

ROSSETTI



16 415 W ESPLANADE

LOWER LONSDALE, NORTH VANCOUVER



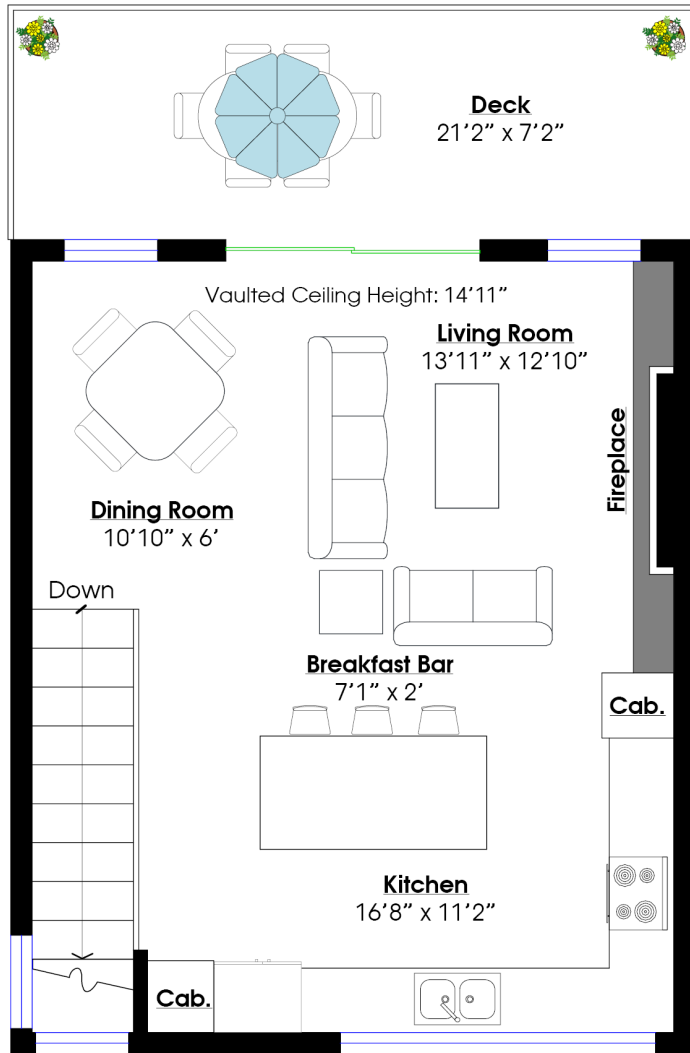
THE ULTIMATE WATERFRONT LIFESTYLE

2 Beds | 1 Bath | 1,182 Sq/Ft

■ Live directly on the water in this beautifully renovated 2 bed, 2 bath, 1,182 sq ft float home in North Vancouver's Spirit Trail waterfront community at Mosquito Creek Marina. Enjoy a rare north-south orientation that floods the interior with natural light and frames breathtaking vistas of the water and downtown skyline. Designed with a thoughtful reverse floor plan to fully capitalize on the view, it's a dream setting for downsizers, an elegant pied-à-terre, or a savvy investment property (Airbnb and rentals are permitted). The open-concept main floor is the heart of the home, showcasing a seamless blend of function and style. Renovated in 2019 by award-winning Rockwood Custom Homes, it features wide-plank white oak floors, extensive custom millwork and built-ins, and a striking linear natural gas fireplace with a dramatic floor-to-vaulted-ceiling surround that anchors the living room. Vaulted ceilings lend an airy sophistication to the interior, while recessed LED lighting adds a warm, modern glow. The chef-worthy European kitchen offers ample cupboard and counter space, including a large centre island with bar stool seating—ideal for casual meals or entertaining. Adjacent to the kitchen, a well-positioned dining area takes full advantage of the city skyline outlook, creating an inviting setting for everything from morning coffee to dinner with friends. Large sliding doors off the main living area open to a generous 151 sq ft waterfront deck, complete with a retractable awning—an effortless extension of the living area. It's the perfect spot to relax, host guests, or simply watch the seals play in the water. The entry-level lower floor offers two bedrooms and 1.5 bathrooms, including a spacious south-facing primary suite with walk-in closet and 2-piece ensuite. The main bathroom delivers spa-like comfort with a frameless glass steam shower. Completing this level is the second bedroom, a stacker washer/dryer, and a utility/storage space under the stairs. Additional features include on-demand hot water, a durable metal roof, and solid 2x6 construction. Enjoy unbeatable access to Lower Lonsdale's best offerings: with the Spirit Trail at your doorstep and Lonsdale Quay Market, the Shipyards, the Brewery District, Waterfront Park, transit, shops, and restaurants—all just steps away. This is more than a home—it's a lifestyle.

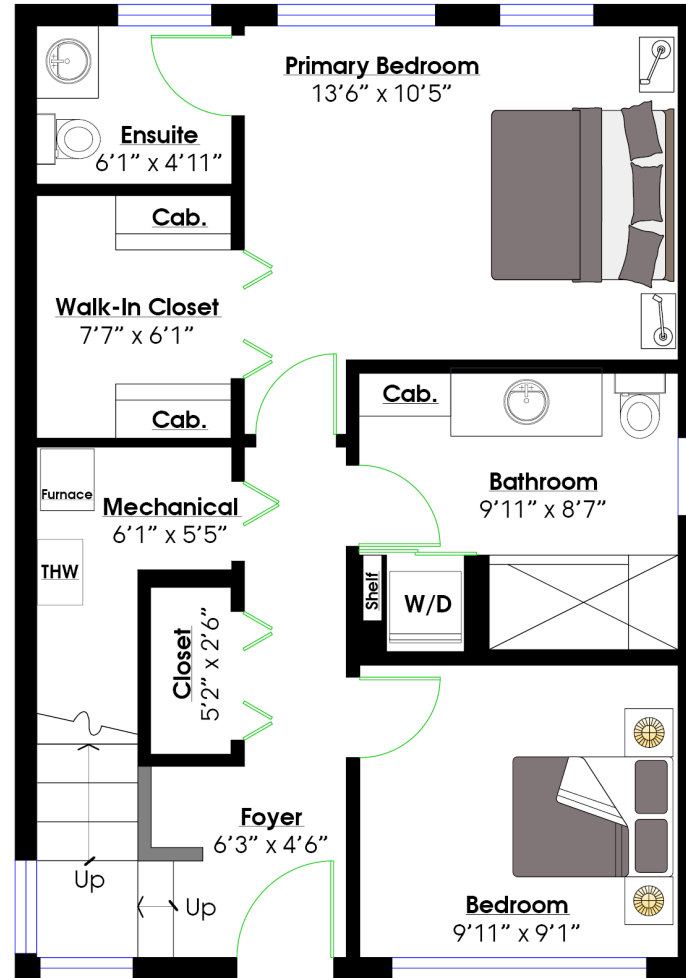






MAIN LEVEL

Floor Area: 538 Sq. Ft.
Ceiling Height: 10'3"

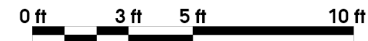


LOWER LEVEL

Floor Area: 644 Sq. Ft.
Ceiling Height: 8'

SQ/FT TOTALS **

Main Level:	538 sq/ft
Lower Level:	644 sq/ft
TOTAL:	1,182 sq/ft
Deck	151 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. E&O Insured for \$1,000,000. Information should not be relied upon without independent verification.