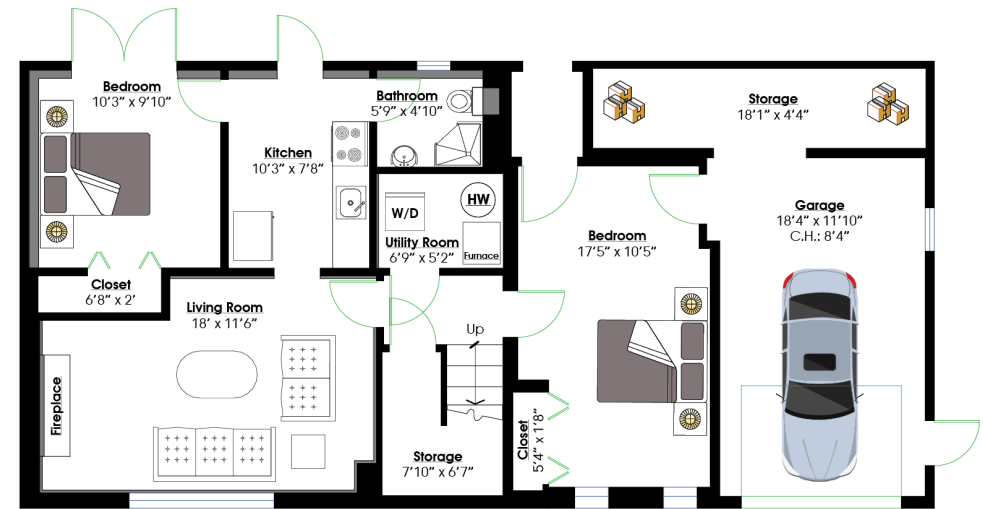
Floor Area: 1,325 Sq. Ft.
Ceiling Height: 8'



0 ft 3 ft 5 ft 10 ft

SQ/FT TOTALS **

Main Level:	1,325 sq/ft	Garage:	224 sq/ft
Lower Level:	861 sq/ft	Storage:	97 sq/ft
TOTAL:	2,186 sq/ft	Deck:	401 sq/ft



LOWER LEVEL

Floor Area: 861 Sq. Ft.
Ceiling Height: 8'

Layout by BC Floorplans. ** 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. EGO Insured for \$1,000,000. Information should not be relied upon without independent verification.