



**107 310 E 3RD STREET**  
NORTH VANCOUVER

# SPACIOUS LOWER LONSDALE PATIO SUITE

1 Bed | 1 Bath | 733 Sq/Ft

■ Spacious 1 Bdrm patio suite in the heart of Lower Lonsdale. Don't let the address fool you, this home is set on the backside of the building well away from the noise of 3rd Street. Offering 1 bedroom, 1 bathroom, and over 733sq/ft with a 383 sq/ft patio/garden. Featuring a practical layout including a partially open galley style kitchen and adjacent dining room. The large living room offers wall-to-ceiling glass sliders with easy access to the private, fully fenced patio (with large mature hedge providing added privacy and security). The patio is a great size for entertaining and everyday enjoyment with room for all your patio furniture, a barbecue, or added storage. Completing the suite is a generous sized bedroom, 4-piece bathroom, and plenty of in-suite storage (including an extra wide front hall closet). Includes 1 secure parking stall & storage locker. Hillshire Place is a proactive building with numerous upgrades including roof (2020), lobby (2020), and plumbing (2014). Two cats allowed. Set in a terrific central location near all Lower Lonsdale amenities including the Brewery District, transit (RapidBus line + Seabus), the Spirit Trail; and just a short walk to the Shipyards, Lonsdale Quay Market, and all neighbourhood shops and restaurants.







FLOOR AREA: 733 SQ/FT  
PATIO + GARDEN: 383 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  
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