

4531 RAMSAY ROAD
UPPER LYNN, NORTH VANCOUVER

\$2,488,000



CARRIAGE
TRADE

LUXURY PROPERTIES



 **BRIAN RHYS**
REAL ESTATE

ABOUT THIS PROPERTY

This Executive Home is located on a beautifully landscaped oversized private lot featuring a fenced yard with its own creek and bridge on Upper Lynn's most desirable street. With almost 5,000 sqft of well designed living space and an additional 2,000 sqft of decks, patios, and an oversized garage this 4 bedroom up and 1 bedroom guest suite down has it all!

All 4 bathrooms have been adorned with granite countertops to match the new chef's gourmet kitchen with 2 sinks, massive centre island, modern contemporary cabinets and stainless steel appliances including a gas stove.

Palatial master bedroom boasts a double ended fireplace, extra large walk in closet and a huge ensuite bathroom fit for royalty! Enjoy a glass of wine from the master suite's private spacious deck overlooking the mature gardens and creek all magnificently lit for your evening relaxation!

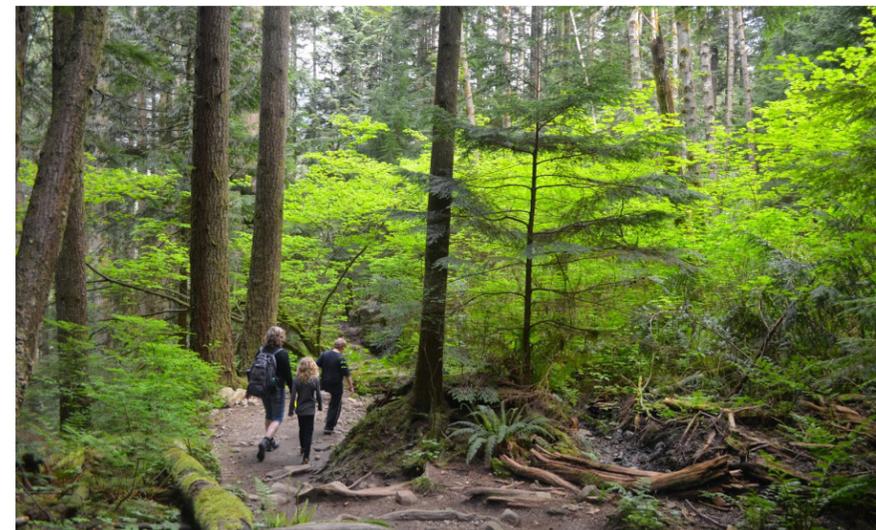
With 3 fireplaces and a new high efficiency tank less in floor radiant heating system throughout this home will stay cozy on the coldest winter nights.

It doesn't stop there! With an additional wine cellar, gym, and a conveniently located home office this home is sure to impress.

Steps to Upper Lynn Elementary and minutes to Vancouver's best hiking trails, Lynn Valley Park, restaurants and shopping at Lynn Valley Centre and Lynn Valley Village - The North Shore's newest developing Urban Centre.

For video tour please go to: BrianRhys.com

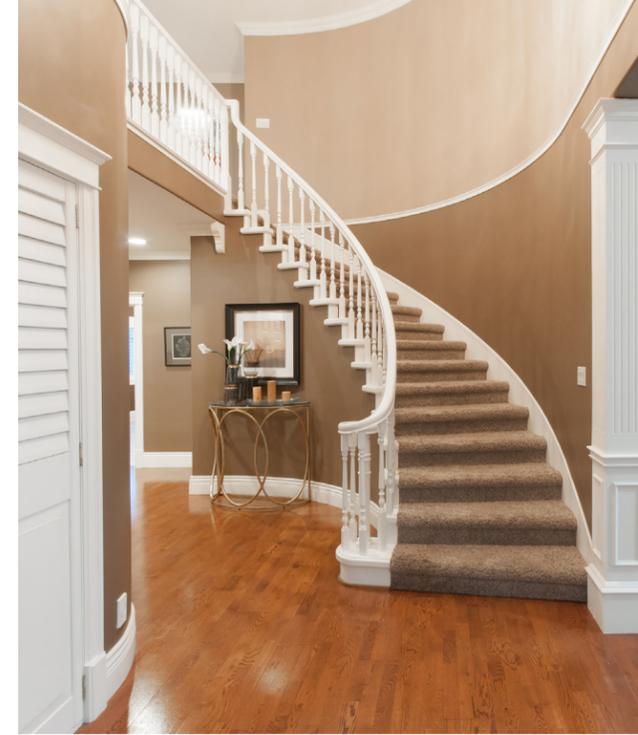
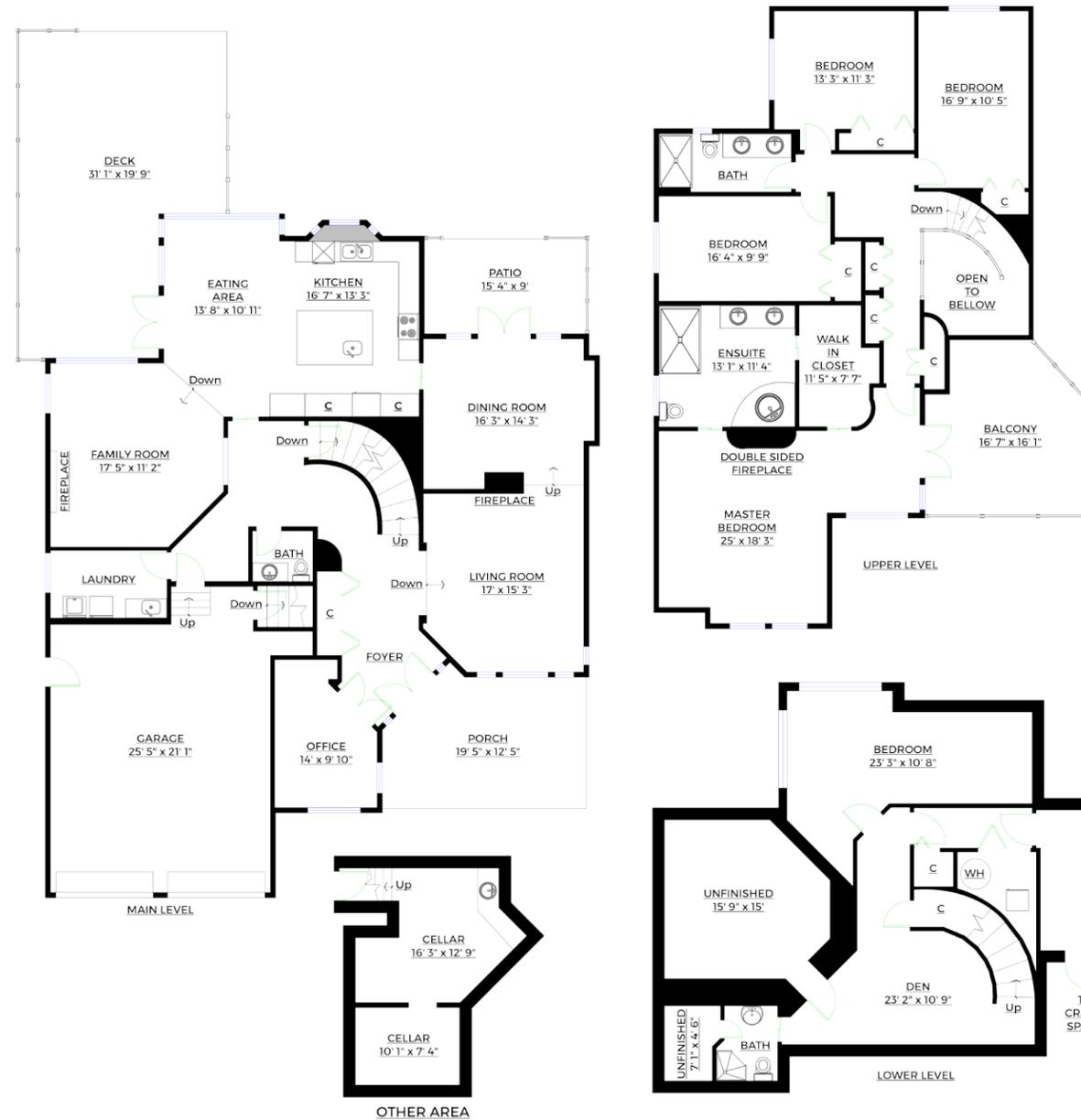
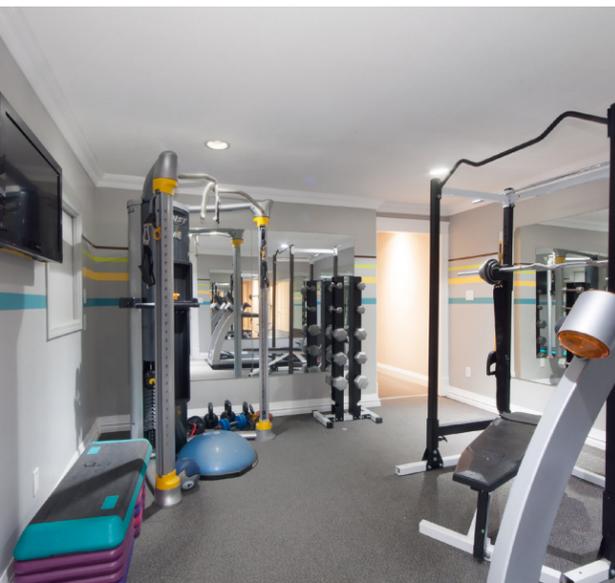




PROPERTY DETAILS

Bedrooms: 5
Bathrooms: 4
Living Area: 4,872 sqft
Additional Areas: 2,127 sqft
Type: House

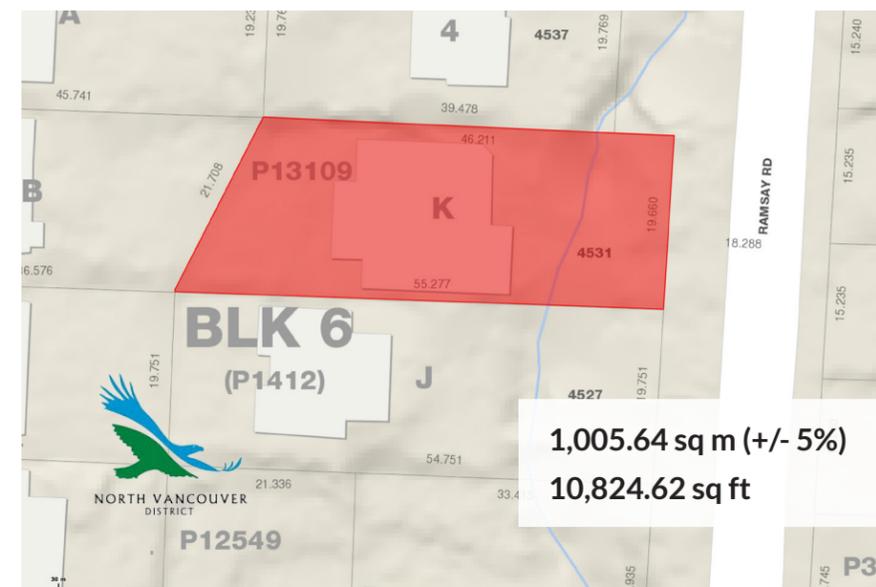
Lot: 10,824.62 sqft
Exposure: SW with mountain views
Fireplaces: 3
Year Built: 1991
Taxes: \$7,076.80 (2015)

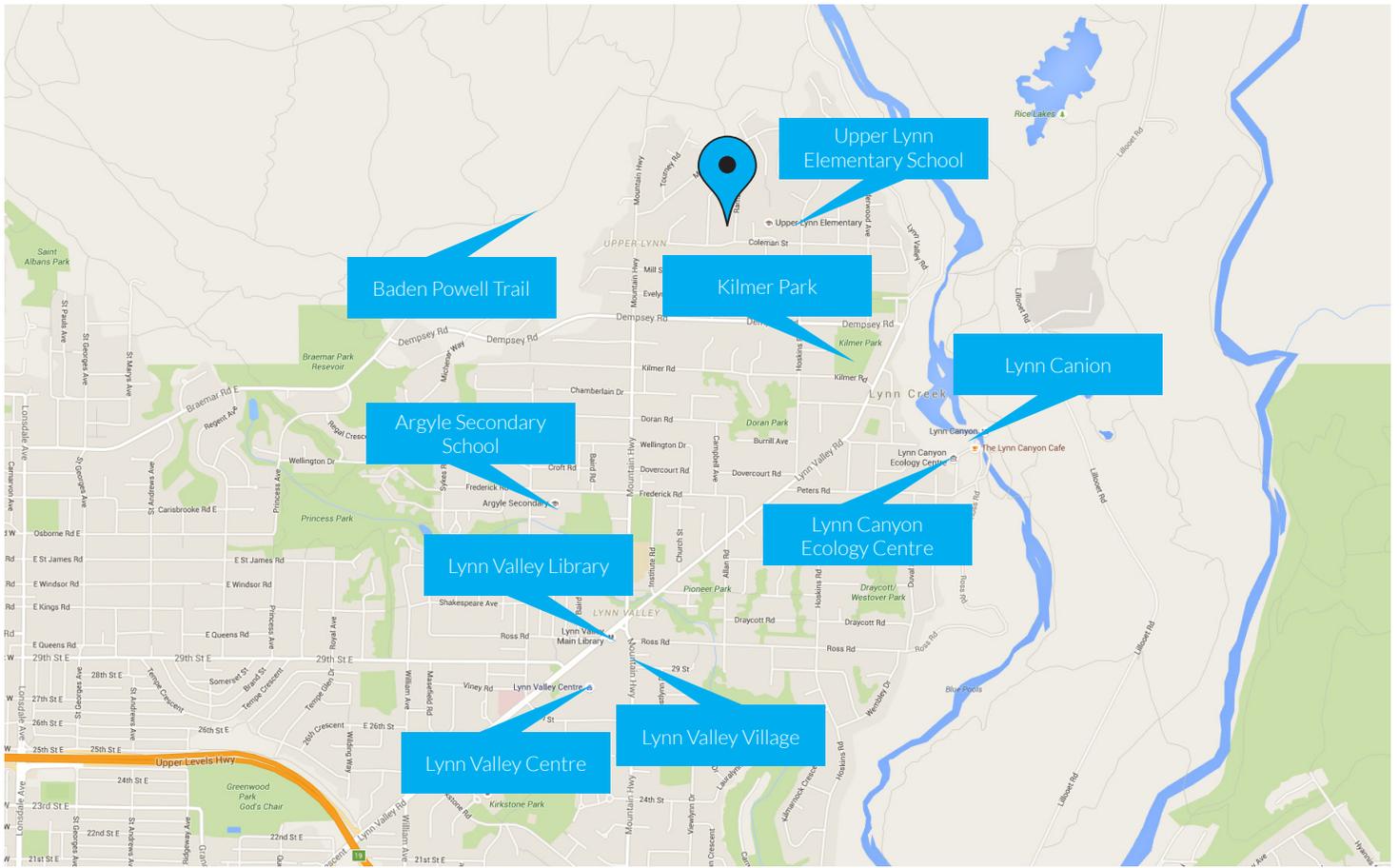


** Approx. based on interior measurements to exterior walls
 ** Total square footage not taken from original blueprints

MEASUREMENTS

- Main Level:** 1,910 sqft
 - Upper Level:** 1,515 sqft
 - Lover Level:** 1,137 sqft
 - Total:** 4,562 sqft
 - Lower U/F:** 310 sqft
 - Grand Total:** 4,872 sqft
- Deck:** 566 sqft
 - Garage:** 620 sqft
 - Patio:** 136 sqft
 - Balcony:** 242sqft
 - Cellar:** 337 sqft
 - Porch:** 226 sqft
 - Total:** 2,127 sqft





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