

ROSSETTI



4081 RUBY AVENUE

EDGEMONT, NORTH VANCOUVER



BEAUTIFULLY UPDATED EDGEMONT FAMILY HOME

4 Beds | 3 Baths | 2,933 Sq/Ft House

■ Beautifully updated and meticulously maintained family home in Edgemont. 'Built by Crest', this 2,933 sq/ft Cape Cod home offers 4 bedrooms and 3 bathrooms in one of North Vancouver's most desirable communities! The main floor features a thoughtfully improved traditional layout, with beautiful hardwood floors and walk-out access to a backyard oasis. Spacious and open-plan living and grand rooms are anchored by a floor-to-ceiling stone-faced fireplace, with large sliders providing access to a sprawling concrete patio with outdoor dining and firepit - an entertainer's dream. The fully updated kitchen offers stainless steel appliances, quartz counters, timeless white shaker cabinets, and a large built-in peninsula with barstool seating; plus durable cork flooring, built-in wine fridge, and picture window over the double-sink. The adjacent expanded laundry/mud room offers tons of pantry space, and direct access to the covered outdoor kitchen with built-in DCS BBQ and concrete counters. A formal dining room and 2-piece powder complete the main. The upper level offers 4 spacious bedrooms and 2 bathrooms plus a walk-in linen closet, including a large primary suite with updated 4-piece ensuite featuring a steam shower and heated floors. Downstairs features a large recreation/family room, as well as over 600 sq/ft of accessible and dry crawl space; additional cold storage and a mechanical/workshop space provide additional flexibility on the lower level. Added home comforts include a full window and door replacement, high efficiency furnace, drain tile replacement, insulated and water-proofed basement, and cement-board siding. Set on a flat 9,000 sq/ft southwest facing lot with 110' frontage, a large storage shed with matching esthetic, and a fully fenced yard with mature, manicured gardens and beautiful stone patio to relax and entertain al fresco. Situated in a terrific family friendly area steps to Cleveland Elementary and Eldon Park, and a short walk to Handsworth Secondary School, boutique shopping and dining in Edgemont Village, and trails along the Capilano River.







**1 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.