

ROSSETTI



731 GRANTHAM PLACE

Seymour, North Vancouver



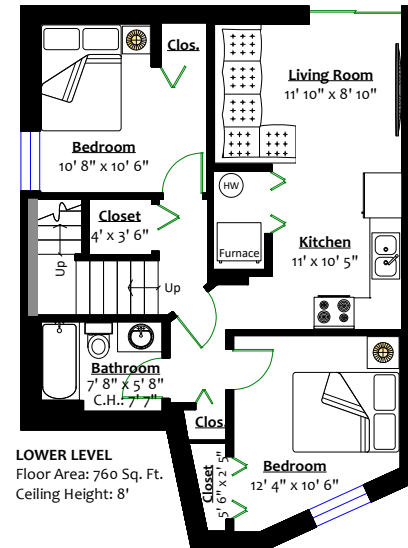
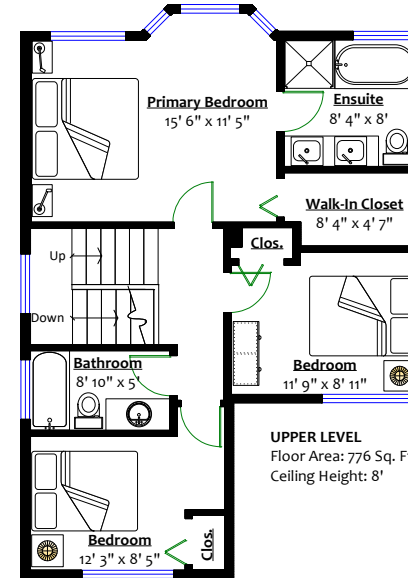
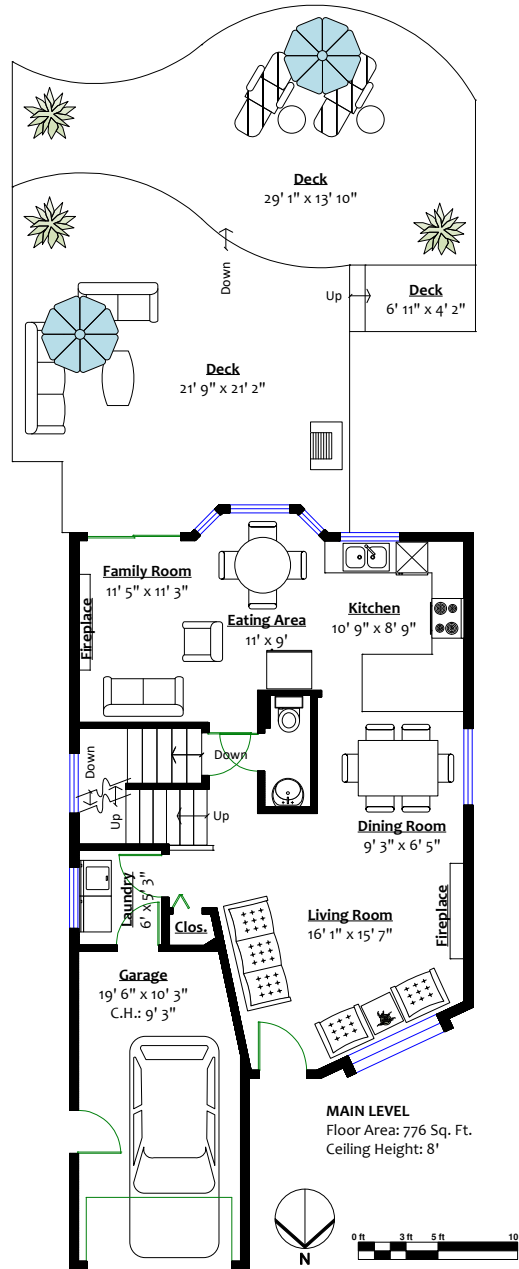
TERRIFIC SEYMOUR FAMILY HOME!

5 Beds | 4 Baths | 2,287 Sq/Ft House

■ Terrific opportunity for a conveniently located Seymour family home (with mortgage helper!). Offering 5 bedrooms, 4 bathrooms, and over 2,200 sq/ft with a 2-bedroom suite (and a BRAND NEW ROOF). The lovely traditional plan is well suited for indoor/outdoor living with walk-out access to a sprawling 700 sq/ft cedar deck. The main floor is ideal for family use and entertaining and includes an open plan living/dining room with a gas fireplace. The kitchen features timeless white cabinets, stainless appliances, granite counters with bar stool peninsula, and an eating area overlooking the deck/yard. An adjacent family room offers a second gas burning fireplace and sliding glass doors to the west facing deck with plenty of room for a barbecue, dining area, and outdoor seating. Completing the main is a laundry/mud room and direct access to an attached garage. The upper level offers 3 generous sized bedrooms and 2 baths including a spacious primary suite with walk-in closet and 5-piece ensuite with side-by-side sinks, soaker tub, and frameless glass shower. The lower level has a 2 bedroom suite recently rented for \$2,745 (including utilities) and a great opportunity to use for family, re-rent as is, or maintain a portion of the space and rent as a 1 bedroom suite. Set on a low maintenance lot with a large privacy hedge in the front yard and private, fully fenced backyard (with added privacy of backing onto a lane allowance). Great central location with recreation moments from your door including access to Seymour River, the Baden Power trail for hiking and biking, Northlands & Seymour Golf Courses; Seymour Mountain, and just minutes to Deep Cove and Cates Park. Set just a short walk or drive to Northwoods Village and the Superstore; close to Seymour Heights Elementary and Windsor Secondary; with easy access to Capilano University; and near transit and Highway 1.







SQ/FT TOTALS

Main Level: 776 sq/ft
 Upper Level: 748 sq/ft
 Lower Level: 760 sq/ft
TOTAL: 2,284 sq/ft

Deck: 731 sq/ft
 Garage: 216 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.