

3540 Sunset Boulevard | *North Vancouver*

Welcome to Edgemont Village!

- A vibrant Village designed with neighbourhood living in mind
- Wonderful cafes and restaurants
- Unique shops of all kinds
- Murdo Fraser Park featuring childrens' playground, tennis court, duck pond and a trail that leads up to the Village.
- Minutes to Grouse Mountain and Mt. Seymour ski and recreation resorts
- A short walk to Cleveland Elementary School (French Immersion) and Handsworth High School
- Minutes to the Capilano Suspension Bridge and Salmon Hatchery
- Convenient to William Griffin Recreation & Delbrook Recreation Centres

Amenities

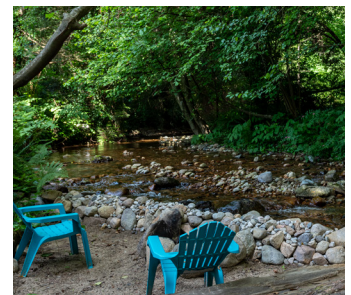


EDGEMONT
— VILLAGE —

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Features and Amenities

- New build completion 2018
- Radiant heat throughout
- Control 4 system
- Generator
- Fireplace in living room and master bedroom
- Custom stained white oak floors throughout main floor
- Large mudroom off side door access with an allowance for stacked washer dryer, sink, individual lockers and lots of coat storage
- Full laundry on lower level with large capacity Whirlpool washer / dryer, pull out laundry baskets, cloths hanger and tons of storage
- Large designer kitchen with 48" Wolf range, Subzero fridge / freezer, Miele dishwasher, double Fisher Paykel dish drawers on kitchen island
- Large pantry with lots of storage and built in microwave
- Open concept kitchen, dining and living room with separate area for kids off living room
- Home office with custom cabinetry on main floor
- Master suite with large walk in closet and beautiful bathroom with double shower heads, heated towel bar and lots of linen storage
- 3 kids bedrooms and 2 full kids bathrooms on upper floor
- Large rec room in basement with games closet and large flat screen tv – with rough in for projector
- Full guest bedroom and bathroom
- Large covered patio off living, kitchen, dining area with 3 built in heaters and built in BBQ
- One bedroom self contained suite with private entrance
- Privately situated on Mackay creek



RAY & LYNDY PROC

When experience and relationships matter.