

ROSSETTI



1450 BRIARLYNN CRESCENT

WESTLYNN, NORTH VANCOUVER



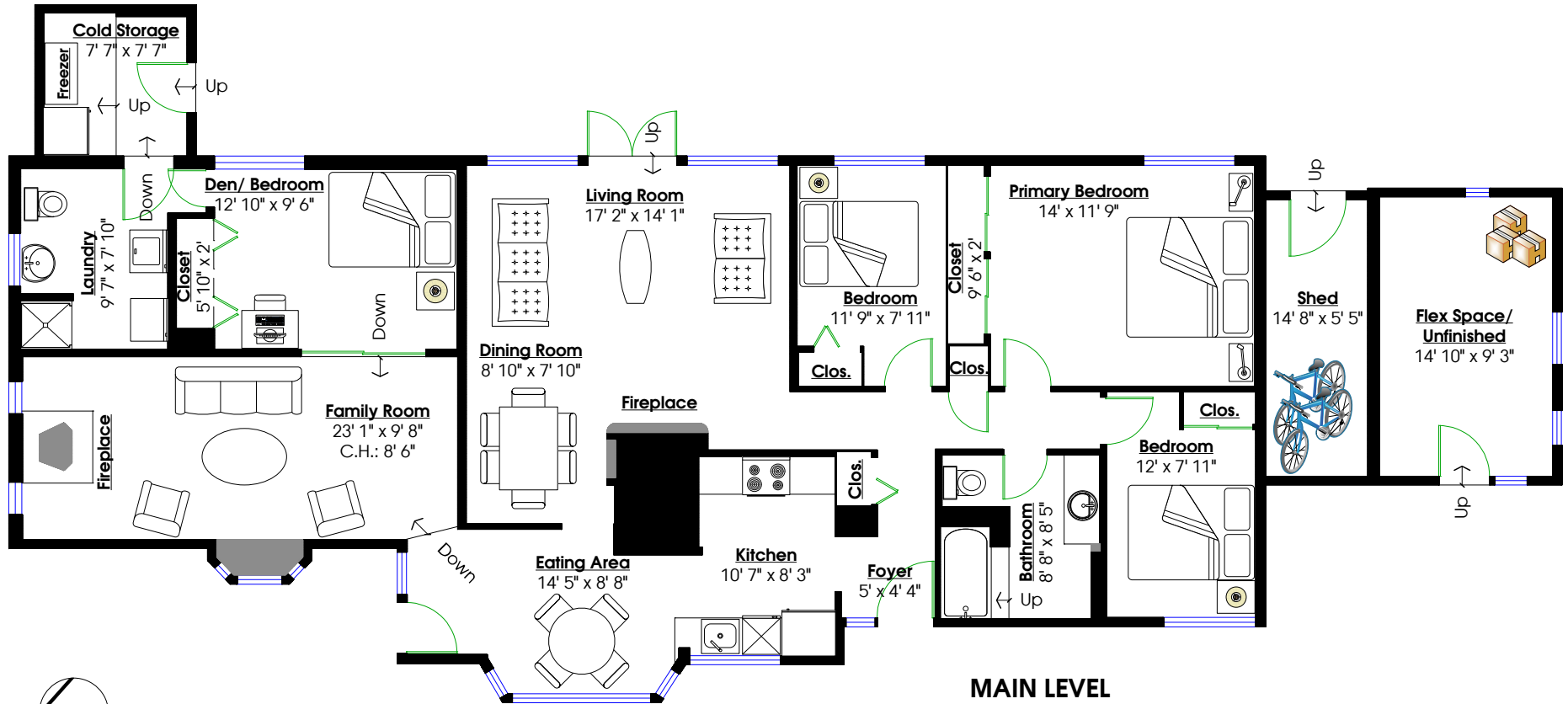
MOVE-IN, RENOVATE OR BUILD IN WESTLYNN

3 Beds | 1.5 Baths | 1,641 Sq/Ft House

■ Great starter home in a desirable Westlynn location. Offering 3 bedrooms and 1.5 bathrooms across 1,641 sq/ft of convenient one-level living. The spacious living/dining room is at the center of the home, featuring large windows and a cozy natural gas fireplace. The adjacent kitchen comes fully equipped with plenty of counter space, tons of natural light, and a convenient eating area nested within a bay window. Bookending the home is a large family room with a gas fireplace, and a flexible den/4th bedroom that is connected to the laundry room/half bath and cold storage room. The opposing wing of the home features three spacious bedrooms and a 4-piece bathroom. Approximately 250 sq/ft of additional storage space can be found in the attached shed and partially finished flex space. Set on a bright 7,910 sq/ft lot with a fully-fenced yard and sun drenched patio, this rancher is located in the family-friendly Westlynn community and is a fantastic alternative to a town-home. Outdoor enthusiasts rejoice with convenient access to trail systems for mountain biking and hiking - a short drive to shopping and dining at transforming Lynn Valley Centre, and steps to Eastview Elementary School and Viewlynn Park. Move in today, update and renovate, or build your dream home.







MAIN LEVEL
 Floor Area: 1,641 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. EGO Insured for \$1,000,000. Information should not be relied upon without independent verification.