



1984 HYANNIS DRIVE
NORTH VANCOUVER

METICULOUS BLUERIDGE FAMILY HOME

5 Beds | 2.5 Baths | 2,577 Sq/ft

■ Meticulously maintained Blueridge family home in a quiet and bright location. Offering over 2,500 sq/ft on 2 levels with 5 bedrooms, 2.5 bathrooms, and the potential for an easy suite conversion. The main floor offers an open plan living/dining room with a wood burning fireplace and large picture windows with terrific south facing exposure (and a hint of a Burnaby city view). The adjacent kitchen includes an eating area and direct access to a 314 sq/ft wrap around deck, great for summer entertaining and barbecues. Completing the main are 3 bedrooms, 1.5 bathrooms including a master with 2 piece ensuite and walk-in closet. The ground floor entry level offers a flexible plan with potential for a suite while maintaining some square footage for the main portion of the home. Rooms include a large laundry room (easily converted to a kitchen), two bedrooms, a flex room, and a large recreation room with gas burning fireplace. Set on a quiet, low traffic dead-end street on a north/south oriented 7,626 sq/ft lot with lovely grassed front and back yard. Situated in an ideal family oriented Blueridge location within walking distance to Blueridge Elementary, McCartney Creek Park & Blueridge Park, and with an abundance of trails only steps away. It's also a short commute to downtown, 2 blocks to a bus stop, and just a quick drive to shopping and great outdoor recreation including golf, marinas, skiing, and more.

Listed at \$1,399,000







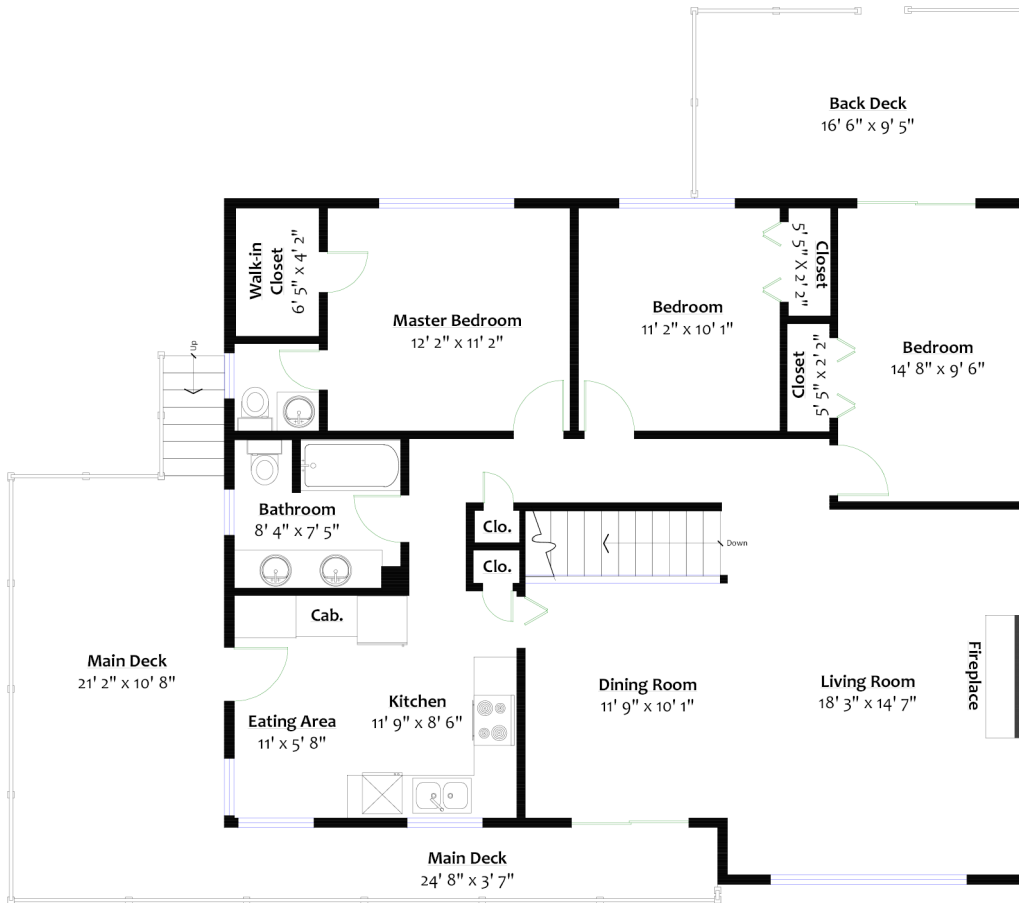
For more information
 Call **604 983 2518** or visit
RealEstateNorthShore.com

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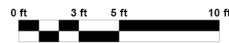
Blueridge, North Vancouver

SQ/FT TOTALS

Main Level:	1,307 sq/ft	Main Deck:	314 sq/ft
Lower Level:	1,207 sq/ft	Back Deck:	156 sq/ft
GRAND TOTAL:	2,577 sq/ft	Carport:	224 sq/ft



MAIN LEVEL
 Floor Area: 1,307 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.



LOWER LEVEL
 Floor Area: 1,270 Sq. Ft.