

ROSSETTI



1612 ST ANDREWS AVENUE

CENTRAL LONSDALE, NORTH VANCOUVER

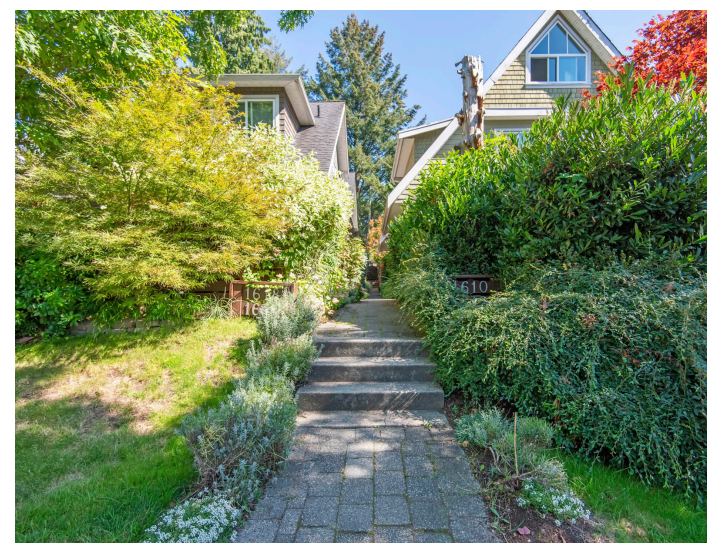


CRAFTSMAN STYLE CENTRAL LONSDALE HALF-DUPLEX

3 Beds | 3 Baths | 2,362 Sq/Ft

■ Craftsman style half-duplex in a terrific Central Lonsdale location. Featuring an open planned main floor with 9' ceilings, engineered hardwood floors, natural gas fireplaces with concrete surround, and an abundance of natural light from floor-to-ceiling windows and doors. The chef's kitchen offers granite counters, rich wood cabinets, 11' centre island, a convenient pantry closet, and stainless appliances including an oven with a gas cooktop. Completing the main is a 2-piece bathroom and access to a 300 sq/ft fenced and completely private patio – ideal for summer barbecues and entertaining! The upper levels offer 2 to 3 bedrooms and 2 bathrooms including a spacious primary suite with double closets and large 4-piece ensuite that features vaulted ceilings and a skylite. The top level is a flexible use loft space, great as a family room, home office, or with easy conversion to a 3rd bedroom if desired. The finished lower level includes a large recreation room, storage under the stairs, and a small den/closet with roughed-in plumbing for a fourth bathroom. Great low maintenance strata lifestyle with no pet/ rental restrictions and no maintenance fees! Additional features include new hot water tank (2022), updated kitchen appliances (fridge 2021, dishwasher 2017), thoughtful storage closets throughout, and lane access to a single car garage (conveniently accessed from your private patio). Situated in a superb Central Lonsdale location just walking distance to all amenities including City Market, Whole Foods, the City Library, Grand Boulevard & the Green Necklace Trails, the new Harry Jerome Community Center, Lions Gate Hospital, and all Lonsdale shops and restaurants; plus it's well connected to transit across the North Shore and to downtown!

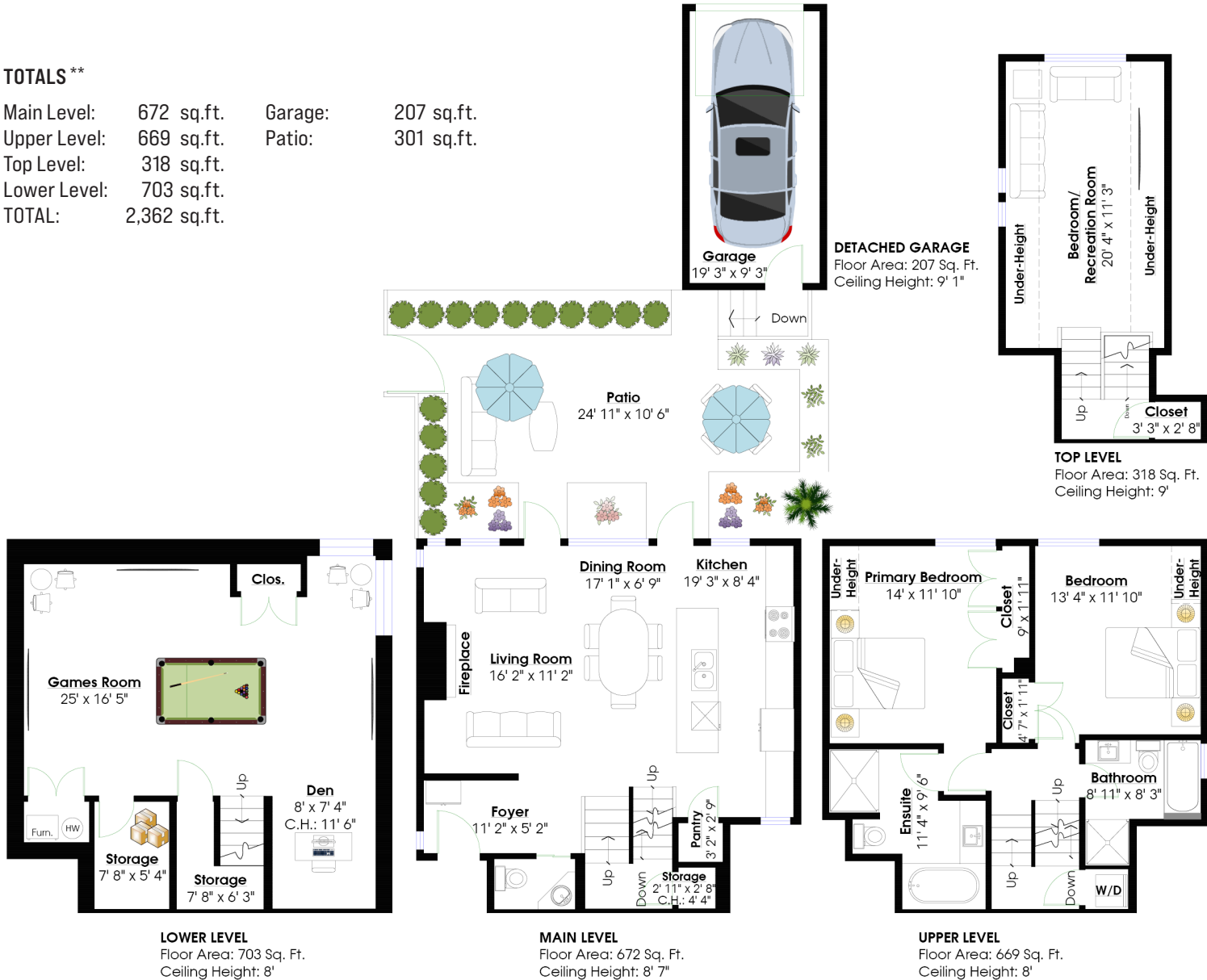




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TOTALS **

Main Level:	672 sq.ft.	Garage:	207 sq.ft.
Upper Level:	669 sq.ft.	Patio:	301 sq.ft.
Top Level:	318 sq.ft.		
Lower Level:	703 sq.ft.		
TOTAL:	2,362 sq.ft.		



Layout by BC Floorplans. ** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E60 Insured for \$1,000,000. Information should not be relied upon without independent verification.

