



**4100 NORWOOD AVENUE**  
NORTH VANCOUVER

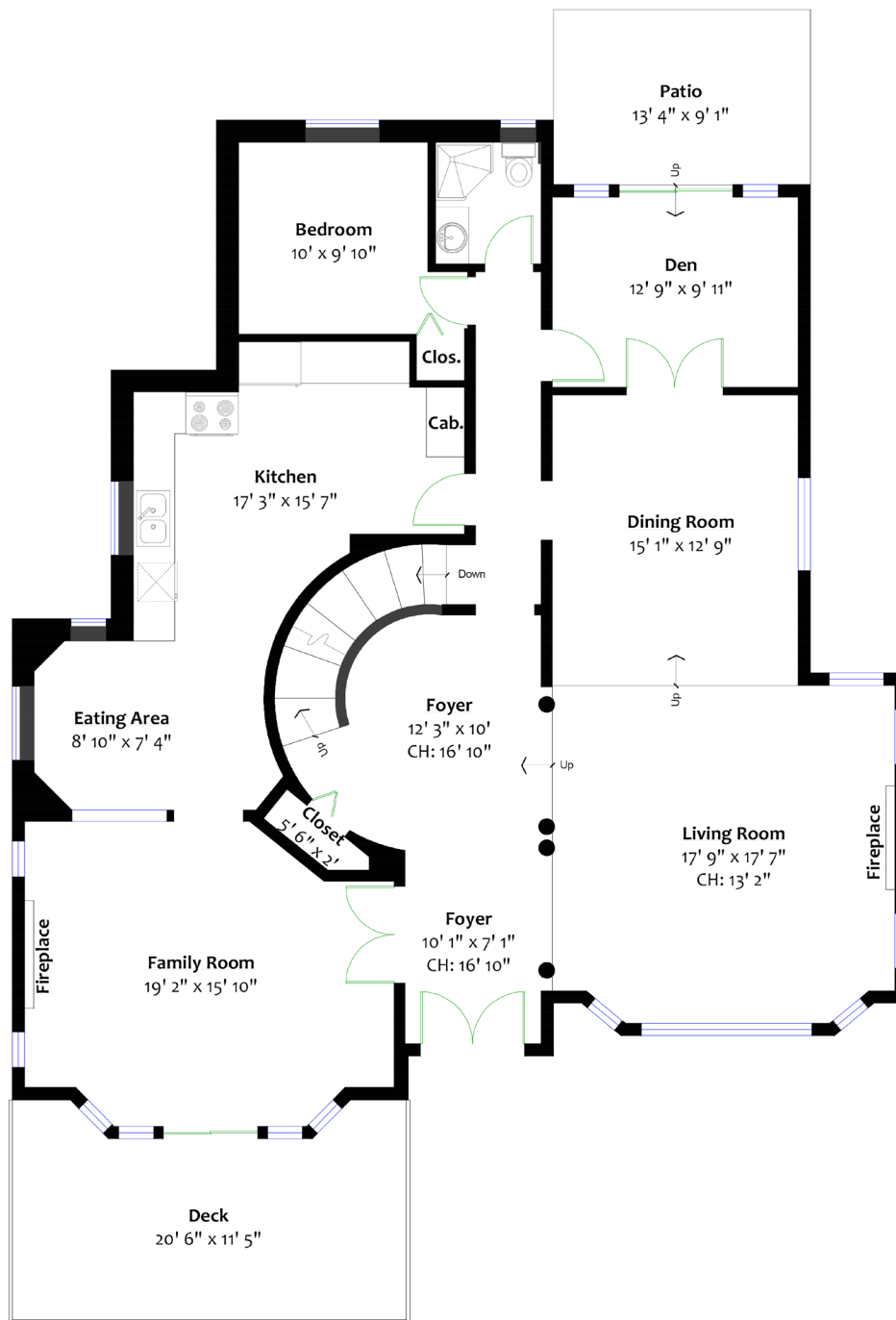
# CUSTOM BUILT & METICULOUS UPPER DELBROOK FAMILY HOME

■ Custom built, meticulously maintained Upper Delbrook family home. Offering 7 bedrooms, 5 bathrooms, and over 4,300 sq/ft across three levels with a terrific floorplan. A generous sized foyer with soaring ceilings and a grand curved staircase greets you when you enter, opening to spacious rooms throughout including an entertainment sized living room with gas fireplace, vaulted ceilings, and large picture windows to a peaceful treed outlook. The adjacent dining room can easily accommodate an 8-to-10-person table, ideal for extended family gatherings. The kitchen offers granite counters, a gas range, warm maple cabinetry, and an attached eating area that opens to a bright family room with gas burning fireplace and easy access to a west facing deck ideal for family barbecues and entertaining. Completing the main is a bedroom, 3-piece bathroom, and a den/flex space with slider access to a private patio. Upstairs includes four generous sized bedrooms and three full bathrooms including a large primary suite with vaulted ceilings, gas fireplace, a large walk in closet, and a spa-like 5 pce ensuite with side-by-side sinks, enclosed shower, and a large jetted tub. The lower floor offers direct access to the double garage, a laundry room; plus, a two-bedroom suite with level access to the grassed front yard. Set on a terraced lot with pear, apple, and plum trees, and quince, wild cherry, and grapes. Ideally located on a quiet low traffic cul-de-sac close to fantastic hiking trails, a short drive to schools, near Grouse Mountain, and with easy access to all amenities.

**Listed at \$2,498,000**







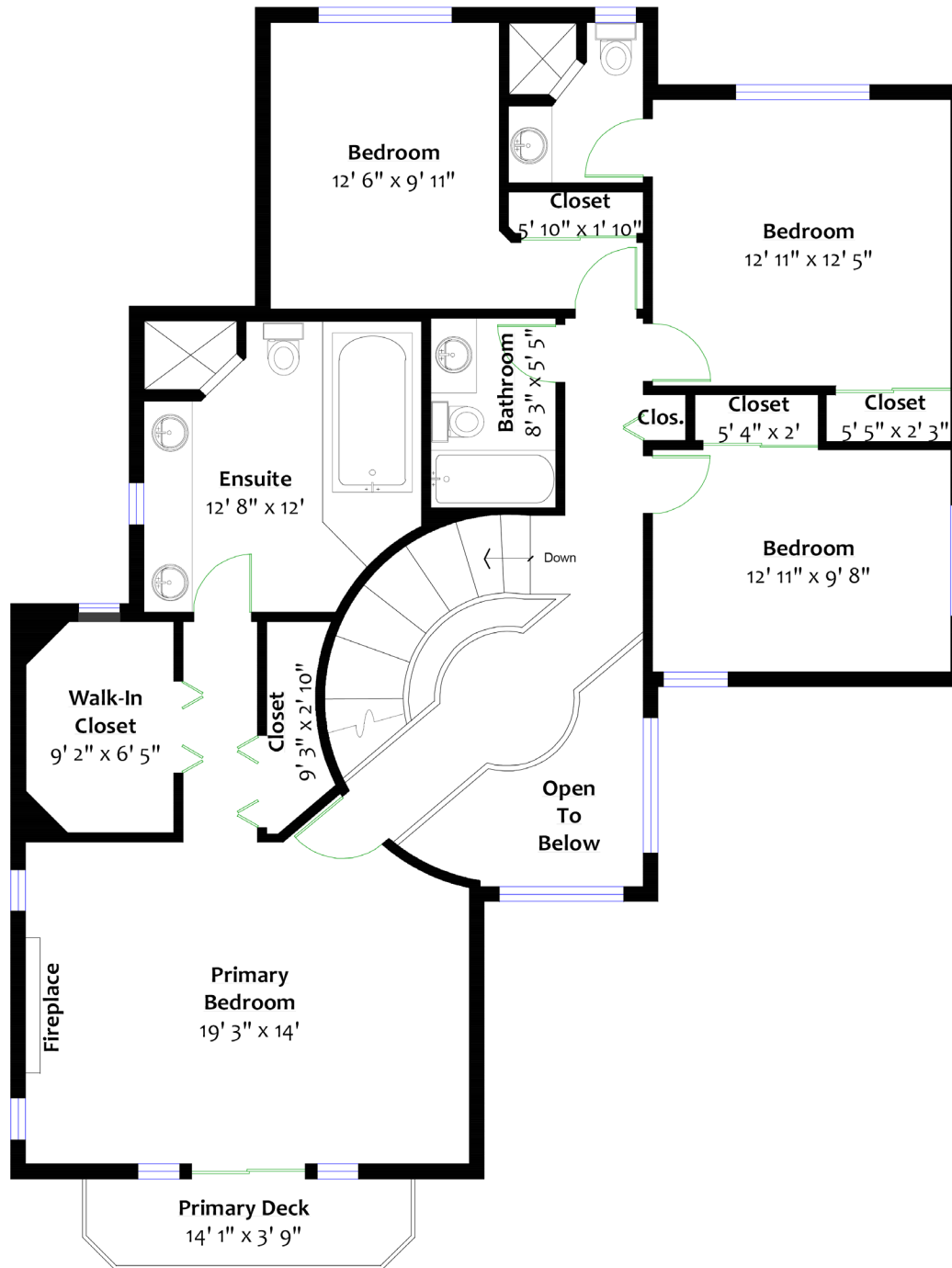
**MAIN LEVEL**

Floor Area: 1,908 Sq. Ft.

Ceiling Height: 8'







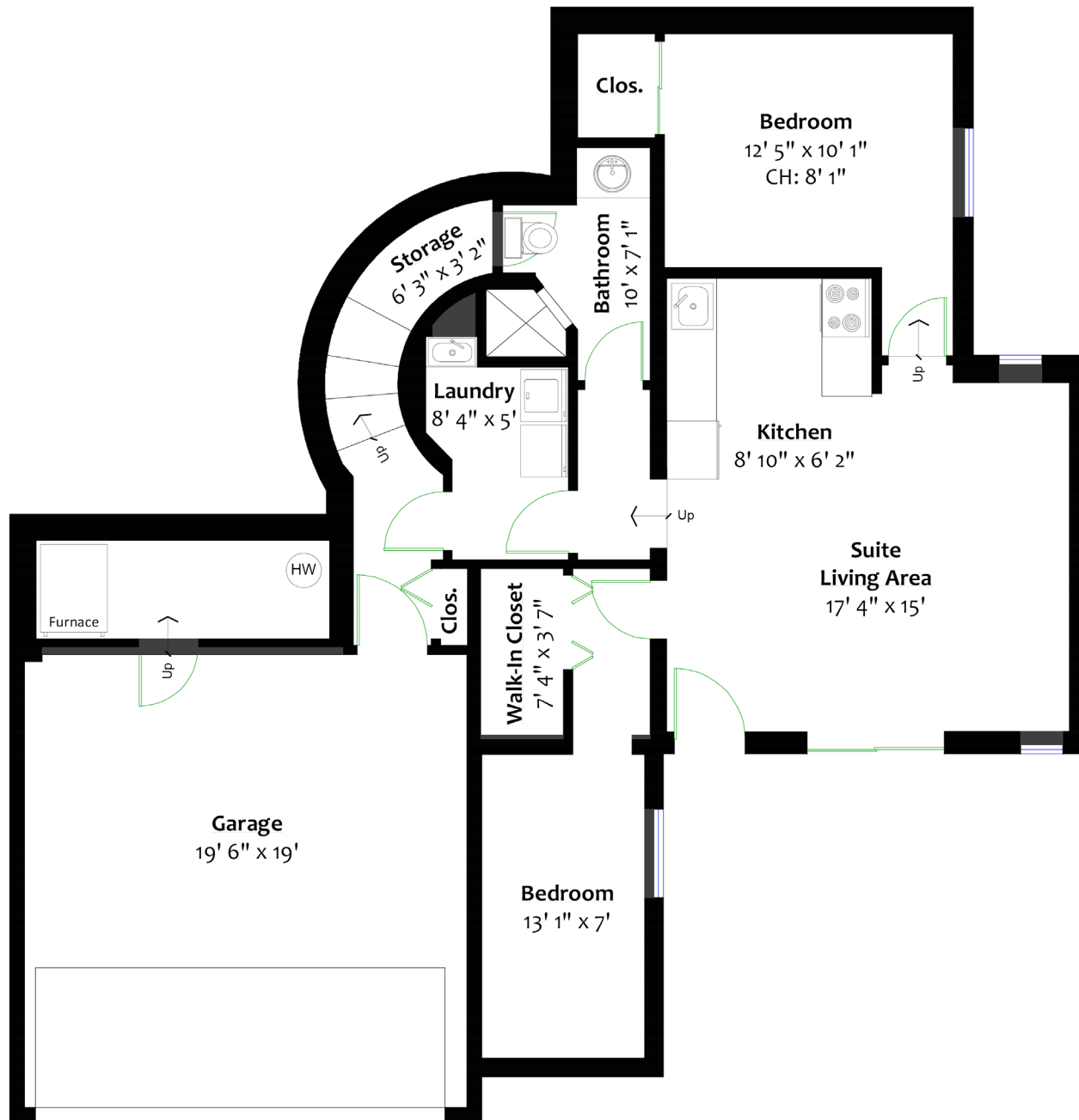
**UPPER LEVEL**

Floor Area: 1,413 Sq. Ft.

Ceiling Height: 8'







**LOWER LEVEL**

Floor Area: 1,076 Sq. Ft.

Ceiling Height: 7' 6"







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.

For more information  
Call **604 983 2518** or visit  
[RealEstateNorthShore.com](http://RealEstateNorthShore.com)