

**ROSSETTI**

**203 1412 ESQUIMALT AVENUE**

**AMBLESIDE, WEST VANCOUVER**





# SOUTHEAST CORNER SUITE AT 'HEMINGWAY PLACE'

2 Beds | 1 Bath | 1,063 Sq/Ft

■ Inviting southeast corner suite at 'Hemingway Place' in the heart of Ambleside. This well-cared-for and freshly painted home offers 2 bedrooms, 1 bathroom, and over 1,000 sq/ft with a tranquil outlook to the strata's manicured gardens. The living and dining areas are bright and open, with an abundance of generous sized windows and a sliding door to an enclosed solarium—ideal to enjoy the southern exposure. The kitchen features thoughtful updates over the years, including wood cabinetry, upgraded counters, and classic white appliances, while offering potential for a renovation to create a more open-plan layout. The primary bedroom has room for a King bed and features a wall-to-wall closet, sliders to a private balcony, and semi-ensuite access to the 4-piece bathroom. The second bedroom offers flexibility, whether for family, a home office, or as a guest room. In-suite laundry, good closet space, one secure underground parking stall, and a storage locker add convenience. Set in the well-regarded 'Hemingway Place,' a concrete building offering just four suites per floor, maintenance fees including heat and hot water, and one cat permitted. This central location has an outstanding Walk Score of 96, with Ambleside and John Lawson Parks moments from your door and with easy access to shopping, restaurants, coffee shops, the library, transit, and the West Van Community and Seniors Centres. An exceptional opportunity to move in and enjoy this home as is, or customize it to suit your personal style and needs!

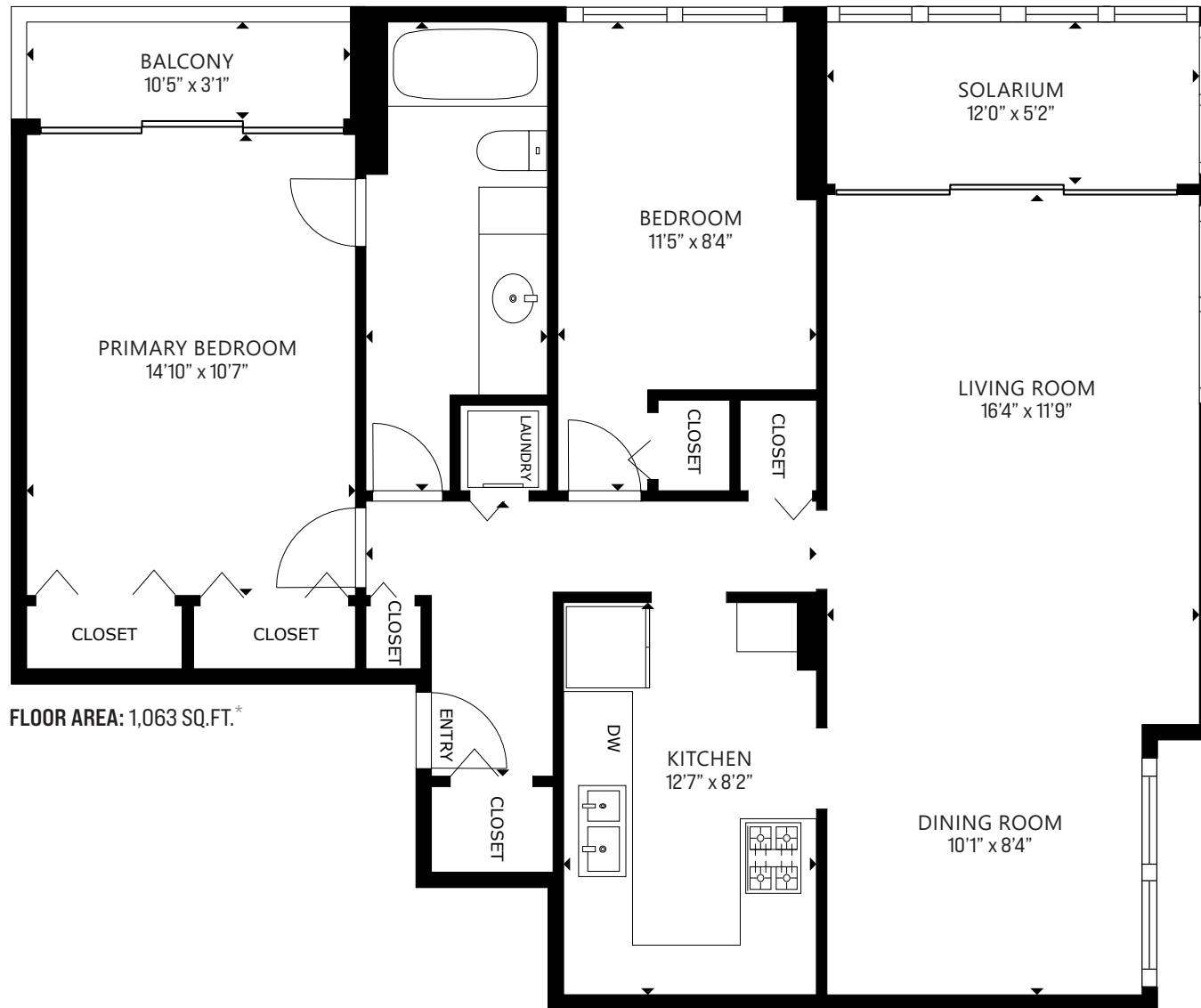








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FLOOR AREA: 1,063 SQ.FT.\*

\*Square footage includes solarium which is not included in the strata plan square footage. Strata plan shows 936 sq/ft. Layout, square footage, and measurements by Matterport 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.