

**ROSSETTI**



**405 160 WEST 3RD STREET**

**LOWER LONSDALE, NORTH VANCOUVER**



# BRIGHT 1 BDRM + FLEX IN THE SOUGHT-AFTER 'ENVY' BUILDING

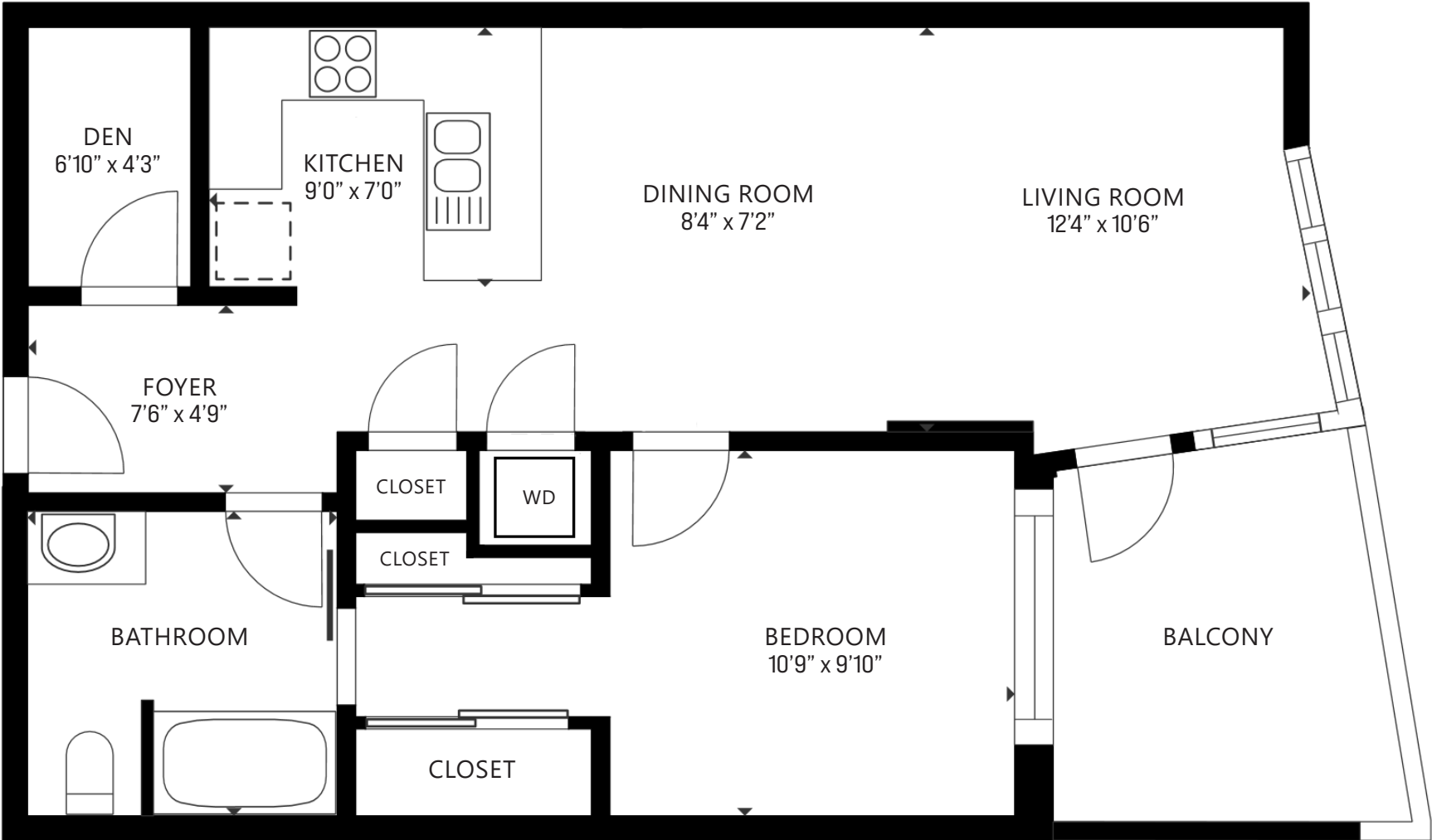
1 Bed + Flex | 1 Bath | 694 Sq.Ft. Condo

■ Welcome to this bright 1-bedroom plus flex residence located in the sought-after 'Envy' building, nestled in vibrant Lower Lonsdale. This south-facing suite offers nearly 700 sq/ft of living space, boasting an open plan design complemented by near floor-to-ceiling windows and a spacious balcony showcasing peek-a-boo views of Lions Gate Bridge and stunning sunsets. The well-equipped kitchen boasts stainless steel appliances including a gas cooktop, quartz countertops, and a convenient bar stool peninsula. Both the living and dining rooms offer ample space and provide access to the covered balcony, perfect for outdoor dining, entertaining, and year-round barbecuing. Completing the home is the bedroom with two closets, a semi-ensuite 4-piece bathroom, and a versatile den, ideal for a home office or storage. Additional features include engineered hardwood floors, radiant in-floor heat (with heat and hot water included in the maintenance fees), 1 secured parking stall, storage locker, and common bike storage. This boutique, low-rise concrete building by Marcon Construction is LEED Silver certified, pet friendly (up to 2 dogs or 2 cats or one of each), and entirely non-smoking. Enjoy the convenience of a central location with a Walk Score of 96, providing easy access to all Lonsdale amenities including shops, restaurants, the Shipyards, Lonsdale Quay Market, Semish & Waterfront Parks, the Brewery District, the Spirit Trail, and public transit.





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FLOOR AREA: 694 SQ.FT.

Interior square footage from strata plan. Layout and measurements from Matterport. Square footage, room measurements, & dimensions are approximate and not guaranteed. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.