

Active  
R3059027  
Board: V  
House/Single Family

1561 MERLYNN CRESCENT  
North Vancouver  
Westlynn  
V7J 2X9

Residential Detached  
\$1,998,000 (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

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: \$1,998,000  
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  
R.I. Plumbing:

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

Dist. to School Bus:  
Land Lease Expiry Year:

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     |
| Finished Floor (AbvMain2): | 0             | Main  | Living Room     | 13'6 x 17'1 |       |      | x          | #Pcs      |
| Finished Floor (Below):    | 1,157         | Main  | Dining Room     | 8'5 x 11'5  |       |      | x          | Main      |
| Finished Floor (Basement): | 0             | Main  | Kitchen         | 14'6 x 11'4 |       |      | x          | Below     |
| Finished Floor (Total):    | 2,453 sq. ft. | Main  | Primary Bedroom | 10'5 x 11'4 |       |      | x          | 3         |
| Unfinished Floor:          | 0             | Main  | Bedroom         | 9'0 x 11'7  |       |      | x          |           |
| Grand Total:               | 2,453 sq. 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          |           |
| Suite:                     |               | Below | Bedroom         | 12'0 x 14'5 |       |      | x          |           |
| Basement: Fully Finished   |               | Below | Storage         | 13'6 x 14'5 |       |      | x          |           |
|                            |               | Below | Laundry         | 6'9 x 10'11 |       |      | x          |           |
|                            |               | Main  | Mud Room        | 9'4 x 5'11  |       |      | x          |           |
|                            |               | Below | Storage         | 5'3 x 7'6   |       |      | x          |           |

Crawl/Bsmt. Height: # of Levels: 2  
# of Kitchens: 1 # of Rooms: 13

Manuf Type:  
MHR#  
ByLaw

Registered in  
CSA/BCE:

PAD Rental:  
Maint. Fee:

Listing Broker(s): Oakwyn Realty Ltd.

This family home is on incredible 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 bdrms, an open living & dining area, and a large deck overlooking a park-like backyard. Downstairs, you'll find a 4th bedroom, a workshop, & 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, Eastview Elementary, and quick access to Lynn Valley Mall, Mountain Hwy & Hwy 1.