4775 TOURNEY ROAD
NORTH VANCOUVER

WELL MAINTAINED UPPER LYNN FAMILY HOME

4 Beds | 3 Baths | 3,113 Sq/ft

■ Well maintained post & beam style home in a terrific Upper Lynn location. Offering 4 bedrooms, 3 bathrooms, and over 3,100 sq/ft on two levels. Featuring an awesome great room style open plan living/dining room with gas burning fireplace, vaulted ceilings, beautiful Brazilian hardwood floors, and floor-to-ceiling windows with a lovely bright southerly outlook. The adjacent kitchen includes an eating area and access to a spacious sunroom with wall-to-wall windows, sliders to a balcony great for enjoying the morning sunrises, and with stairs to the backyard. Completing the main are three bedrooms, two bathrooms including a large master with 3 piece ensuite and walk-in closet. The ground floor entry level offers suite potential with a separate access, and includes a recreation room, fourth bedroom, 3 piece bathroom, flex space/storage room, plus laundry. Set on a quiet, low traffic dead-end street with preferred underground wiring. The 7,200 sq/ft lot includes a double carport, a low maintenance mature garden, and a private fenced backyard with storage shed and cute gazebo. Located walking distance to Upper Lynn Elementary and within the Argyle Secondary school catchment, and in a great area for active individuals with hiking and biking trails at your doorstep.
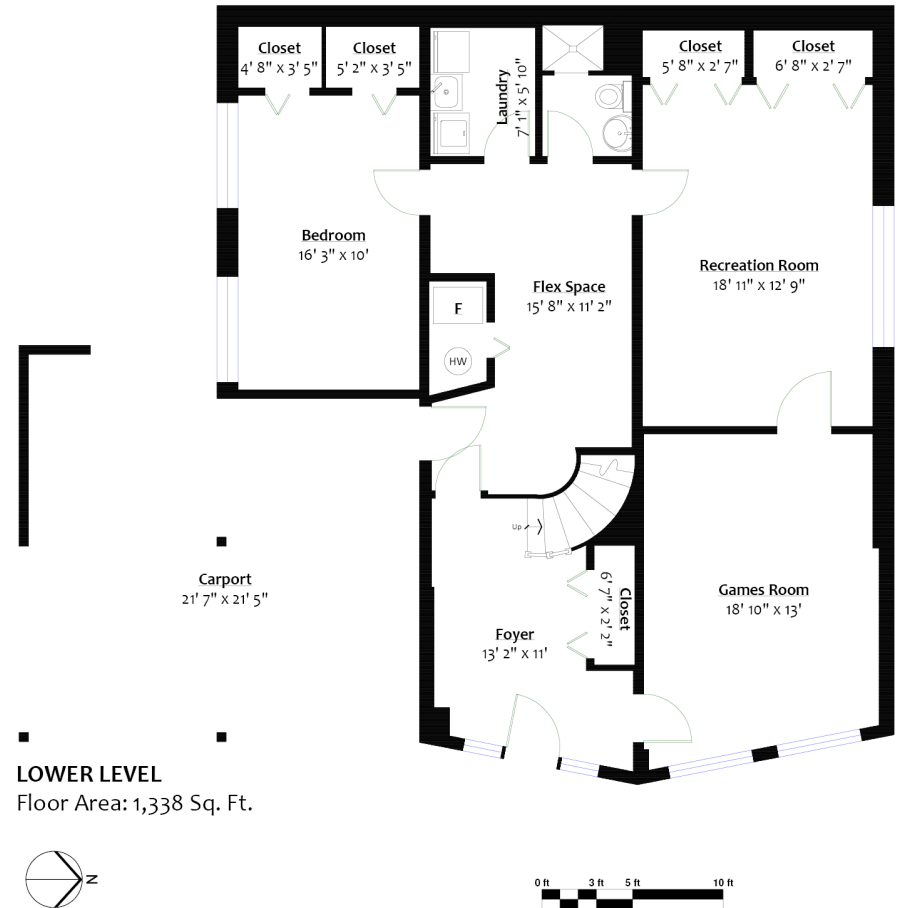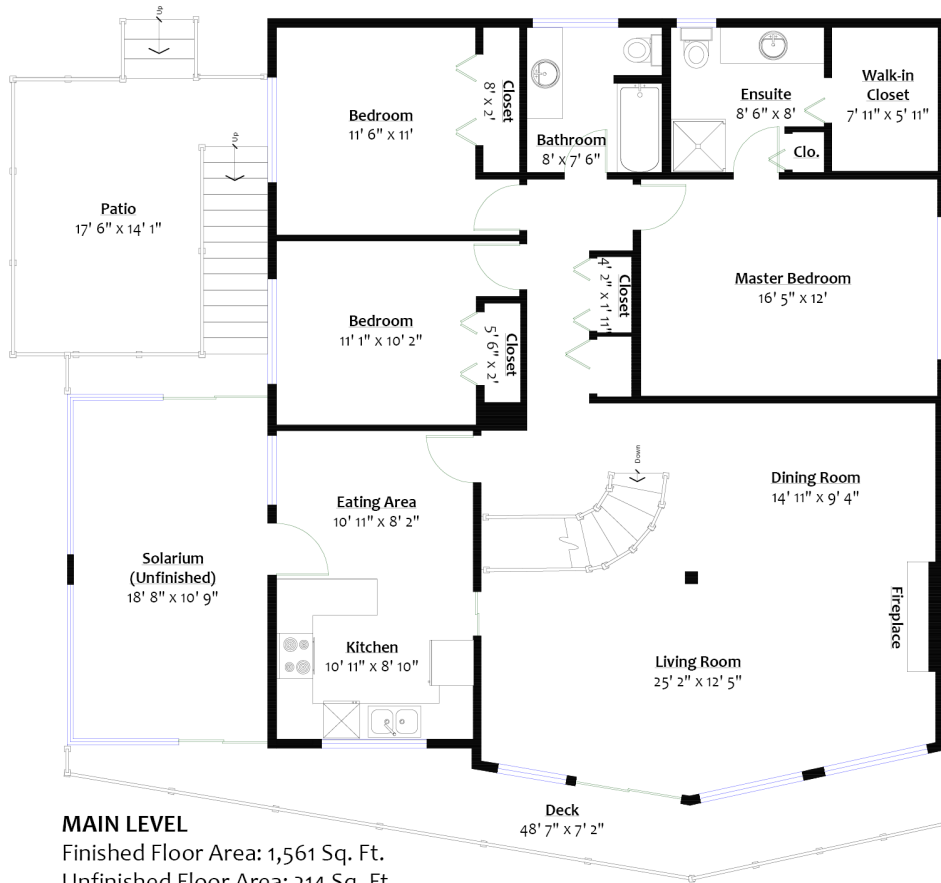
Listed at $1,499,500

RE/MAX
ROSSETTI
REALTY

INTERIOR SQ/FT

Main Level: 1,561 sq/ft
Lower Level: 1,338 sq/ft
Total (Fin):   2,899 sq/ft
Solarium: 214 sq/ft
Grand Total: 3,113 sq/ft

MAIN LEVEL

Up

Bedroom
11' 6" x 11'

Closet
8' x 2'

Bathroom
8' x 7' 6"

Ensuite
8' 6" x 8'

Walk-in
Closet
7' 11" x 5' 11"

Clo.

Patio
17' 6" x 14' 1"

Up

Bedroom
11' 1" x 10' 2"

Closet
5' 6" x 2'

Closet
4' 2" x 1' 11"

Master Bedroom
16' 5" x 12'

Eating Area
10' 11" x 8' 2"

Down

Dining Room
14' 11" x 9' 4"

Solarium
(Unfinished)
18' 8" x 10' 9"

Kitchen
10' 11" x 8' 10"

Living Room
25' 2" x 12' 5"

Fireplace

Deck
48' 7" x 7' 2"

MAIN LEVEL
Finished Floor Area: 1,561 Sq. Ft.
Unfinished Floor Area: 214 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.

Closet
4' 8" x 3' 5"

Closet
5' 2" x 3' 5"

Laundry
7' 1" x 5' 10"

Closet
5' 8" x 2' 7"

Closet
6' 8" x 2' 7"

Bedroom
16' 3" x 10'

F

HW

Flex Space
15' 8" x 11' 2"

Recreation Room
18' 11" x 12' 9"

Carport
21' 7" x 21' 5"

Up

Closet
6' 7" x 2' 2"

Foyer
13' 2" x 11'

Games Room
18' 10" x 13'

LOWER LEVEL
Floor Area: 1,338 Sq. Ft.

N

0 ft   3 ft   5 ft   10 ft

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