



Presented by:
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Active
R3008079

Board: V

House/Single Family

1561 MERLYNN CRESCENT

North Vancouver

Westlynn

V7J 2X9

Residential Detached

\$2,268,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **70.00**

Frontage(metres): **21.34**

Depth / Size: **152**

Lot Area (sq.ft.): **10,640.00**

Lot Area (acres): **0.24**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

Rear Yard Exp:

P.I.D.: **009-467-751**

Original Price: **\$2,268,000**

Approx. Year Built: **1959**

Age: **66**

Zoning: **RES**

Gross Taxes: **\$7,538.65**

For Tax Year: **2024**

Tax Inc. Utilities?:

Tour:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1km** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 44, BLOCK D, PLAN VAP9772, DISTRICT LOT 832, GROUP 1, NEW WESTMINSTER LAND DISTRICT, WESTLYNN**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	1,296	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	5'5 x 11'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'6 x 17'1			x	Main	4
Finished Floor (Below):	1,157	Main	Dining Room	8'5 x 11'5			x	Below	3
Finished Floor (Basement):	0	Main	Kitchen	14'6 x 11'4			x		
Finished Floor (Total):	2,453sq. ft.	Main	Primary Bedroom	10'5 x 11'4			x		
Unfinished Floor:	0	Main	Bedroom	9'0 x 11'7			x		
Grand Total:	2,453sq. ft.	Main	Bedroom	9'3 x 11'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	13'6 x 28'7			x		
		Below	Bedroom	12'0 x 14'5			x		
		Below	Storage	13'6 x 14'5			x		
		Below	Laundry	6'9 x 10'11			x		
Suite:		Main	Mud Room	9'4 x 5'11			x		
Basement:Fully Finished		Below	Storage	5'3 x 7'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Oakwyn Realty Ltd.**

This family home sits on a rare 10,640 SF flat lot in the serene area of Westlynn. Enjoy privacy, serenity, & a vacation-like feel every day. The main floor offers 3 spacious bedrooms, an open living and dining area, and a large deck overlooking a park-like backyard. Downstairs, you'll find a 4th bedroom, a workshop, and a huge family room, perfect for a home office or recreation. With a separate entrance, the lower level is ready for an easy suite conversion, ideal for extended family or extra income. Enjoy oak hardwood floors, custom wood windows, newer appliances, roof, bathrooms, & a long asphalt driveway. Set on a quiet road, with a greenbelt across the street, steps from parks, trails, Lynn Creek, and Eastview Elementary, with quick access to Lynn Valley Mall, Mountain Hwy, & Hwy 1.