

ROSSETTI



1468 ROSS ROAD
LYNN VALLEY, NORTH VANCOUVER



TWO FAMILY HOME IN THE HEART OF LYNN VALLEY

5 Beds | 3 Baths | 2,268 Sq/Ft

■ Terrific Two-Family Home in the Heart of Lynn Valley. This versatile 5-6 bedroom, 3-bathroom home offers over 2,200 sq/ft of well-designed living space, spread across two self-contained levels, making it ideal for flexible living arrangements or rental income potential. The main floor boasts a practical, traditional layout with oak hardwood floors, and includes a spacious living room featuring a large picture window and a gas burning fireplace. The adjacent dining area flows seamlessly into the kitchen, which is equipped with sleek white cabinetry and stainless steel appliances. From here, step out onto a generous sized deck with plenty of room for table and chairs and perfect for morning coffee or evening relaxation overlooking the yard and tranquil greenbelt view. Completing the main level are a stacking washer/dryer, 3 bedrooms, and 2 bathrooms, including a private primary suite with a 2-piece ensuite. The lower level features a completely self-contained 2-3 bedroom suite, offering the flexibility to choose your own tenants upon possession or to accommodate extended family. While the suite is fully separated for privacy, there is potential to reconfigure access to the main floor if desired. Situated on an over 7,300 sq/ft level lot backing onto a serene greenbelt, this home is perfectly positioned in a welcoming, family-friendly neighborhood. Families will appreciate the proximity to schools, including Ross Road Elementary just steps away, Argyle Secondary within its catchment area, and Brocton School offering a sought-after IB program. For those who enjoy an active lifestyle, the area offers an abundance of trails for hiking and biking, while Lynn Valley Centre and convenient transit options are only a short walk away.





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