



ROSSETTI

112 185 VICTORY SHIP WAY

LOWER LONSDALE, NORTH VANCOUVER



CONTEMPORARY 2-BDRM TOWNHOME-STYLE 'CASCADE EAST' SUITE

2 Beds | 2 Baths | 929 Sq/Ft

■ Discover this stunning contemporary 2-bedroom townhome-style suite at Cascade East, ideally located in the heart of the vibrant Shipyard District. Offering 929 sq ft of thoughtfully designed open-concept living, this beautifully appointed home features 2 bedrooms, 2 bathrooms, and an impressive 215 sq ft private patio. The home still shows like new - with no GST! One of the home's standout features is its convenient main-floor location, offering easy access from the lobby without the need for elevators. The private patio also provides direct access to the Spirit Trail, creating a townhome-style feel that's ideal for downsizers, pet owners, or anyone seeking the ease of condo living with a more accessible, ground-level entry.

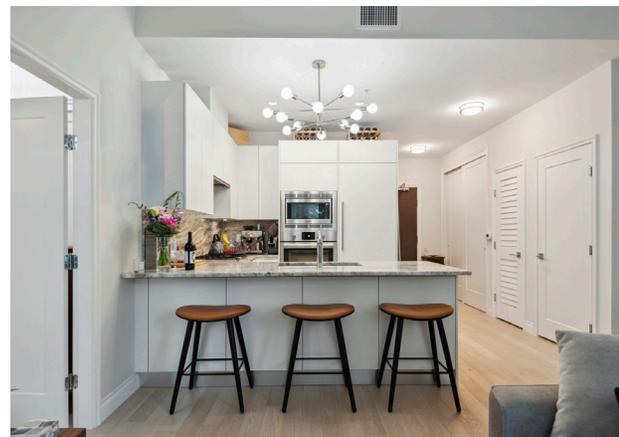
High-end finishes include 10-foot ceilings, crown moulding, sleek Scavolini kitchen cabinetry, Bosch appliances, engineered hardwood flooring throughout, and forced air heating and cooling for year-round comfort. A rare bonus - this unit includes two parking stalls, with the second stall purchased by the sellers for \$50,000. The timeless white kitchen features stainless steel appliances including a gas cooktop, integrated fridge, and a large natural stone island with bar seating - perfect for entertaining. The spacious living and dining area is framed by floor-to-ceiling windows that enhance the airy feel while offering a tranquil view of the private, hedged patio.

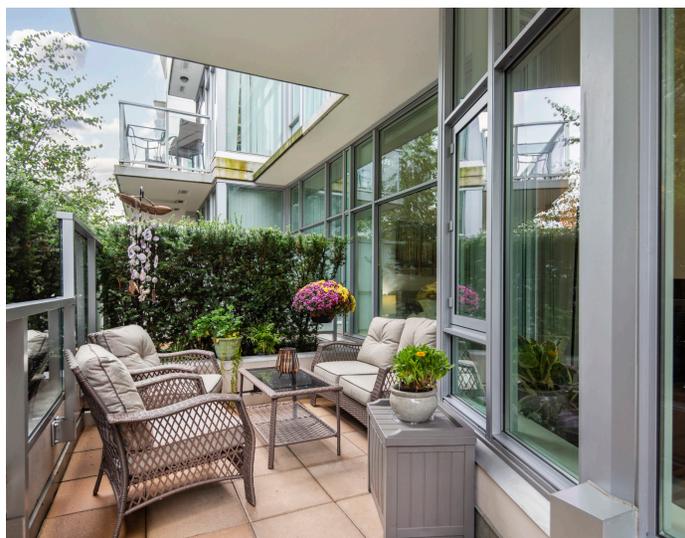
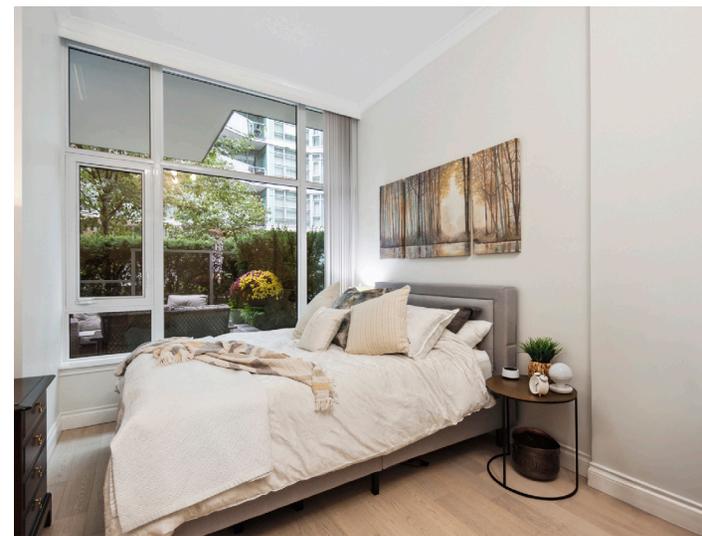
Extending the full width of the home, the patio provides an exceptional outdoor living space ideal for entertaining, complete with a gas hookup for BBQs and room for comfortable seating.

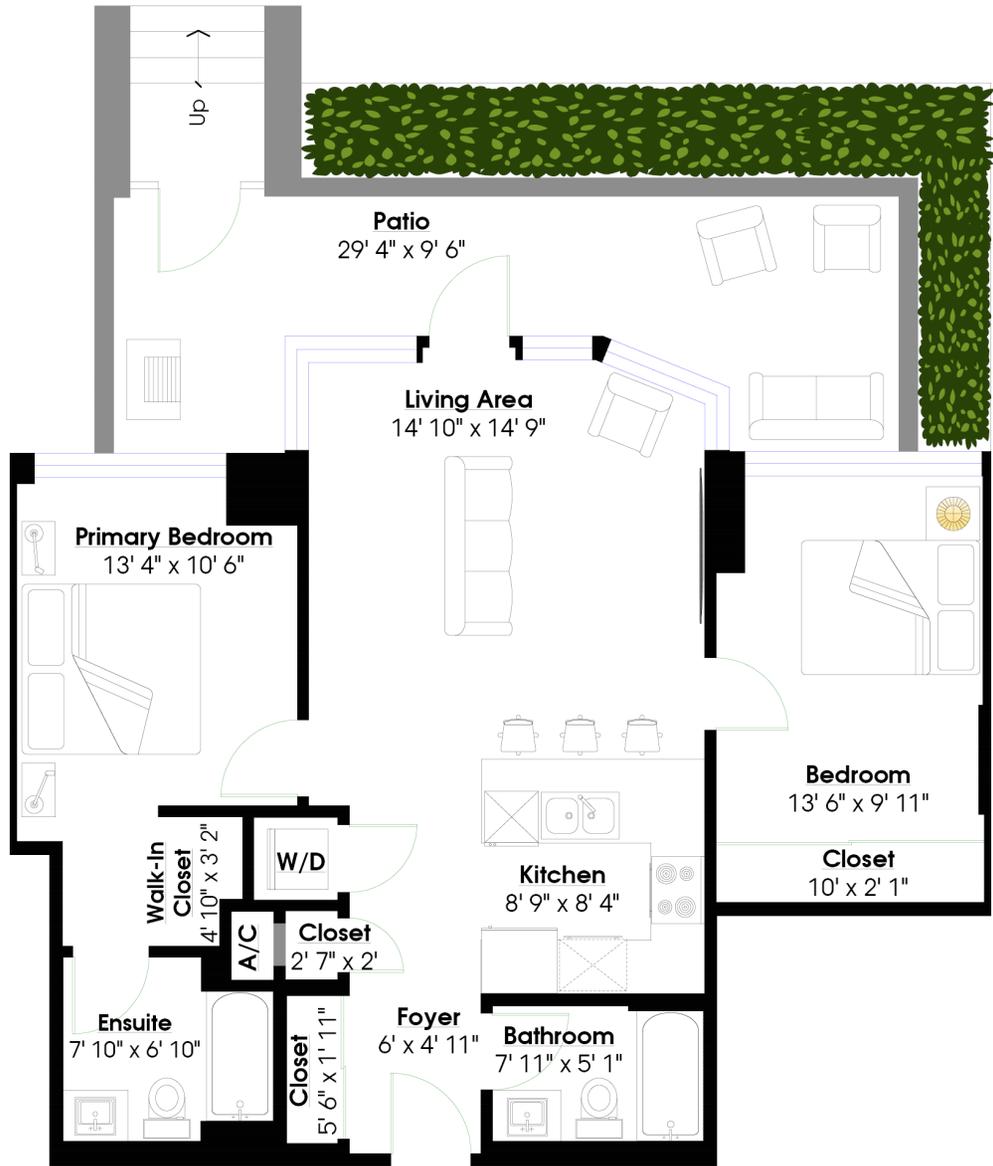
The two bedrooms are thoughtfully positioned for privacy. The spacious primary suite features a walk-in closet and an elegant 4-piece ensuite, while the generously sized second bedroom is perfect for family, guests, or a home office. A second 4-piece bathroom and in-suite washer and dryer complete the home.

Additional highlights include upgraded engineered hardwood flooring extending into both bedrooms, as well as abundant in-suite storage with upgraded oversized closet doors in the entry and second bedroom for easier access, plus a separate storage locker.

Set in a prime waterfront location, the Spirit Trail is right at your doorstep, with all the conveniences of Lower Lonsdale just steps away. Enjoy the Friday Night Market, explore Lonsdale Quay and the Brewery District, access convenient transit options, and dine at some of the North Shore's most highly rated restaurants. This is an ideal home for those seeking upscale living with the walkable ease and energy of city life.







TOTALS **

Main Level: 929 sq.ft.
Patio: 215 sq.ft.

MAIN LEVEL

Floor Area: 929 Sq. Ft.
Ceiling Height: 10' 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.