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

**5853 Grousewoods Cr, North Vancouver, BC, V7R 4V3, Canada**



<b>Property Value</b>	\$859,000
<b>Type</b>	house
<b>Parking</b>	2 cars
<b>Year Built</b>	1985
<b>Taxes</b>	\$ 4107.94
<b>Living Area</b>	2,849 sq.ft.
<b>Lot Size Area</b>	4,111 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full & 1 half

## Description

Move in to 5853 Grousewoods Cr.

This is your opportunity to own this beautiful four bedroom, 4 bathroom family home, located on a child-friendly private setting in the sought after Grouse Woods area.

This recently renovated home boasts over 2800 sq ft of finished floor area.

On the left of the entrance is a fully-updated kitchen with brand new appliances, a stove and granite countertops.

Easily accessible to the kitchen is a sizable formal dining room, comfortable enough to accommodate at least eight of your guests.

Alongside the dining room, is a sunny west-facing living room. To compliment its cozy atmosphere, one finds an elegant gas fire-place ideal for the winter months.

Directly exiting the living room, there is a large wooden patio, covered so that it can be enjoyed all year round. In close proximity, is a leveled west-facing fenced yard, ideal and safe for pets and children. An added bonus to the yard, is a beautiful cherry tree as well as a magnolia tree.

On the same level, and for the convenience of your guests, there is a quant powder room

And now going upstairs, on the right, we find a full main bathroom, a spectacular master bedroom with an additional master bathroom.

The master bedroom is so large, one can easily set up a computer corner, or for the ladies, a dressing room. The master bedroom also has a gas fireplace as well as a balcony.

On this level we also find 2 bedrooms and a gorgeous family room with yet another fireplace and numerous large windows. The family room also has skylights, which are in fact throughout the house bringing in much light. The family room leads to a large balcony with spectacular mountain views of Grouse Mountain and the surrounding forests. Included in the family room is the additional feature of a bar !

The lower level of the house is designed in such a way that it could be easily converted to a guest house or rental suite, having a separate entrance, bedroom and a full bathroom. There is also a large, bright rec room as well as ample storage space.

More than \$ 30 000 was recently spent on renovations. These renovations include a one year old roof, new interior and exterior paint and the aforementioned kitchen appliances, countertops and cabinets.

Finally, the house also boasts a huge double – car garage with covered access to the house.

Centrally located, close to Grouse Mountain Ski Resort, Edgemont Village, transit buses, Handsworth Secondary, and much more !

An unbelievable home in an unbelievable neighborhood ! This is true value for your money, don't miss out on this rare opportunity and call Kasha Riddle at 604 803 7070 for a private viewing !

