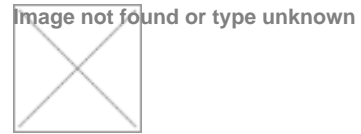


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RE/MAX CREST REALTY
101-2609 Westview Drive
North Vancouver, BC

5560 Swordfern Pl, North Vancouver, BC, V7R 4T1, Canada



Property Value	\$1,149,000
Type	house
Style	2 storey w /bsmt.
Basement	yes, finished
Parking	2 cars
Year Built	1983
Living Area	3,960 sq.ft.
Lot Size Area	7,367 sq.ft.
Bedrooms	Studio

Description

Perfectly suited to this beautiful tranquil neighborhood, the paved and gravel stairs of this home, surrounded by Dahlias, lead up to a large and welcoming foyer. A huge window adjacent to the front door and 2 ceiling skylights significantly brightens the entrance. A tiled floor and fan suspended from the vaulted ceiling cools this area in the summer months.

On the right hand-side two steps up, we find a spacious lounge with corner windows including window seats, one set overlooking the front driveway area of the house and the other set, the backyard. The focal point is an impressive stone-framed wood-burning fireplace. The lounge area leads into the hardwood-floored dining room one step up from the lounge. The welcoming dining room is as bright as the lounge and looks out onto the tree-lined back-yard.

We then move into the astoundingly large kitchen, beautifully tiled in true Mediterranean style with a centre island, industrial gas stove, oven and sub-zero refrigerator. The warmth of the kitchen is accentuated by the choice of cabinetry, warm, natural and earth toned to match the ceiling panels. The modern pot lights are unobtrusive in this peaceful homey and renovated kitchen. Solarium style windows extend across a substantial portion of the kitchen and large glass sliding doors lead out onto the deck. The deck extends out onto an enclosed lawn area with carefully placed and well tended flower beds. The fence is lined with trees making the garden extremely private, being securely enclosed it is both pet and child-friendly.

Not far from the kitchen, is a good sized powder room and alongside the powder room a family room, tiled again with the same Spanish tiles used in the kitchen. Here we find yet another deck with stunning views of the Grousewood area and the ocean beyond. A smaller room is located directly off of the family room, bright enough and adequate enough in size to be used as either a study or a sewing room and a pleasant retreat.

Upstairs the first room on the right is the serene and spacious master bedroom, again having a beautiful view and a smaller deck. This room boasts a luxurious walk-in closet. Sliding doors lead into a huge bathroom with a shower and jet-tub and attractive tiling. The hardwood flooring extends into the next bedroom, ample in size and overlooking the forested area edging the yard. Adjacent to this bedroom is another bathroom, appealing to the viewer is the large counter-top area. We then move into the third bedroom, also overlooking the garden and finally an additional bright large bedroom on the opposite side of the hall.

Going downstairs, we find a laundry room plus a room currently used for storage, but bright enough and large enough to be used as an additional workshop area or even another bedroom. Behind this room is the existing workshop, it too is spacious and conveniently situated behind the double-car garage. This area leads into a large one bedroom suite for the in-laws. This suite has a separate entrance, large kitchen with all the necessary amenities, and a surprisingly sunny lounge area, with a view onto the beautiful flowers gracing the front entrance of this almost 4000 square foot home.

This lovely home has the added advantage of being situated in a cul de sac, because this part of Grousewoods is largely made up of cul de sacs the peacefulness and quiet relaxing atmosphere of this property is further enhanced. The ski resort and Cleveland dam are minutes away, trails and shopping close-by and there is easy access to the Lions Gate Bridge as well as Upper Levels. Mont Royal Elementary, Handsworth Secondary and Capilano College are all within the vicinity and yet this property feels essentially secluded.

For a private showing of this gem of a home call Kasha Riddle at 604 803 7070

