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

3673 Sunset Blvd, North Vancouver , BC, V7R 3Y3, Canada



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|------------------------|------------------------|
| Property Value | \$1,838,000 |
| Type | House |
| Style | Rancher |
| Parking | Attached Double Garage |
| Year Built | 1953 |
| Living Area | 2,007 sq.ft. |
| Lot Size Area | 7,526 sq.ft. |
| Bedrooms | 3 |
| Bathrooms | 2 full |
| School District | Handsworth Secondary |

Description

Move into the very heart of The Edgemont area in this bright and spacious family home at 3673 Sunset Boulevard and enjoy the lifestyle of living on a quiet street and a very short walk to Edgemont Village for all your daily needs.

Stunning newer renovations and additions all throughout, all done with permits, bring the home well into modern times and also smartly maintain the original character and charm of the homes classic design.

This 1 level rancher features +2,000 interior sqft, 3 bedrooms at one end of the home, 2 full bathrooms, a large living and dining area that open wide to the newer and added kitchen, eating area, laundry room and family room all in a state of the art open concept floorplan.

Newer triple pane windows are everywhere and have all been utilized to maximise and bring natural light in.

An attached double garage from the additions conveniently has parking for 2 vehicles and lots of perimeter walk around area. There is also an attic accessed via a pull down ladder inside the home, providing lots of extra storage.

The sense and presentation of space is an absolute marvel and is an entertainers dream, not only inside but outside as well...

This +7,500 sqft flat lot first captures the eye with manicured gardening areas in the front yard which stretch around the property to the sundrenched fully fenced backyard perfect for kids to play in.

A stone patio off the kitchen provides an outdoor social hub ideal for summer bar-b-ques

Some of the renovations, updates and additions include; The roof, an expanded kitchen with "U" shaped counters, the family room with full bathroom that could function as a 4th bedroom. *Newer furnace, Air conditioning, hot water tank, French doors, baseboards, carpets, neutral paints, alarm system and so much more.

With all the beauty and community benefits close by such as Edgemont Village, the new Delbrook Rec Centre, Eldon Park, local hiking, The Grouse Grind Trail and gondola with its ski slopes, The Cleveland Dam, The Capilano Suspension Bridge and of course, Handsworth Secondary School nearby as well as in the catchment, 3673 Sunset Boulevard is the ultimate family home for any growing family in a prime, prestigious and very friendly North Vancouver area.

Enjoy the world's largest outdoor playground, right at your own front door!



