



# BROCK SMEATON

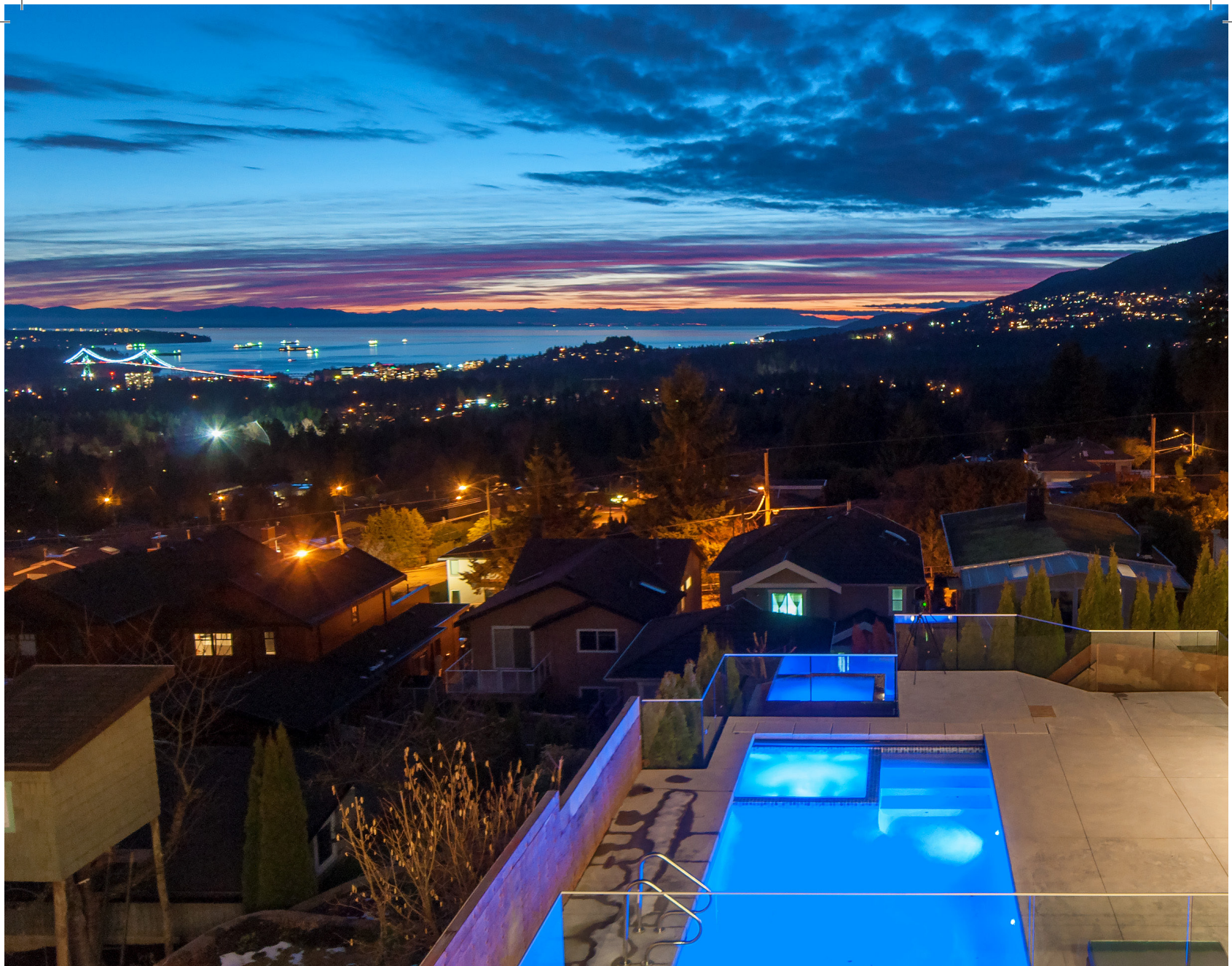
— PERSONAL REAL ESTATE CORPORATION —



## 3761 ST. PAULS AVENUE

Upper Lonsdale | North Vancouver









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## SPECTACULAR UPPER LONSDALE VIEW HOME

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Superb design by Openspace Architecture, seamlessly connecting the exquisite interior and outdoor living spaces. Simply the finest panoramic views North Van has to offer. Concrete, steel, and wood construction with floor to ceiling aluminum windows. Completely private 10,598 sq ft SW facing lot with lane access in quiet, natural, and convenient Upper Lonsdale. Sun drenched outdoor pool and spa with a detached guest house, outdoor kitchen, and covered, heated lounge. 6,948 sq ft 5 Bedroom 8 Bathroom home with a terrific 1 bedroom suite. The grand kitchen boasts Miele appliances, a wok kitchen with Wolf range, and beautiful white oak hardwood floors throughout. The master bedroom is divine with breathtaking views, a luxurious 5 piece ensuite, and walk in closet. This incredible smart home has A/C, radiant heated floors, a 2 car garage, 500 sq ft of storage or flex space, state of the art security system, home theatre, European doors and windows, and custom built-ins. 5 minutes from Edgemont Village, Lower Lonsdale, West Van, Lynn Valley, Whole Foods, Delbrook Rec Centre, and Lions Gate Bridge! Built in 2017 with 2-5-10 New Home Warranty and no GST! The ideal home for those looking for exceptional quality, brilliant design, and the finest views on the North Shore!

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## SPECIFICATIONS

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Bedrooms:	5
Bathrooms:	8
Full Baths:	6
Half Baths:	2
Sauna:	1
Living Area:	6,948 sq. ft.
Lot:	10,598 sq. ft.
Year Built:	2017
Taxes:	\$8,331.13













# 3761 ST PAULS AVENUE

5 bedrooms + 6 full bathrooms + 2 half bathrooms

MAIN FLOOR/ GUEST HOUSE  
2,213.3 SQ.FT. / 295.3 SQ.FT.



UPPER FLOOR  
1,559.6 SQ.FT.

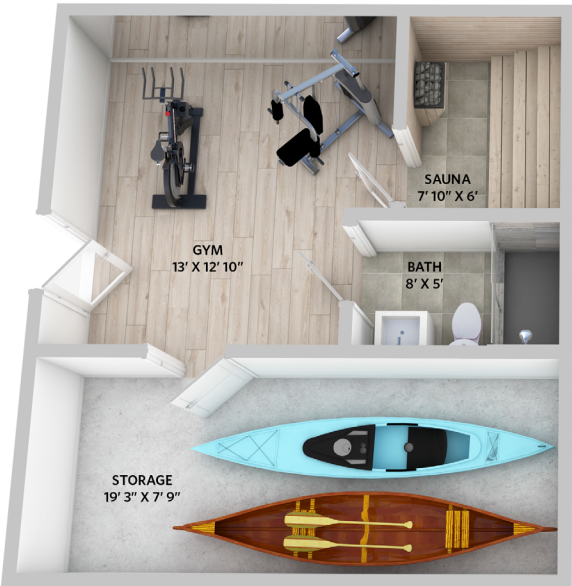




LOWER FLOOR  
2,370.45SQ.FT.



GYM  
509.3 SQ.FT.



GARAGE  
509.3 SQ.FT.



LOWER FLOOR: 2,370.4 SQ.FT.  
MAIN FLOOR: 2,213.3 SQ.FT.  
UPPER FLOOR: 1,559.6 SQ.FT.  
GUEST HOUSE: 295.3 SQ.FT.  
GYM: 509.3 SQ.FT.

**TOTAL INTERIOR: 6,947.9 SQ.FT.**  
GARAGE: 509.3 SQ.FT.  
TOTAL EXTERIOR: 2,161 SQ.FT.  
GRAND TOTAL: 9,618.2 SQ.FT.





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