

**ROSSETTI**



**1380 DORAN ROAD**

LYNN VALLEY, NORTH VANCOUVER



# CHARMING LYNN VALLEY FAMILY HOME

5 Beds + den | 2 Baths | 2,578 Sq/Ft

■ Charming well-maintained Lynn Valley family home. Offering up to 5 bedrooms + den, 2 bathrooms, and over 2,500 sq/ft across 2 levels including a suite potential basement. Set on a park-like 9,250 sq/ft lot with mature plantings and a private, tranquil, backyard oasis. First time available in over 35 years the home is ready for the next fortunate family to move-in and enjoy! Featuring an open plan living/dining room with coved ceilings, updated fireplace surround with a gas burning insert, beautiful fir floors throughout much of the main, and a bright inviting ambiance with an abundance of windows and terrific deck space in the front and back. The kitchen is updated with timeless white shaker cabinets, a large centre island, and stainless appliances, and features an intimate eating area. Completing the main are 3 bedrooms and a 3-piece bathroom. The finished lower level was previously used as a suite, though has been converted back to single family living and offers 2 bedrooms + den, spacious laundry room, flex room/storage, and a large recreation room with gas burning fireplace. Added features include a recent heat pump addition to keep you cool on the warmest of summer days and double paned windows throughout. The property features terrific privacy, a low maintenance front yard, and a park-like fenced backyard that includes mature trees and plantings, a level grassed area, and a picture-perfect heated and filtered in-ground pool. Set on a quiet, low traffic street on a 74' x 125' lot north/south oriented lot with a rarely available horseshoe driveway and plenty of open parking (with room for an RV if desired). Situated walking distance to Upper Lynn Elementary and Argyle Secondary school. In a great area for active individuals with hiking and biking trails at your doorstep, and close to all amenities including Lynn Valley Shopping Center, the Public Library, Karen Magnussen Recreation Center, and transit.





