

ROSSETTI



129 649 EAST 3RD STREET

LOWER LONSDALE, NORTH VANCOUVER



MODERN FAMILY LIVING IN MOODYVILLE

3 Beds + den | 4 Baths | 1,880 Sq/Ft

■ Paired with sweeping Inner Harbour and Downtown views, this modern 3-bedroom and den townhome in the highly regarded Morrison complex is a rare opportunity to experience the very best of North Vancouver living.

Tucked at the back of the development away from Third Street with direct courtyard access, this impressive home offers nearly 1,900 sq.ft. of interior living plus more than 500 sq.ft. of outdoor space. Generous room sizes, a functional family-friendly layout, and multiple levels of living make this an ideal home for families and those who love to entertain.

The main floor features a practical open-concept layout with high ceilings, centred by a sleek white kitchen offering an integrated refrigerator and dishwasher, stainless steel appliances including a gas cooktop, and a large quartz island with bar seating and upgraded waterfall-edge stonework. The dining area easily accommodates everyday meals and larger gatherings, with direct access to an intimate front patio—ideal for barbecues, outdoor dining, or a play space for children. A gas outlet provides convenience for a BBQ and firepit. Completing the main level is a bright south-facing living room with large sliding doors opening to a Juliet balcony, providing excellent natural light and airflow, along with a convenient 2-piece powder room.



The second level offers two generously sized bedrooms and two full bathrooms, including one bedroom with a private 3-piece ensuite. The main bathroom features a full-size tub, ideal for families, and is conveniently located beside the laundry closet with full-size stacking washer and dryer. On the upper floor, the spacious primary suite offers ample room for additional wardrobes, two closets, and a spa-inspired 5-piece ensuite. Also on this level is an open den or home office space with French doors leading to a sunny south-facing balcony. From here, stairs lead to the spectacular private rooftop deck spanning more than 300 sq.ft.—an ideal setting for summer entertaining with space for a BBQ, lounge seating, and outdoor dining, all while enjoying sweeping Inner Harbour and Downtown views. A dedicated gas line extends the entertaining season well into the cooler months.

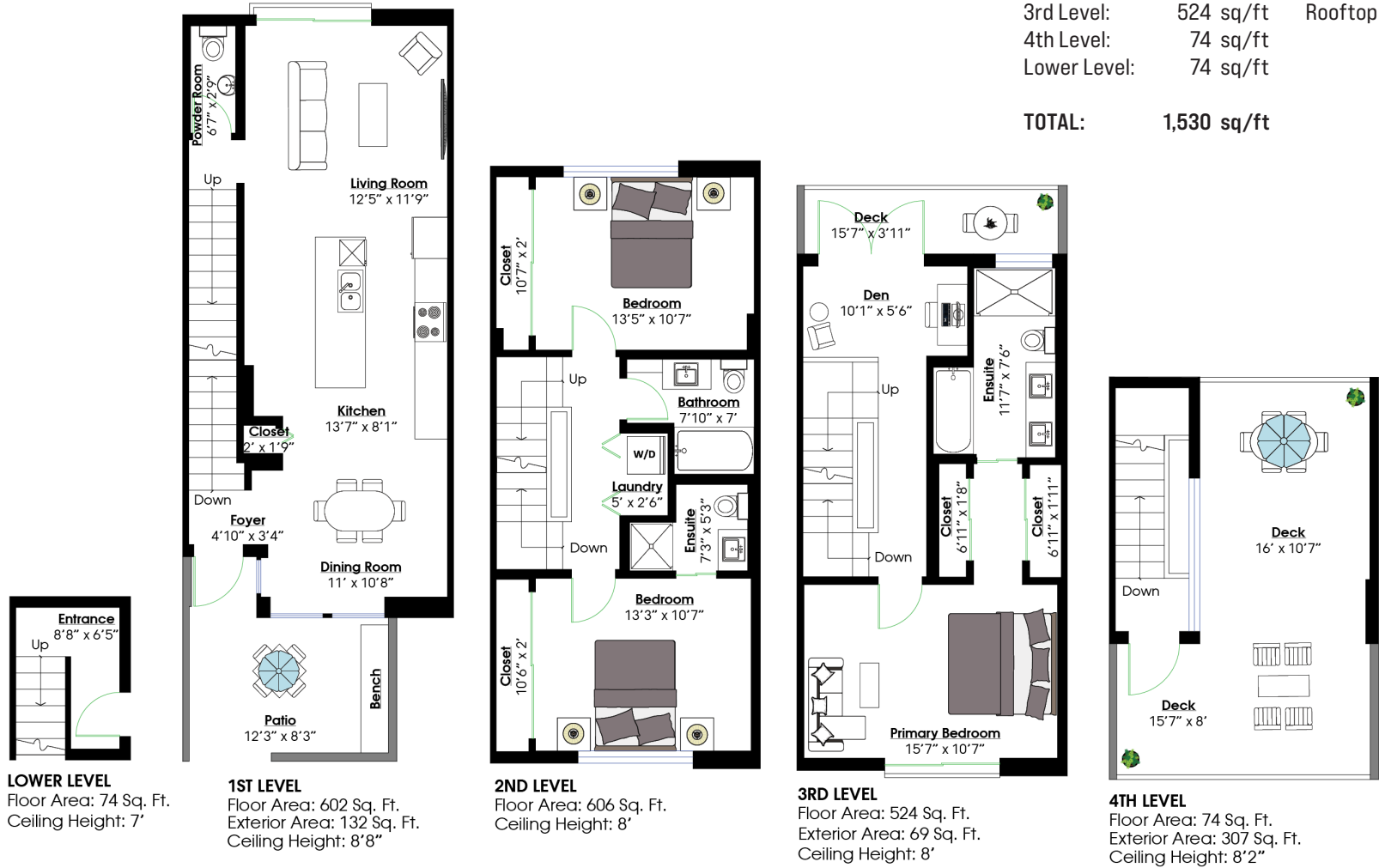
Additional highlights include air conditioning on the main floor and in the primary bedroom, built-in speakers throughout the interior and also the rooftop deck, a large storage room, and direct access to two EV-ready tandem parking spaces.

Ideally located in the revitalized Moodyville neighbourhood, the home borders the new Moodyville Park, featuring a pump track, playground, and multi-use sports court. Enjoy walking access to Queensbury Village amenities, the new DELANY's coffee shop, convenient service on the RapidBus line, and walkable connectivity via the Spirit Trail to Lower Lonsdale, including the Brewery District, The Shipyards, Lonsdale Quay Market, Seabus, and an array of shops, cafés, and restaurants.





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SQ/FT TOTALS **

Main Level:	602 sq/ft	Patio:	132 sq/ft
2nd Level:	606 sq/ft	Deck:	69 sq/ft
3rd Level:	524 sq/ft	Rooftop Deck:	307 sq/ft
4th Level:	74 sq/ft		
Lower Level:	74 sq/ft		

TOTAL: 1,530 sq/ft

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. EGO Insured for \$1,000,000. May include unfinished areas. Information should not be relied upon without independent verification.

