



**102 175 W 4TH STREET**  
NORTH VANCOUVER



# SPACIOUS 'ADMIRALTY COURT' 1 BDRM SUITE

1 Bed | 1 Bath | 709 Sq/Ft

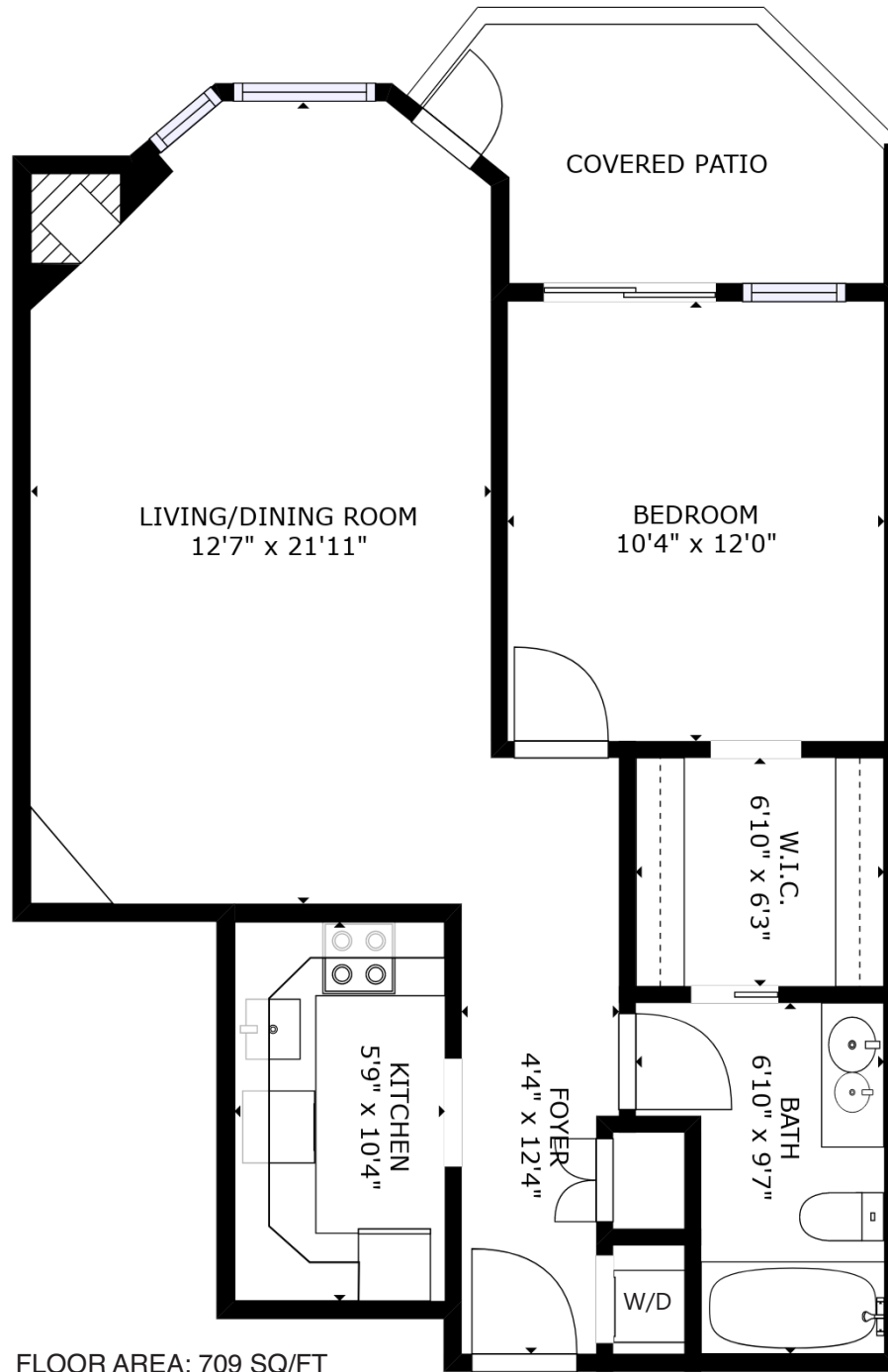
■ Enjoy Lower Lonsdale living from this spacious "Admiralty Court" 1 bdrm suite. Offering over 700 sq/ft including a large open plan living/dining room with gas burning fireplace, west facing windows, and access to a raised, covered patio with built-in bench seating. The kitchen features updated shaker cabinets, stainless appliances, and tasteful tiled backsplash. The bedroom is a generous size and offers slider access to the patio, large walk-through closet, and direct access to the semi-ensuite 5-piece bathroom (with dual sink vanity). Completing the home is in-suite laundry. Well located on the main floor of the building allowing easy access to pop out for pets or to visit the local amenities. Two pets allowed, rentals limited to 7. Includes 1 secured parking and storage locker. Currently tenanted at \$1,900 per month. Set in a terrific central location step to all Lower Lonsdale amenities including Waterfront Park and the Spirit Trail, the Shipyards, Lonsdale Quay Market, the Brewery District, transit (Seabus + new RapidBus line), and neighbourhood shops and restaurants.











FLOOR AREA: 709 SQ/FT  
BALCONY: 73 SQ/FT

Layout, square footage, & room 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.

For more information  
Call **604 983 2518** or visit  
[RealEstateNorthShore.com](http://RealEstateNorthShore.com)