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

2446 Hyannis Dr., North Vancouver , BC, V7H-2E6, Canada



Property Value	\$1,498,000
Type	House
Basement	Full
Parking	attached garage
Year Built	1970
Living Area	2,007 sq.ft.
Lot Size Area	8,100 sq.ft.
Bedrooms	4
Bathrooms	2 full & 1 half

Description

Immaculately maintained one owner, south-facing family home in a prime Blueridge location set on a property with a large sunny yard. The interior of this bright and spacious residence features 2 floors, 2,176 grand total sqft, 4 bedrooms (3 on upper level), 2 full bathrooms, plus ensuite off the master bedroom. Hardwood carries throughout the upper floor. The lower floor presents a sunny rec room, 4th bedroom, full bathroom, a private office with backyard access through an attached workshop, laundry room, and a welcoming entry with a walk-in coat closet. Showcased are double-glazed thermal windows, security system, a newer furnace, 2 fireplaces, garage, and a 2-year old roof with transferable warranty. Stepping outside is pure tranquility in the front and back on this 8,100 sqft lot. The stunning yard presents flat grass areas, multiple levels of gardens, cozy front and backyard paving-stone patios, an entertainment-sized sun deck off the kitchen and dining room, and a 3-zone computerized underground sprinkler system servicing a myriad of gorgeous plants. The private backyard is fully fenced and borders on the Hyannis Wilderness Park with only steps to local trails. There are ample opportunities for the outdoor enthusiast to pursue mountain biking, hiking, nature walks, running, and enjoying the nearby Seymour River valley. Within walking distance are playgrounds and schools, convenient shopping is nearby, and it takes only minutes to the Ironworkers Memorial Bridge. A truly peaceful, versatile neighborhood to enjoy!



