

**RE/MAX  
ROSSETTI  
REALTY**

**1203-114 W KEITH RD**

# VIEWS. VIEWS. VIEWS!

■ Spacious, bright, and updated apartment in the sought after and rarely available 'Ashby House' on Victoria Park. This 2 bedroom, 2 bathroom, nearly 1,000 sq/ft suite is located on the southwest corner with expansive views of Downtown Vancouver, the inner harbour, Lions Gate Bridge, and the North Shore mountains. Offering a generous sized, open plan living/dining room with engineered hardwood floors, built-in cabinets with desk, and sliders to a 230 sq/ft wrap-around covered balcony. The galley kitchen includes granite counters, wood cabinets, and stainless appliances. The master bedroom features a 3 piece ensuite; while the second bedroom is an ample size, great for kids, an office, or as a guest room with built-in murphy bed. In-suite laundry, storage locker, and 1 parking stall in the secured underground parking. Building amenities include a well-equipped gym, party room with pool table and shuffle board, and bike storage. Pets allowed [1 small dog (<20lbs) or 2 cats]. Rentals not allowed. Situated right across the street from beautiful Victoria Park, offering terrific privacy and separation from surrounding buildings. Walking distance to Queen Mary Elementary and Carson Graham Secondary, steps to transit, and close to all Lonsdale amenities.

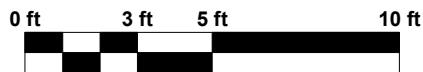
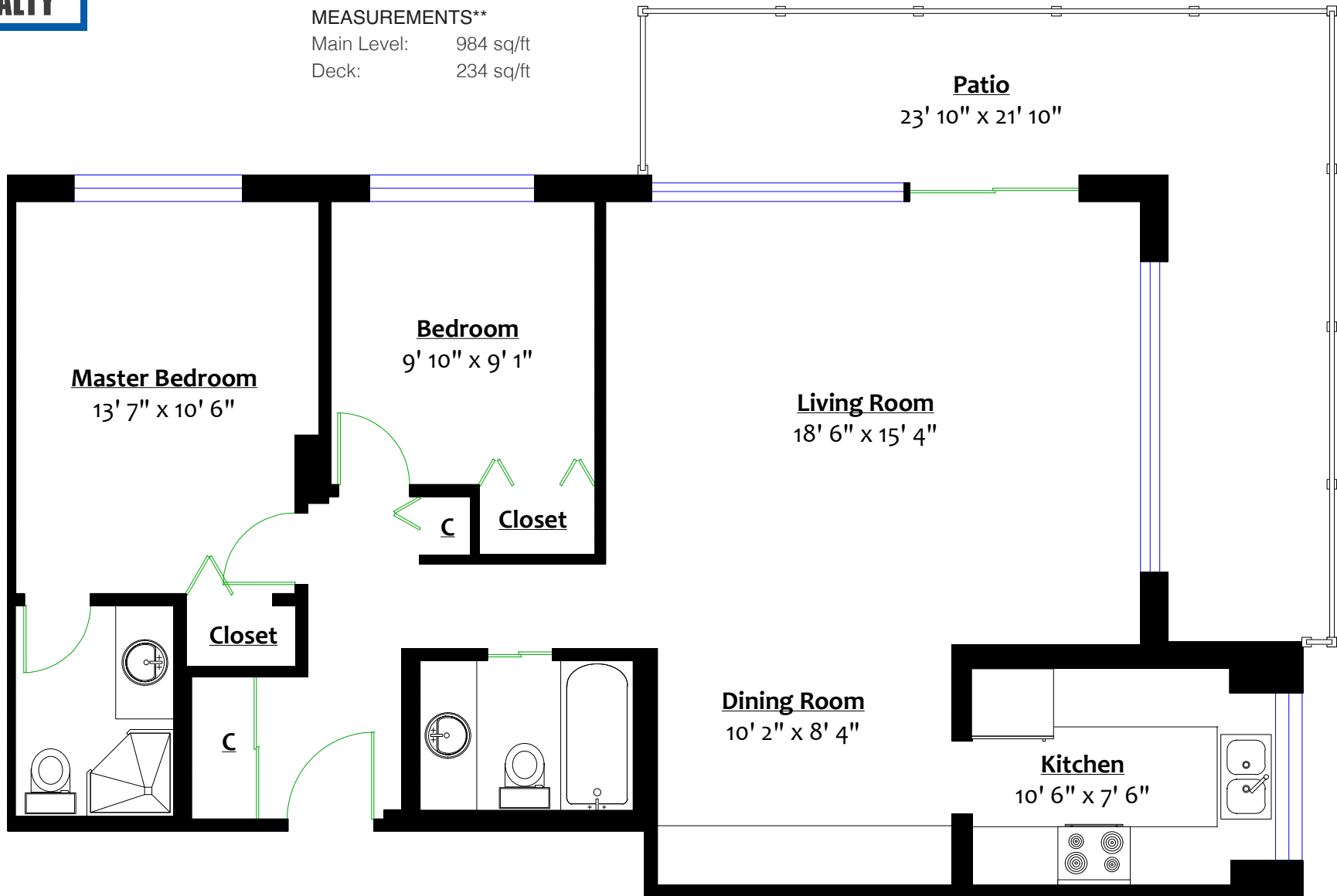
**Listed at \$950,000**







MEASUREMENTS\*\*  
Main Level: 984 sq/ft  
Deck: 234 sq/ft



\*\* Approx based on interior measurements to exterior walls  
\*\* Total square footage not taken from original blueprints or strata plan.  
All information displayed is believed to be accurate but is not guaranteed and should be independently verified.  
This communication is not intended to cause or induce breach of an existing agency agreement.

For more information or to arrange a private tour:  
Call [604.983.2518](tel:604.983.2518) or visit [RealEstateNorthShore.com](http://RealEstateNorthShore.com)