

**ROSSETTI**



**1603 160 EAST 13TH STREET**

**CENTRAL LONSDALE, NORTH VANCOUVER**



# RARELY AVAILABLE SUB-PENTHOUSE IN 'THE GRANDE'

2 Beds | 2 Baths | 1,392 Sq/Ft

■ A rare opportunity to own a spacious, house-sized sub-penthouse suite in the heart of Central Lonsdale! If you're downsizing but refuse to compromise on space, this expansive 2-bedroom, 2-bathroom home is exactly what you've been searching for. Offering nearly 1,400 sq/ft, this residence features generously sized rooms, 9' ceilings, and floor-to-ceiling windows that flood the space with natural light while showcasing panoramic views of the North Shore, Burnaby skyline, and the inner harbor. The open-concept living and dining area is perfect for entertaining, with plenty of room for full-sized furniture. A cozy gas fireplace anchors the space, while sliding doors lead to a 200 sq/ft covered balcony - ideal for outdoor dining and taking in the sweeping views. The partially open, galley-style kitchen offers bar seating, sleek cabinetry, and granite counters. The primary bedroom is an absolute standout - exceptionally spacious, easily accommodating a king-sized bed with additional space for extra wardrobes (currently set up with custom built-ins). Completing the primary are three closets and a well-designed 5-piece ensuite with dual sinks, a deep soaker tub, and a separate shower. The second generously sized bedroom is ideal as a guest suite or a home office, with easy access to a well-appointed 4-piece bathroom. Additional features include in-suite laundry, two side-by-side parking stalls, and a storage locker (conveniently located on the lobby level). 'The Grande' offers fantastic amenities, including a weight room, lounge, workshop, and on-site building caretaker. Enjoy an unbeatable Central Lonsdale location with a Walk Score of 87 - steps from Whole Foods, top restaurants, transit, Lions Gate Hospital, and all urban conveniences.







FLOOR AREA: 1,392 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.