



**ROSSETTI**

**112 185 VICTORY SHIP WAY**

LOWER LONSDALE, NORTH VANCOUVER

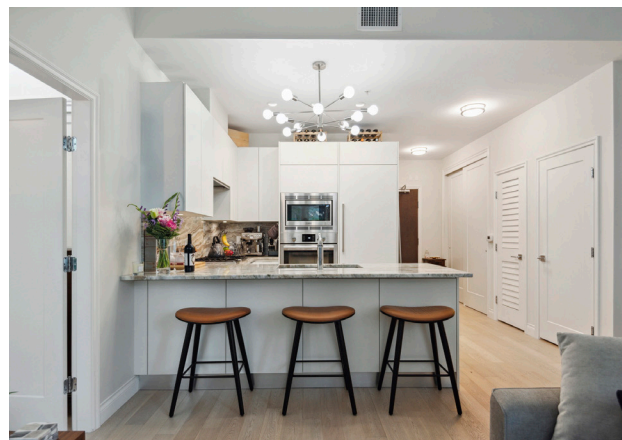




# CONTEMPORARY 2-BDRM TOWNHOME-STYLE 'CASCADE EAST' SUITE

2 Beds | 2 Baths | 929 Sq/Ft

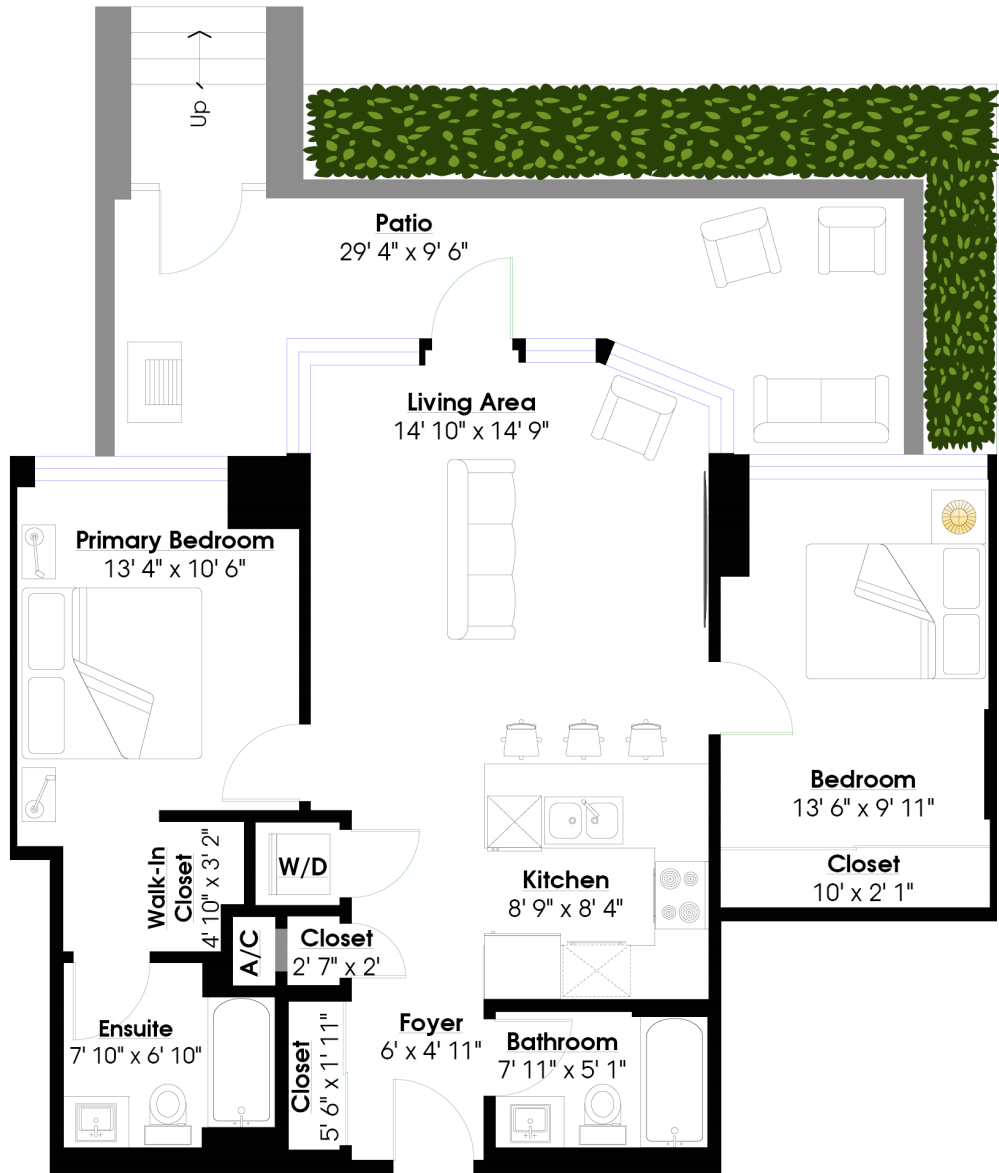
■ Discover this stunning, contemporary 2-bedroom townhome-style suite at 'Cascade East,' nestled in the heart of the vibrant Shipyards District. Offering 929 sq/ft of open-concept living, this beautifully designed home features 2 bedrooms, 2 bathrooms, and a 215 sq/ft patio. The home still shows like new without GST! High-end features include 10-foot ceilings, crown molding, sleek Scavolini kitchen cabinetry, Bosch appliances, engineered hardwood flooring throughout, and forced air heating and cooling for year-round comfort. A rare bonus—this unit comes with TWO PARKING stalls! (the second stall was purchased by the sellers for \$50K) The timeless white kitchen is equipped with stainless steel appliances, including a gas cooktop, integrated fridge, and a large natural stone countertop with bar seating. The spacious living/dining area, framed by floor-to-ceiling windows, enhances the airy feel and offers a tranquil view of the private, hedged patio. The patio runs the full width of the home and is perfect for outdoor entertaining, complete with a BBQ area (with gas hookup) and intimate seating. The two bedrooms are thoughtfully positioned for privacy, with the spacious primary suite featuring a walk-in closet and an elegant 4-piece ensuite. The second generous sized bedroom is ideal for family, guests, or an office. Completing the home is a second 4-piece bathroom and in-suite washer/dryer. Additional details include abundant in-suite storage with upgraded oversized closet doors in the entry and second bedroom for easy access (plus a separate storage locker). As a resident of Cascade at the Pier, enjoy exclusive access to the exceptional amenities offered by the Pinnacle Hotel including an indoor pool, hot tub, exercise center, sauna, and clubhouse. Cascade is located in a prime waterfront setting, with the Spirit Trail at your patio door, and all the conveniences of Lower Lonsdale within walking distance. Enjoy the Friday night markets, explore the Lonsdale Quay and the Brewery District, access great transit options, and indulge in the neighbourhoods' highly rated restaurants - making this location ideal for anyone wanting to experience the best of upscale living with the ease of city living.











**TOTALS \*\***

Main Level: 929 sq.ft.  
 Patio: 215 sq.ft.

**MAIN LEVEL**

Floor Area: 929 Sq. Ft.  
 Ceiling Height: 10' 4"



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.