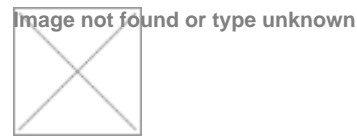


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**RE/MAX CREST REALTY**  
**101-2609 Westview Drive**  
**North Vancouver, BC**

**1621 Arborlynn Dr, North Vancouver, BC, Canada**



<b>Property Value</b>	
<b>Type</b>	house
<b>Basement</b>	Fully Finished, Full, Separate Entry
<b>Living Area</b>	2,116 sq.ft.
<b>Lot Size Area</b>	1,466 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full

## Description

Move into 1621 Arborlynn Dr!

This is your opportunity to own this wonderful family oriented 4 bedroom, 2 bathroom home located on a child friendly private setting in the sought after Westlynn area.

The south facing living room with an elegant wood – burning fireplace is brightly lit by a large window. The adjacent dining room offers nice outlook to the lovely backyard and it is comfortable enough to accommodate at least 6 of your guests.

Easily accessible to the dining area is a cozy country style kitchen with large windows and sliding doors leading to majestic, beautifully landscaped backyard.

The yard is truly spectacular! The owner spent over 80 000 dollars on new landscaping and updates including entertainment sized patios for private family fun. This backyard is fully fenced, ideal for your kids and pets. This huge 1/3 acre tiered lot offers numerous shrubs, perennials, fruit trees and beautiful views from bluff.

There are 3 sizeable bedrooms on this level and recently updated bathroom. The entire main living area, including bedrooms, has beautiful oak hardwood floors with inlaid walnut throughout.

This beautiful home has been very well maintained and it is ready to move in or personalize.

Furthermore there is potential for the expansion of the house and a lot of storage space everywhere.

Downstairs there is a delightful family room. To compliment its cozy atmosphere one finds a wood burning fireplace ideal for winter months. Furthermore there is an additional bedroom and a full bathroom. There is also ample storage space here and an exterior entrance for easy suite – ability.

This home is ideally located between Lynn Valley Centre and Park and Tilford Shopping, with top-ranked schools like Eastview Elementary, Argyle Secondary and Ross French Immersion.

This home provides an easy access to the bridge and downtown yet it is close to all that nature has to offer...beautiful parks and hiking trails.

A great family home is ready to suit all your needs!  
Listed at the assessment value

Call Kasha Riddle at 604-803-7070 for a private viewing.

