



1201-2785 LIBRARY LANE

LYNN VALLEY | NORTH VANCOUVER







# DESIGN-LED LIVING WITH RESTRAINT

## A LYNN VALLEY PENTHOUSE DEFINED BY PROPORTION AND LIGHT

A penthouse defined by architectural presence and quiet luxury in a prime North Vancouver setting.

Vaulted ceilings and architectural beams establish scale and character.

The secondary living area is delineated by a linear fireplace and custom smartglass—creating open sight-lines or complete privacy at the touch of a button. The space includes a custom wall bed and desk system, with a media area featuring a drop-down screen and projector for cinema nights.

The kitchen integrates seamlessly, supporting daily flow. A custom built-in bed and feature wall anchor the primary bedroom. Built by Bosa and thoughtfully enhanced, the home feels measured and enduring throughout.

Set atop The Residences at Lynn Valley, steps to trails, cafés, and everyday conveniences, this is design-led living with restraint.

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|            |  |
|------------|--|
| Floor Area | 1369 sqft  |
| Strata Fee | \$840.96   |
| Year Built | 2020   |
| Rentals    | Yes  |
| Pets       | 2 - cats & dogs welcome  |
| Parking    | 2 - secure side by side  |
| Locker     | Large heated concrete storage room with built-ins + 2 secure lockers                                       |
| Features   | Set in the heart of Lynn Valley Village, steps to shops, services, dining, world class trails & recreation |





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THIS IS LIFE WITHOUT COMPROMISE

## PARKING & STORAGE

- 2 side-by-side parking stalls
- Spacious heated concrete storage room with built-ins by California Closets
- 2 additional secure storage lockers

## INCLUSIONS

Fridge, gas cooktop, wall oven, microwave, dishwasher, wine fridge, washer, dryer, blinds, drop down media screen, built in wall bed, built-in bed frame and side tables in primary suite

## APPLIANCES

Bosch Appliance package:

- Integrated fridge and dishwasher
- Gas cooktop
- Wall oven with convection
- Microwave - convection/speed oven
- Silhouette Professional wine fridge
- Whirlpool washer dryer with storage for cleaning supplies in the laundry

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\*While every effort has been made to ensure accuracy, buyer is to verify - listing agents make no representations or warranties\*



# 1201 2785 LIBRARY LANE

THIS IS LIFE WITHOUT COMPROMISE

Built by Bosa and thoughtfully enhanced, this home has been beautifully transformed..  
Defined by light, proportion, and architectural restraint.

## NOTABLE EXTRAS

- Professionally designed and renovated in 2021 by Stylux Design and Renovation, which included removing the wall between 2 bedrooms, creating a multi-functional space for guests, home office, lounge/media room, workout space and more
- Extensive custom millwork added, including built-in wine area and sideboard in dining room, living room fireplace with shelving and smart-glass
- built-in sound system with individual room controls, upgraded lighting, and other enhancements
- Upgrades purchased from Bosa include in-floor heating in the ensuite, wine fridge
- Full closet redesign and install by California Closets (in home and storage room)

## IMPROVEMENTS

- Upgrades purchased from Bosa include in-floor heating in the ensuite, wine fridge
- Sink is not in the island - is ideal for entertaining
- Built-in enclosed wine storage display and sideboard
- Extra cabinetry throughout
- Two electric fireplaces
- Accent lighting added tastefully through
- Large recessed art niche in living room
- Smart-glass divides flex space and living room
- Motorized blackout blinds in media/flex space
- Drop down projector screen
- Murphy bed with integrated closets
- Full closet redesign and install by California Closets throughout
- Built-in king size bed and nightstands
- Feature wall headboard
- Linen cupboard in ensuite
- Heated floors in ensuite
- Two full bathrooms, both with soaker tubs
- Two outdoor areas, one covered one uncovered
- Gas bib on patio

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