



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 communication is not intended to cause or induce the breach of an existing agency relationship.*



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THIS IS LIFE WITHOUT COMPROMISE

Built by Bosa and thoughtfully enhanced, the home is 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 accent lighting throughout
- 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

- Select Bosa upgrades include in-floor heating in the ensuite and a built-in wine fridge.
- Clean kitchen island design without an integrated sink, ideal for entertaining
- Built-in enclosed wine display and sideboard
- Additional custom cabinetry throughout
- Two linear electric fireplaces with customizable flame colour, Accent lighting added tastefully through
- Large recessed art niche in living room
- Smart-glass adds privacy, dividing the flex space and living room at the touch of a switch.
- Built-in surround sound speakers
- Motorized blackout blinds in the secondary living area for media viewing
- Motorized drop-down projector screen for private cinema nights
- Murphy bed with integrated desk, shelving, and closets
- Full closet redesign and installation by California Closets throughout
- Custom-designed built-in king bed with integrated nightstands and feature headboard wall
- Dedicated linen closet in ensuite
- In-floor heating in the ensuite
- Two full bathrooms, each with a soaker tub
- Two distinct outdoor spaces, including a covered outdoor area and an open-air patio
- Natural gas connection on the patio

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## PARKING & STORAGE

- Two side-by-side parking stalls
- Spacious heated concrete storage room with California Closets built-ins, dedicated deadbolt locking, and a standalone high-security three-bike safe
- Two 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 SPECIFICATIONS

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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