



Presented by:

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Active
R3033367

Board: V
House/Single Family

1561 MERLYNN CRESCENT

North Vancouver
Westlynn
V7J 2X9

Residential Detached

\$2,099,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,099,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 70.00	Bathrooms: 2	Age: 66
Frontage(metres): 21.34	Full Baths: 2	Zoning: RES
Depth / Size: 152	Half Baths: 0	Gross Taxes: \$7,538.65
Lot Area (sq.ft.): 10,640.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.24	P.I.D.: 009-467-751	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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 x11'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'6 x17'1			x	Main 4
Finished Floor (Below):	1,157	Main	Dining Room	8'5 x11'5			x	Below 3
Finished Floor (Basement):	0	Main	Kitchen	14'6 x11'4			x	
Finished Floor (Total):	2,453sq. ft.	Main	Primary Bedroom	10'5 x11'4			x	
Unfinished Floor:	0	Main	Bedroom	9'0 x11'7			x	
Grand Total:	2,453sq. ft.	Main	Bedroom	9'3 x11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	13'6 x28'7			x	
		Below	Bedroom	12'0 x14'5			x	
		Below	Storage	13'6 x14'5			x	
		Below	Laundry	6'9 x10'11			x	
Suite:		Main	Mud Room	9'4 x5'11			x	
Basement:Fully Finished		Below	Storage	5'3 x7'6			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.