

ROSSETTI



1585 BOWSER AVENUE

NORGATE, NORTH VANCOUVER

STUNNINGLY RENOVATED TOWNHOME IN CONVENIENT 'ILLAHEE'

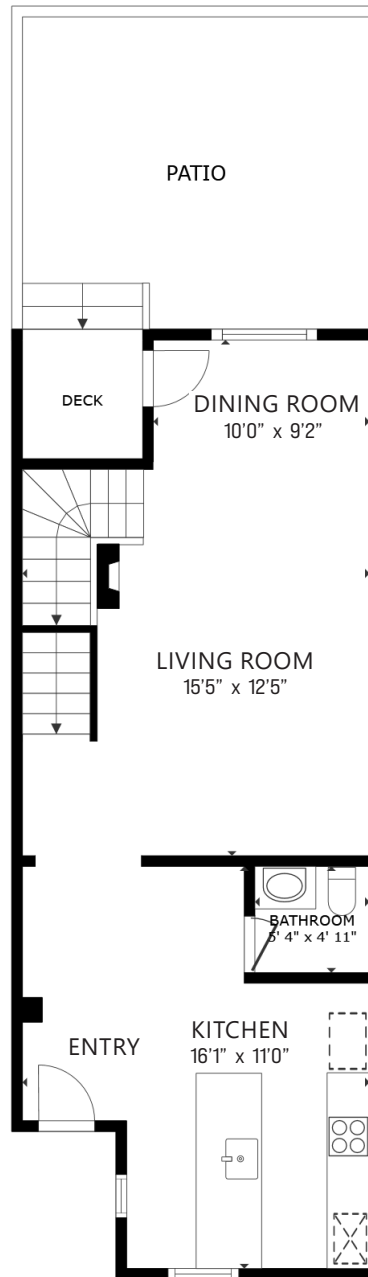
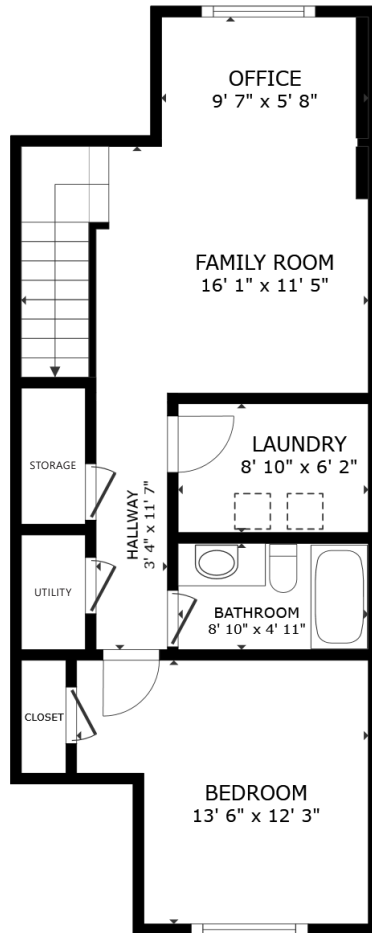
2 Beds | 2.5 Baths | 1,654 Sq/Ft

■ Tastefully renovated townhome situated in the well maintained and convenient community at 'Illahee'. Offering 2 bedrooms (with an easy 3rd conversion) and 2.5 bathrooms across 1,654 sq/ft of air-conditioned living. Beautiful oak flooring spans the fully updated main level, featuring a bright open plan living and dining space highlighted by vaulted ceilings and natural gas fireplace; oversized windows showcase the 300 sq/ft private fenced yard - south facing and sun drenched - great for entertaining, pets, and offering direct access to additional street parking. The stylish updated kitchen is perfect for the home cook, with premium stainless steel appliances including french-door fridge, gas range, and wall oven; quartz countertops including a large island with barstool seating; and tons of thoughtful storage including a built-in pantry. A 2-piece powder room completes the main level. The upper level offers a spacious primary suite with lovely vaulted ceilings, his-and-her closets, private veranda with views of the North Shore mountains, and a 3-piece ensuite. The fully finished lower level provides great flexibility, offering a large bedroom, 4-piece bathroom, a large laundry room with newer side-by-side washer/dryer, and an office/family room flex space that can be easily converted into a 3rd bedroom. Additional features include a new furnace, hot-water on demand, additional under-stair storage, and two parking stalls including a covered stall right outside your front door. Newer metal roof and vinyl windows throughout, 'Illahee' is at the end of a quiet cul-de-sac, conveniently located near the North Shore Spirit Trail, and just a short walk to dining and groceries, transit, Norgate Elementary, and the evolving Lions Gate Village community!

Listed at \$1,329,000

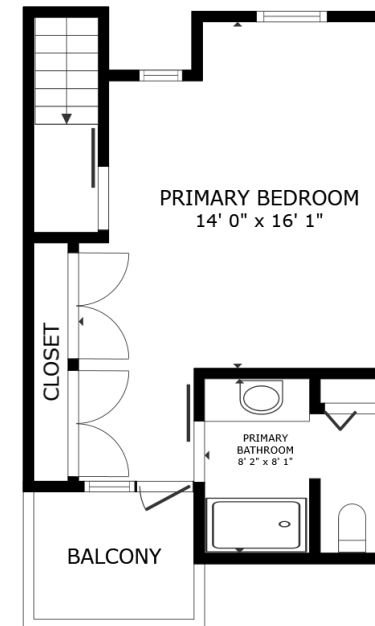






TOTALS **

Main Level:	640 sq.ft.
Upper Level:	378 sq.ft.
Lower Level:	636 sq.ft.
TOTAL:	1,654 sq.ft.



Interior square footage from Strata Plan. Layout and measurements from Matterport. Square footage, room measurements, & dimensions 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.