

GAVIN HUGHES

REAL ESTATE TEAM

LOVE YOUR NEIGHBOURHOOD



4665 UNDERWOOD AVE

LYNN VALLEY | NORTH VANCOUVER

\$2,949,000

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4665 UNDERWOOD AVE

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This gorgeous, fully renovated 7BR / 4BA home on a corner lot brings light and joy to family life with a spacious open kitchen, dining and living area perfect for large family gatherings. Enjoy the covered, composite deck that leads to a huge, flat and fenced backyard with fruit trees and cedars providing privacy. Kitchen features ample workspace, elegant cabinets and pantry plus fridge with full sized freezer and gas stove. Master features gorgeous spa-like ensuite and walk-in closet with 3 more bedrooms up, 1 BR on main and 1 or 2 BR for in-law/nanny accommodation below. Heated garage/workshop also features storage room. Across from greenbelt to Lynn Headwaters, End of the Line and hiking trails. Plus dog murphy beds + dog shower! Upper Lynn / Argyle catchment. Coach house potential.

Fully updated inside and out, with no end to thoughtful details throughout -- all on a huge corner lot with a gorgeous deck just steps to Lynn Headwaters trails.



HIGHLIGHTS

- Fully renovated in 2018
- Hardi board siding
- Covered composite deck
- Heated garage w/ separate storage
- 1 or 2 bed in-law / nanny accom.
- Laundry / mud room w/ cubbies
- Storage shed
- Custom hood fan
- Fridge w/ full sized freezer
- Walk-in pantry
- Master w/ spa ensuite and walk-in
- 2 murphy dog beds in master
- 4 bedrooms up
- Dog shower
- Large flat, fenced yard
- Apple trees plus fruit bushes

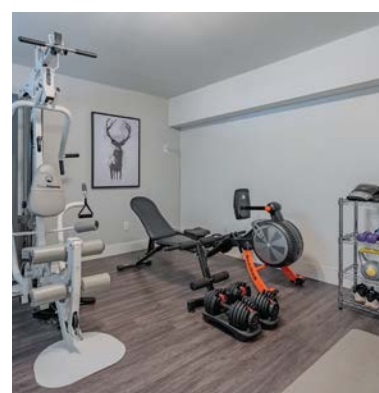
SPECS

Total Interior Floor Area:	3,106 sq. ft.
Exterior Living:	434 sq. ft.
Exterior Storage:	133 sq. ft.
Attached Garage:	394 sq. ft.
Bedrooms:	4 up, 1 or 2 below
Bathrooms:	3 full, 1 half
Parking:	1 garage, 2 open, lots of street parking
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	3 Storey
Construction:	Wood Frame
Title:	Freehold NonStrata
Lot:	10,320 sq. ft.; 70 ft frontage; 145 ft depth
Taxes:	\$7,378.74 (2021)
Maintenance Fees:	\$367.77
Restrictions:	1 Pet (dog or cat); No rentals
Fireplaces:	2 (natural gas)
Heating:	Natural gas



SCHOOLS & AMENITIES

- Lynn Valley Elementary
- Argyle Secondary School
- Daycare & preschool close by
- Lynn Valley Rec Centre
- Lynn Valley Centre Mall
- End of the Line General Store
- Save on Foods / Safeway
- Shoppers Drug Mart
- 1/2 Block to transit
- Lynn Headwaters hiking trails
- Lynn Canyon Suspension Bridge
- Minutes to Hwy 1



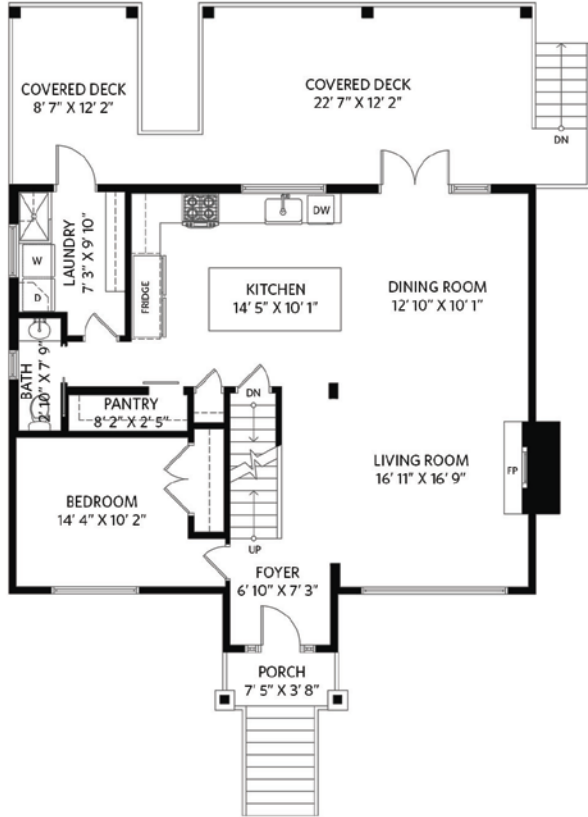
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Main Floor - 1,041 sq.ft.

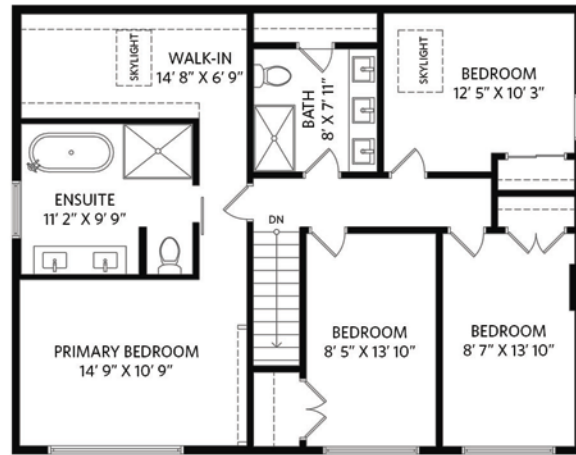
Ceiling height - 8' 0"



ENTRANCE

Upper Floor - 1,080 sq.ft.

Ceiling height - 3' 7" to 8' 0"



Lower Floor - 985 sq.ft.

Ceiling height - 7' 5"



4665 Underwood Avenue, North Vancouver

7 bedrooms + 3 1/2 bathrooms

Lower Floor: 985 sq.ft.
Main Floor: 1,041 sq.ft.
Upper Floor: 1,080 sq.ft.
Total Interior: 3,106 sq.ft.

Attached Garage: 394 sq.ft.
Exterior Living: 434 sq.ft.
Exterior Storages: 133 sq.ft.

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The enclosed information while deemed to be correct, is not guaranteed.

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