

ROSSETTI



341 WEST 22ND STREET

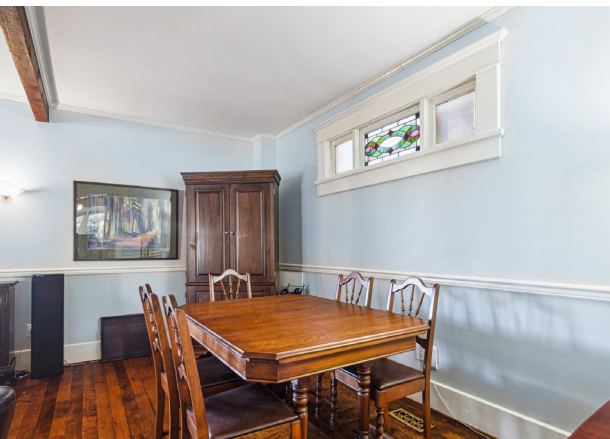
CENTRAL LONSDALE, NORTH VANCOUVER



UPDATED CENTRAL LONSDALE HERITAGE HOME

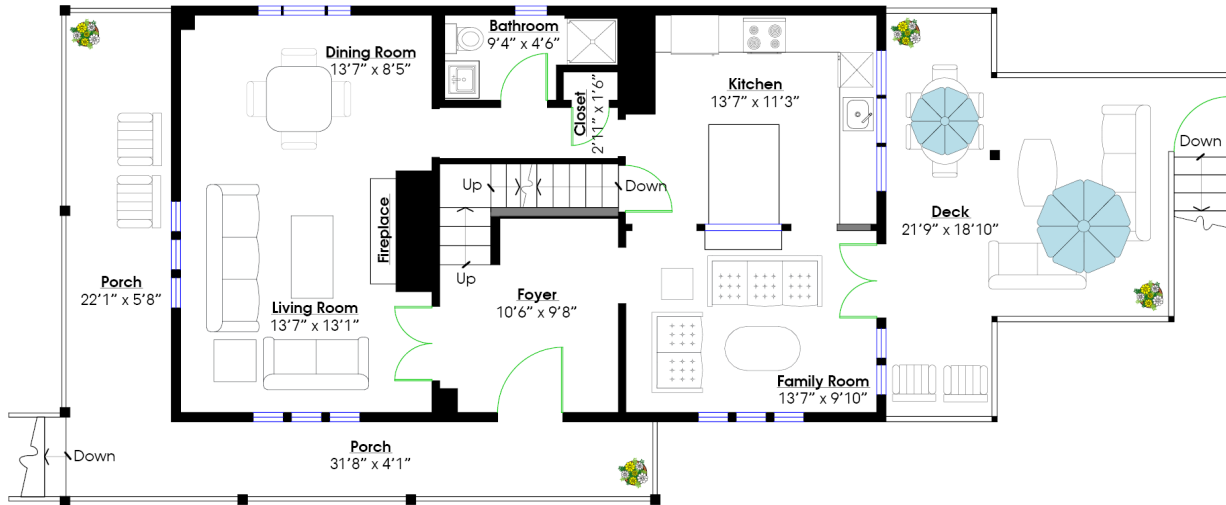
3 Beds | 2 Baths | 2,572 Sq/Ft

■ Lovingly maintained and updated heritage home in the heart of Central Lonsdale. Offering a perfect blend of historic charm and modern convenience. Known as the Cant Residence, this Edwardian vernacular-style home was originally built in 1911 and expanded in 1914. Rich in character, the property includes notable heritage features that lend timeless appeal, including a picturesque wrap-around verandah supported by elegant chamfered columns, a spacious second-floor sleeping porch, and original fir floors complemented by extensive millwork and wainscoting. The home's inviting verandah leads to a grand foyer featuring striking penny tile floors. From there, the open-plan living and dining area welcomes you with a cozy wood-burning fireplace, an exposed beam ceiling, and a charming stained-glass window that adds a touch of artistry to the space. The heart of the home is the beautifully modernized kitchen and family room. The open-concept kitchen includes ample cupboard and counter space, a generous center island, sleek stainless-steel appliances, and an abundance of windows that bathe the space in natural light. The adjacent family room offers an intimate yet airy ambiance, with French doors that open onto a sun-drenched south-facing deck – an ideal setting for barbecues and outdoor entertaining. The expansive deck features ample space for a dining table, set beneath a canopy of vines that create a serene outdoor oasis when in bloom. Completing the main level is a stylish 3-piece bathroom. Upstairs, you'll find three comfortable bedrooms, including a west-facing room with an intimate balcony that offers picturesque views of the North Shore Mountains and Lions peaks. Completing the upper level is a 4-piece bathroom with vaulted ceilings and an abundance of windows. The partially finished, lower-height basement includes a versatile den/office space, a laundry room with full-size side-by-side washer and dryer, and a large unfinished area perfect for storage or a workshop. Set on a 33' x 134.9' lot with a sunny, south facing fully fenced backyard. The yard includes access to the deck, a large grassed area perfect for kids and a pet, plus a charming tree fort. Lane access leads to a single parking pad equipped with an EV charger and an additional electrical plug for convenience. Set in a terrific central location, with Carson Graham Secondary (with IB program) just steps away. It's also close to trails and fields at Mahon Park, and provides easy access to the vibrant Lonsdale corridor's diverse shopping and dining options, including Whole Foods, City Market, and more.





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MAIN LEVEL

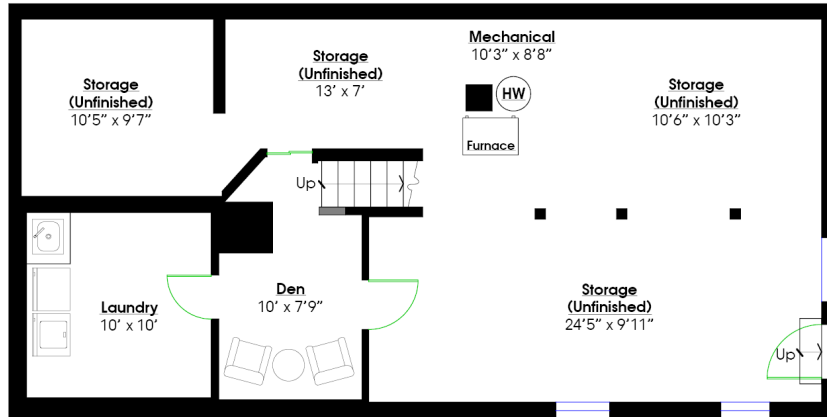
Floor Area: 865 Sq. Ft.
Ceiling Height: 8'4"

SQ/FT TOTALS **

Main Level: 865 sq/ft
Upper Level: 703 sq/ft
Lower Level: 230 sq/ft
Unfinished: 774 sq/ft

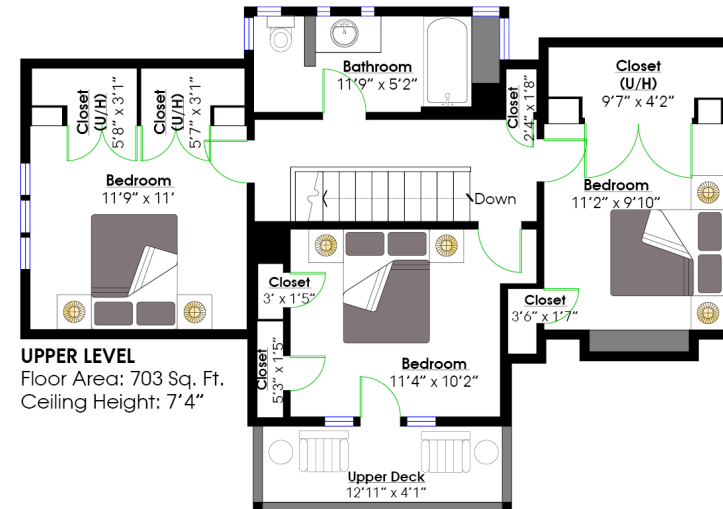
TOTAL: 2,572 sq/ft

Deck: 261 sq/ft
Porch: 253 sq/ft
Upper deck: 64 sq/ft



LOWER LEVEL

Floor Area: 1,004 Sq. Ft.
Ceiling Height: 6'3" (Under-Height)



UPPER LEVEL

Floor Area: 703 Sq. Ft.
Ceiling Height: 7'4"

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.

