

An aerial photograph of a residential property. The main house is a single-story structure with a grey roof and light-colored siding. A large, mature evergreen tree stands prominently on the right side of the property. In the center, there is a bright blue swimming pool. To the left, there is a covered patio area with outdoor furniture. The property is surrounded by other houses and greenery. A dark blue banner with white text is in the top left corner, and another dark blue banner with white text is in the bottom right corner.

ROSSETTI

840 EAST 11TH STREET

GRAND BOULEVARD, NORTH VANCOUVER



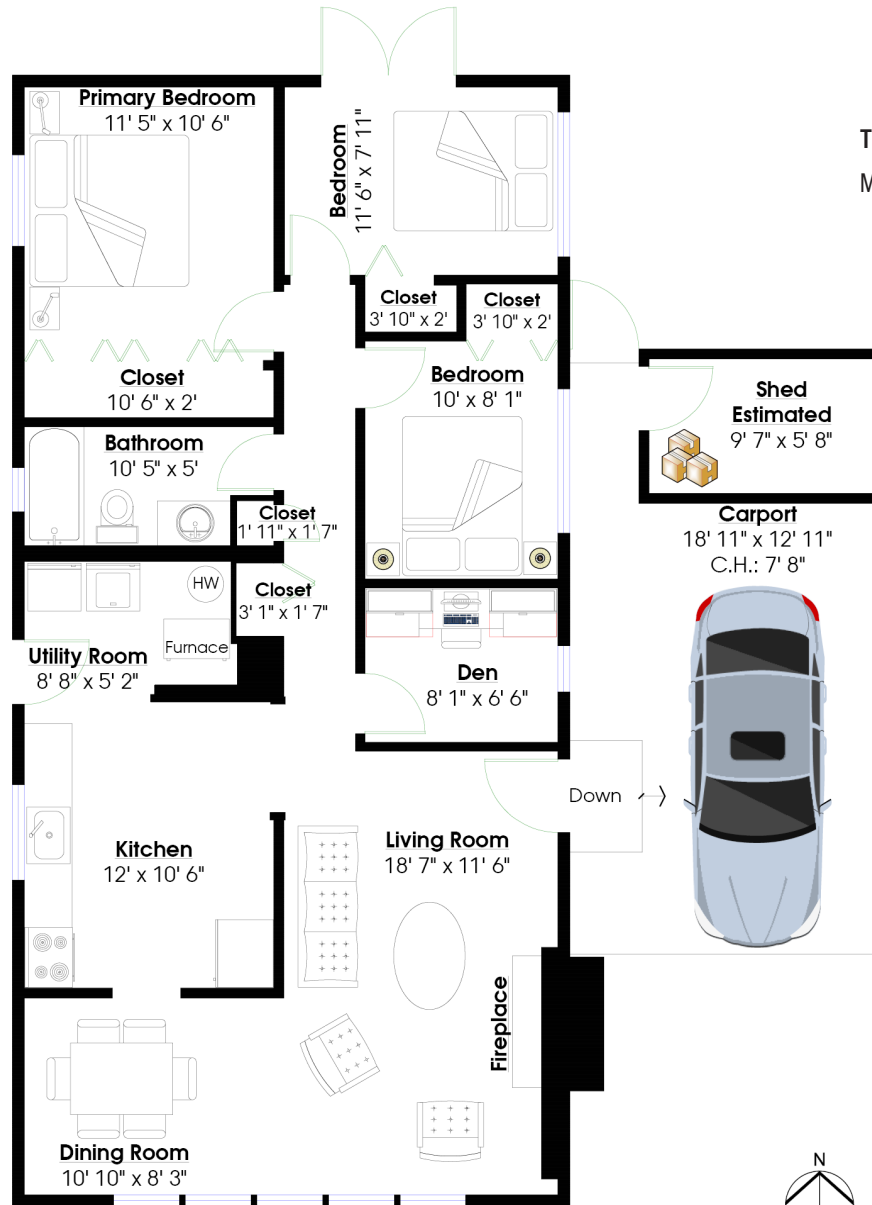
WELL-MAINTAINED BOULEVARD RANCHER

3 Beds + den | 1 Baths | 1,106 Sq/Ft

■ Well-maintained rancher in a superb Boulevard location. Situated on a 50' x 147' District of North Vancouver North/South oriented lot with mountain views and lane access for great coach house potential. A terrific opportunity to get into this sought-after neighborhood, whether you're looking to downsize, invest, or build your dream home. The existing home features 3 bedrooms plus den, 1 bathroom, and 1,100 sq/ft of one-level living. The L-shaped, south-facing living and dining room include original in-laid oak hardwood floors, a wood-burning fireplace, and large picture windows that capture bright natural light. The kitchen is spacious, with room for a casual eating area, along with a convenient side-by-side washer and dryer. Completing the home is a den, a 4-piece bathroom, and 3 bedrooms including one with French door access to the backyard. Recent updates include new furnace Dec 2022 and fresh interior paint Aug 2024. The fully fenced yard includes extensive patio space, a heated and filtered in-ground pool, two grassed areas, established perennial garden, and a storage shed. The property also features a level front driveway with single carport access and lane access at the rear, offering potential for a detached garage or laneway home (verify with the District of North Vancouver). Located in a family-friendly neighbourhood, steps from Brooksbank Elementary and Michael and Brooksbank Parks, with Sutherland Secondary just a short walk away. Conveniently situated near transportation and amenities, including the shops at Queensbury, Park & Tilford, and Main Street services, and just a quick drive to Lonsdale, Lynn Valley, or Highway 1. An exceptional offering in a prime location, perfect for a variety of lifestyles and future possibilities.



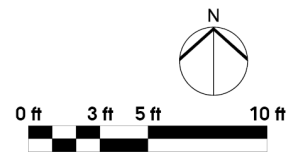




TOTALS **

Main Level: 1,106 sq.ft. Carport: 269 sq.ft.
 Shed: 67 sq.ft.

MAIN LEVEL
 Floor Area: 1,106 Sq. Ft.
 Ceiling Height: 8'



Layout by BC Floorplans. ** 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.