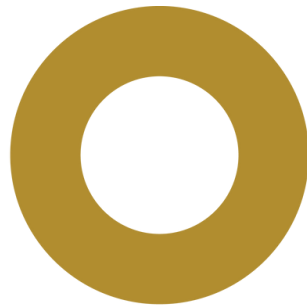




2604 LAURALYNN DRIVE

WESTLYNN | NORTH VANCOUVER



OAKWYN REALTY

## WONDERFUL WESTLYNN!

This one checks all the boxes! Set on a quiet sunny street, minutes to Lynn Valley trails and amenities! This home exudes West Coast vibes, inspired by nature, with soaring vaulted cedar ceilings and stone fireplaces set in a serene private greenbelt setting. Form and function - generous entry, dramatic living/dining areas, and eat-in kitchen all opening to the expansive back deck, overlooking flat sunny backyard! Sunken family room, with convenient direct garage entry, den + loads of storage below. Traditional side-split plan is a family favourite with 3 bedrooms and 2 full baths up! The self-contained garden level suite is ideal for in-laws or a mortgage helper, with 2 bedrooms, laundry, and its own patio & yard! Bonus flex space perfect for your home business or nanny, with full bath, wet bar & shared laundry access. Don't miss it!

Floor Area	3,308 sqft
Lot Size	8618 sqft
Year Built	1978
Bedrooms	5
Bathrooms	4 full and 1 half
Outdoor Spaces	Spacious decks, flat backyard and Suite with patio/yard
Schools	Eastview & Sutherland Secondary
Area Features	Amenities, trails & recreation nearby!



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