



3096

3096 FROMME ROAD
NORTH VANCOUVER

'DAVISON RESIDENCE'

4 Beds | 3.5 Baths | 2,295 Sq/ft

■ The 'Davison Residence' - a fabulous c. 1907 heritage home that has been lovingly maintained and renovated by the long-term owners of 37 years.

All updates have been thoughtfully completed maintaining a warm and inviting ambiance throughout. The home features beautiful wood floors, fir period correct millwork, and original fir stairs and banister. Added features are Pella and Loewen double hung, double paned wood windows and energy efficient hot water heat.

Generous sized rooms on the main include a charming bay windowed living room with wood burning fireplace, a separate dining room and a fully renovated kitchen with large center island, granite counters and back splash, plus a gas range. There is a main floor skylit family room addition with easy access to 400 square feet of cedar decking creating intimate outdoor rooms. Additional outdoor living is offered with a front porch and private sunny west facing front yard patio. Up there are three bedrooms including a vaulted ceiling master with walk-in closet and full ensuite addition, thoughtfully designed in keeping with the style of the original home. The lower height basement offers a fourth bedroom, a half bathroom, and provides plenty of space for storage /workshop or possible further development.

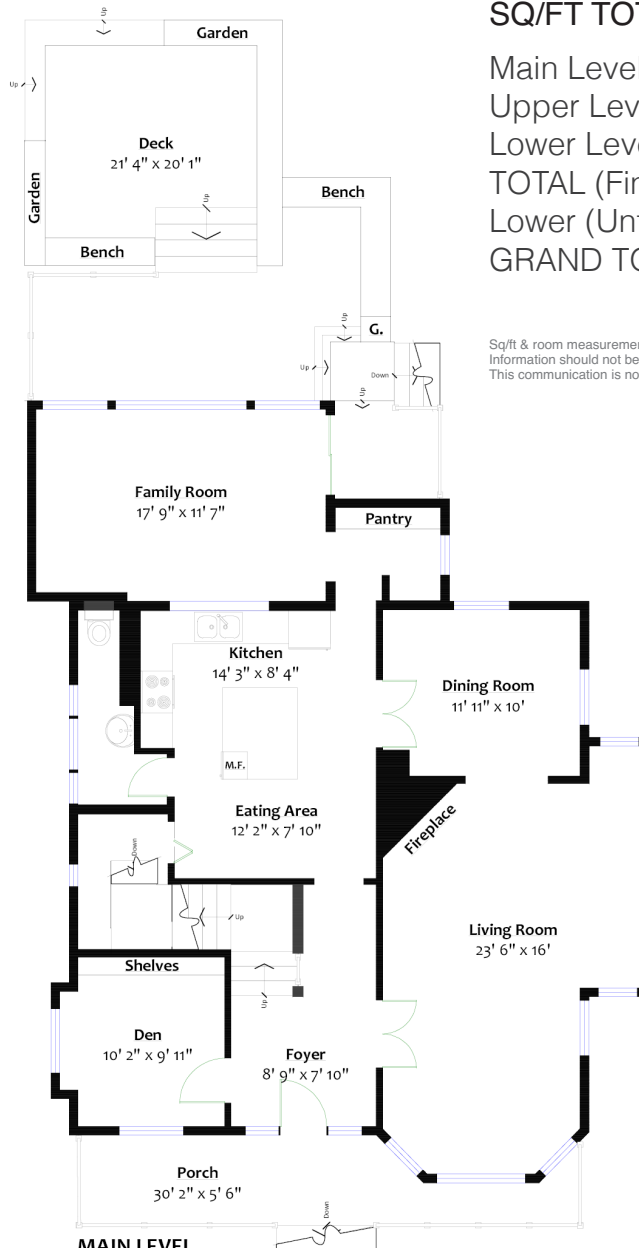
Terrific and convenient location with lane access to a single car garage and close to all amenities including Lynn Valley Shopping Center, Public Library, Karen Magnussen Rec Center, transit, and walking distance to schools: Argyle Secondary, Cousteau School (The French International School of Vancouver), Waldorf School, & Lynn Valley Elementary.

The property offers 70' frontage and 9,095 square feet, a true gardener's paradise with an abundance of outstanding mature plantings. Added investment bonus is the "site 4" designation in the Official Community Plan with typical permitted housing forms including duplex, triplex, and attached rowhouses. Simply a beautiful home for now with fantastic added investment development potential. A once in a lifetime opportunity.

Listed at \$1,928,000



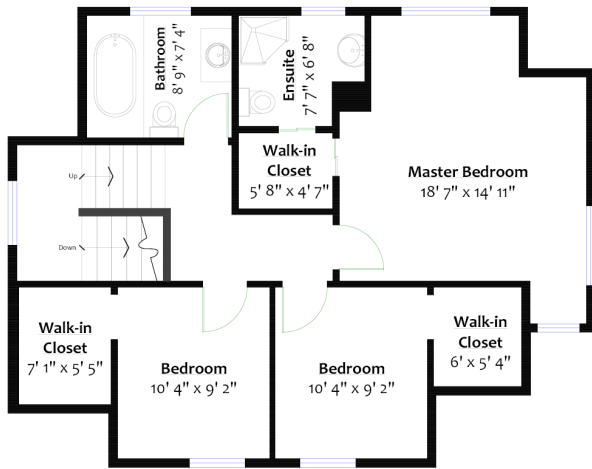




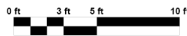
SQ/FT TOTALS

Main Level:	1,370 sq/ft	Porch:	137 sq/ft
Upper Level:	856 sq/ft	Deck:	409 sq/ft
Lower Level:	33 sq/ft		
TOTAL (Finished):	2,259 sq/ft		
Lower (Unfinished):	972 sq/ft		
GRAND TOTAL:	3,231 sq/ft		

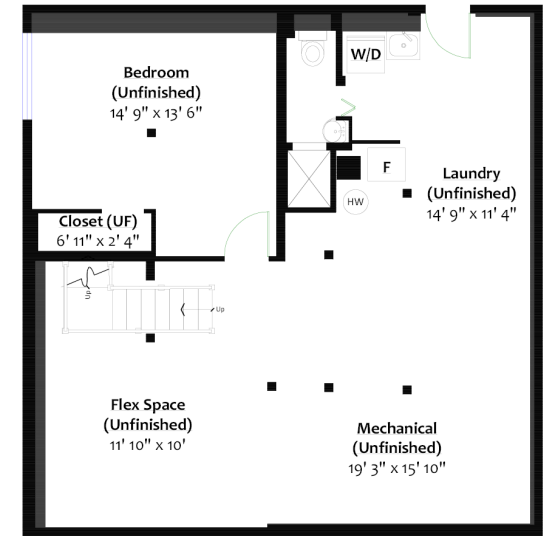
Sq/ft & room measurements are approx. based on interior measurements to exterior walls. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.



UPPER LEVEL
Floor Area: 856 Sq. Ft.



MAIN LEVEL
Floor Area: 1,370 Sq. Ft.



LOWER LEVEL
Finished Floor Area: 33 Sq. Ft.
Unfinished Floor Area: 972 Sq. Ft.

For more information
Call **604 983 2518** or visit
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