

**ROSSETTI**



**3201 CONNAUGHT AVENUE**

PRINCESS PARK, NORTH VANCOUVER



# STUNNINGLY UPDATED PRINCESS PARK MID-CENTURY HOME

4 Beds | 2 Baths | 2,430 Sq/Ft

■ Stunningly updated Princess Park mid-century home. Offering 4 bedrooms, 2 bathrooms, and over 2,400 sq/ft of living space spread across two levels, situated on a sprawling 8,400 sq/ft park-like lot. The home exudes pride of ownership inside and out with thoughtful updates and manicured gardens. The main floor is an entertainer's dream, featuring open-plan living with easy access to a 578 sq/ft wraparound deck for effortless indoor/outdoor living. Highlights include vaulted ceilings, an abundance of windows, engineered hardwood floors, and a fully updated kitchen with timeless white cabinets, stainless appliances, and a terrific 8' x 3' centre island with barstool seating and waterfall quartz counters. The adjacent living room features a linear fireplace, a built-in TV, and sliding doors to the deck. The deck, partially covered by a glass pergola, is ideal for year-round use and includes a natural gas barbecue outlet and ample room for dining, seating, and more, with peek-a-boo views of Lynn Valley Centre and the Burnaby skyline. Completing the main is an updated 3-piece bathroom (with oversized shower) and 2 generous sized bedrooms including the primary with walk-in closet and a balcony overlooking the private backyard. The lower, entry level features a grand spiral staircase with 17' ceilings, a practical family room with gas fireplace and built-in TV, 2 additional bedrooms, 3-piece bathroom, and a large utility/laundry room. Completing the lower level is a workshop/finished storage room and a single car garage, currently used as a home gym with cork floors and baseboard electric heat. Situated on a 50' x 168' east/west oriented lot with a low maintenance front yard with plenty of open parking, and a fully fenced backyard with a private patio sitting area, an extra-deep level lawn, and a detached shed - perfect for storage, a kids' playhouse, or a quiet getaway. Great area for families and active individuals - walk your kids to Carisbrooke Elementary, enjoy tennis at Princess Park, and explore or bike the North Shore trails, all moments from your front door. Located on a low traffic street with easy access to Upper Lonsdale and Lynn Valley amenities, a short walk to transit, and well located for access to Highway 1.

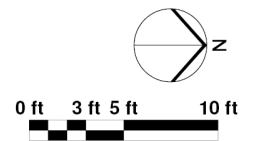
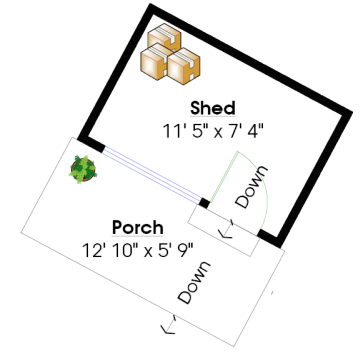
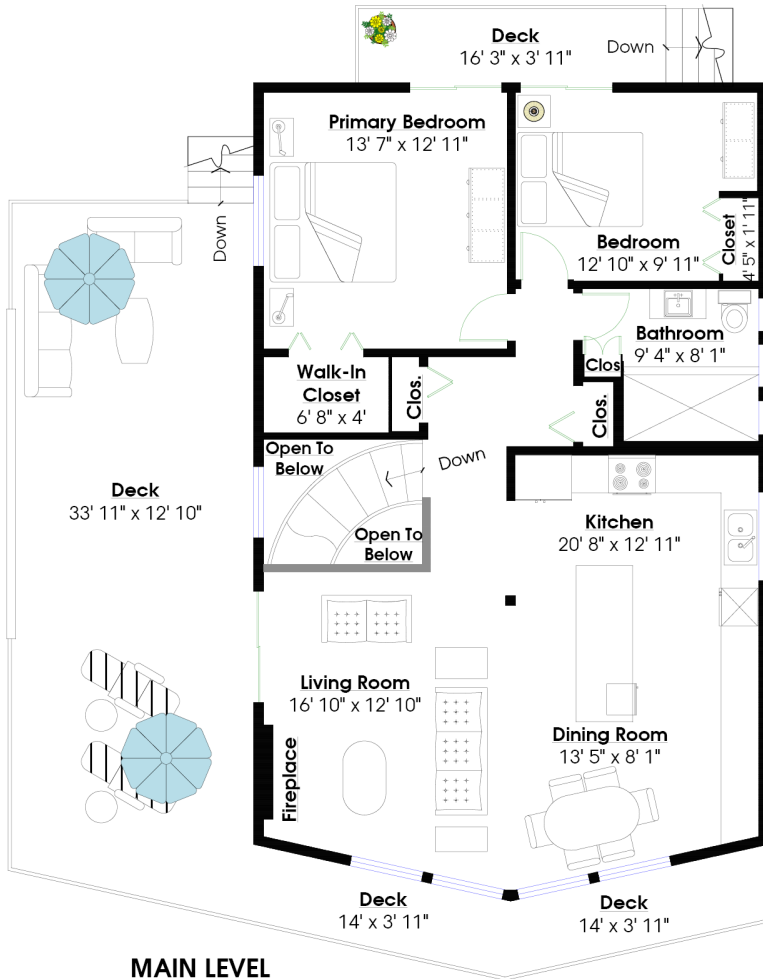




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## TOTALS \*\*

Main Level:	1,115 sq.ft.	Garage/Gym:	236 sq.ft.
Lower Level:	1,140 sq.ft.	Shed:	100 sq.ft.
Workshop:	175 sq.ft.	Deck:	578 sq.ft.
TOTAL:	2,430 sq.ft.	Bdrm Deck	64 sq.ft.



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.