



3090 BROOKRIDGE DRIVE

EDGEMONT | NORTH VANCOUVER



OAKWYN REALTY

EXCLUSIVE EDMONT VILLAGE!

This inviting residence is ideally located in a coveted cul-de-sac location, steps to the Village. Timeless elegance and craftsmanship throughout - extensive woodwork, stone design elements, 3 fireplaces, seamless indoor-outdoor living with a high-end kitchen featuring Miele appliances, flat panel cabinetry. The private backyard offers covered entertainment space and a gas fire table, perfect for gatherings and overlooks the 21,000+ sqft lot. Upper level with 3 ensuited bedrooms - primary suite features balcony to enjoy the tranquil greenbelt setting. Spacious rec room, bar, walk-in wine cellar, sauna, guest bedroom and full bath down. The built-in work area plus separate exterior entrance offer versatility for personal use or in-law suite potential. Hardwood floors, radiant heating, AC, and Control 4 smart home technology. Don't miss out on this opportunity to own a piece of luxury!

Floor Area	4,468 sqft
Lot Size	21,000+ sqft
Year Built	2017
Bedrooms	4
Bathrooms	4 full and 1 half
Outdoor Spaces	Spacious Patio, Synthetic Turf and Fenced Yard
Schools	Highlands & Handsworth Secondary
Area Features	Amenities, trails & recreation nearby!



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