

ROSSETTI



2273 HAZELLYNN PLACE

WESTLYNN, NORTH VANCOUVER



WONDERFUL WESTLYNN FAMILY HOME

5 Beds | 3 Baths | 2,151Sq/Ft

■ Wonderful Westlynn Family Home on a rare estate sized lot. Located at the end of a quiet cul-de-sac, this inviting two-level home is set on the largest lot on the street, spanning over 14,000 sq/ft. With 5 bedrooms, 3 bathrooms, and more than 2,100 sq/ft of living space, the home enjoys bright south-west exposure and stunning views of the surrounding mountains. The main floor features beautiful oak hardwood floors and an open-plan layout perfect for modern living. The living room, with a gas fireplace and inviting bay window, flows seamlessly into a spacious dining room—ideal for entertaining and family meals. The kitchen offers a functional open design, with bar seating, classic white cabinetry, and plenty of windows that flood the space with light. From here, step out onto the expansive wrap-around sundeck (nearly 300 sq/ft), which includes stairs leading down to the backyard. The main floor also includes 3 well-sized bedrooms and 2 bathrooms, with the primary bedroom offering a 3-piece ensuite. On the walk-out lower level, there's great potential for a suite, currently configured as a large recreation/games room, 2 additional bedrooms, a laundry room, a 3-piece bathroom, and access to an enclosed garage—ideal for storage. The property itself is level and park-like, featuring a spacious backyard that's perfect for pets, kids and all outdoor activities. With ample open parking (including space for an RV) and strong coach house potential (verify with DNV), this home offers plenty of future possibilities. Conveniently located within walking distance to all Lynn Valley amenities including Lynn Valley Centre with shops, library and restaurants; just a short walk to Eastview Elementary; near transit; and a quick drive to Highway 1 with access to downtown or across the North Shore.

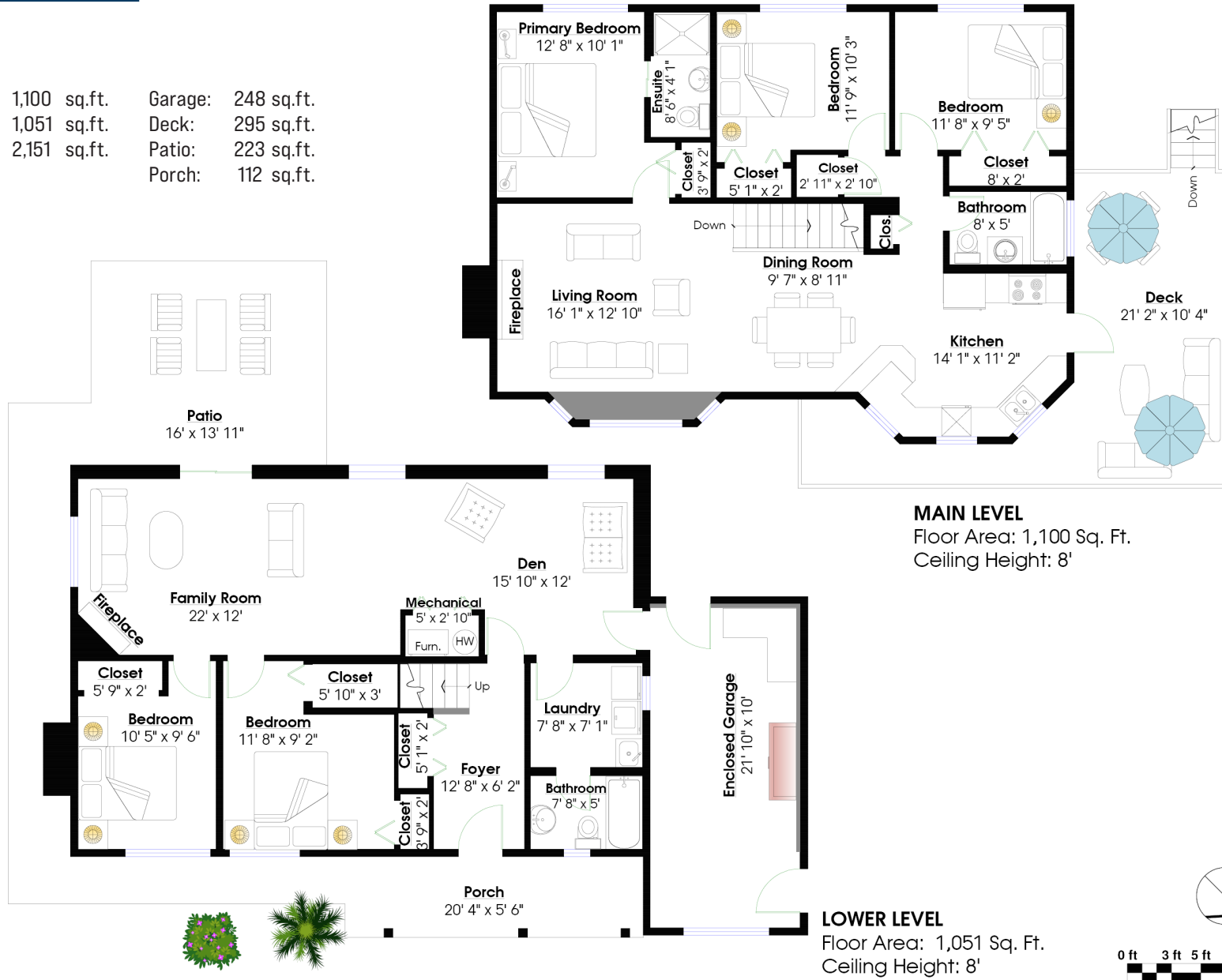




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TOTALS**

Main Level:	1,100 sq.ft.	Garage:	248 sq.ft.
Lower Level:	1,051 sq.ft.	Deck:	295 sq.ft.
TOTAL:	2,151 sq.ft.	Patio:	223 sq.ft.
		Porch:	112 sq.ft.



Layout by BC Floorplans. ** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. EGD Insured for \$1,000,000. Information should not be relied upon without independent verification.