

**ROSSETTI**



**1026 WEST KEITH ROAD**

PEMBERTON HEIGHTS, NORTH VANCOUVER



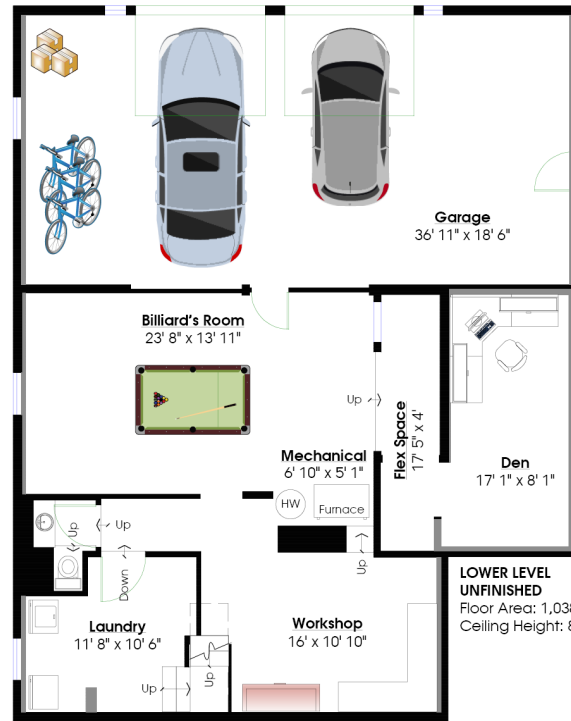
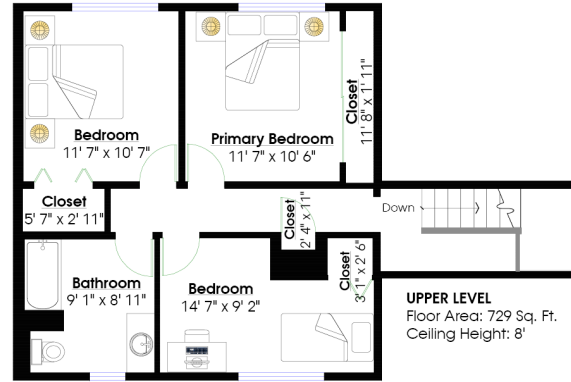
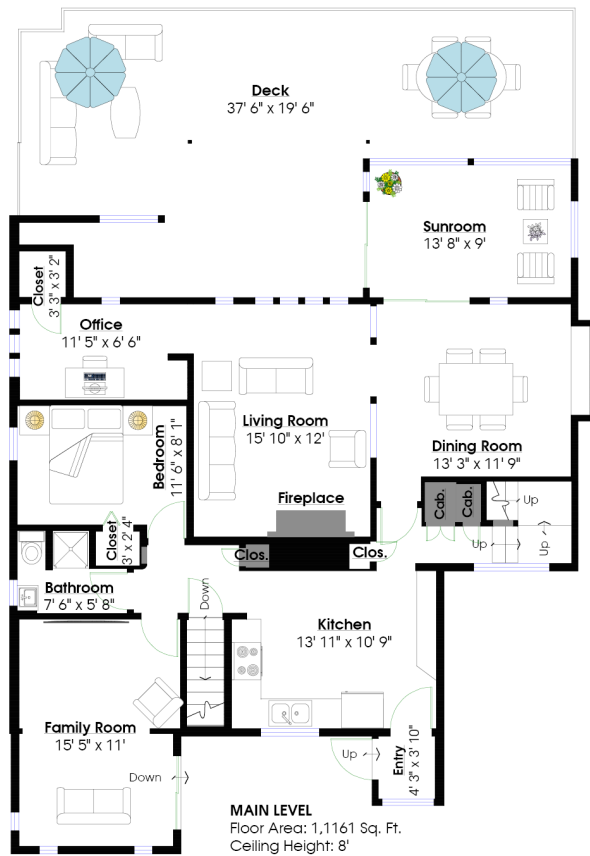
# CHARMING PEMBERTON HEIGHTS FAMILY HOME

4 Beds | 3 Baths | 3,089 Sq/Ft

■ Charming three level family home in sought after Pemberton Heights, on the market for the first time in over 50 years. Offering 4 bedrooms, 3 bathrooms, and over 3,000 sq/ft of living space, with thoughtful additions throughout. The main floor features a traditional layout with formal living and dining rooms, both showcasing original inlaid oak hardwood floors and charming coved ceilings. Sliding doors from the dining room open to a sunlit, south-facing solarium, which leads out to an expansive deck with peek-a-boo city views. A spiral staircase connects the deck to the front yard, adding a touch of whimsy. The kitchen offers a cozy breakfast area and a window that looks out over the backyard, perfect for watching the kids play. On the main floor, you'll also find a family room, a bedroom, a den, and a 3-piece bathroom. The top floor offers 3 bedrooms and a 4-piece bathroom. The partially finished lower level is a car enthusiast's dream, with a workshop, recreation room, and direct access to an oversized 732 sq/ft garage. This level also includes a laundry room, den, and a 2-piece bathroom. Set on a 50' lot with both front driveway and garage parking, plus lane access to a 2 tandem car carport. In a fantastic central location, walking distance to Capilano Elementary and with easy access to all Marine Drive amenities including shops, restaurants, transit and more. Don't miss this incredible opportunity to make this family home your own!



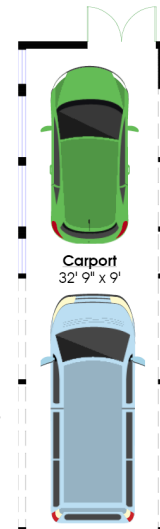




### TOTALS\*\*

Main Level:	1,161 sq.ft.	Deck:	574 sq.ft.
Upper Level:	729 sq.ft.	Garage:	732 sq.ft.
Lower Level:	1,038 sq.ft.	Carpport:	332 sq.ft.
<b>TOTAL:</b>	<b>2,928 sq.ft.</b>		

Sunroom:	138 sq.ft.
Entry	23 sq.ft.
<b>GRAND TOTAL:</b>	<b>3,089 sq.ft.</b>



0 ft 3 ft 5 ft 10 ft



Layout by BC Floorplans. \*\* Includes under height, unfinished and un-heated areas. 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. E60 Insured for \$1,000,000. Information should not be relied upon without independent verification.