

ROSSETTI



2553 WESTERN AVENUE

UPPER LONSDALE, NORTH VANCOUVER



BUILDER'S OWN MODERN UPPER LONSDALE HOME

9 Beds | 8 Baths | 5,335 Sq/Ft

■ Custom-built builder's own residence offering over 5,000 sq.ft. of thoughtfully designed living space in convenient Upper Lonsdale. Combining luxury living with exceptional multi-generational and revenue potential, this impressive three-level home features a legal 3-bedroom suite plus additional flexible accommodation generating nearly \$7,000 per month in rental income.

The main floor offers over 1,900 sq.ft. of beautifully appointed open-concept living space designed for both everyday comfort and effortless entertaining. At the heart of the home is a gourmet kitchen featuring sleek custom cabinetry, stainless steel appliances, generous workspace, and an adjoining wok kitchen for added convenience. The spacious family room seamlessly extends outdoors through Eclipse folding doors to a covered deck complete with a natural gas BBQ connection and privacy shades, creating an ideal setting for year-round indoor-outdoor living with easy access to the fully fenced backyard. A versatile bedroom or office and a full 3-piece bathroom complete the main level, providing flexibility for guests, aging family members, or working from home.

Upstairs, three generously sized bedrooms each enjoy their own ensuite, while a conveniently located laundry room adds everyday practicality. The luxurious primary suite serves as a private retreat, featuring a walk-in closet with custom built-in cabinetry, a spa-inspired 5-piece ensuite with frameless glass shower and soaker tub, and a private balcony offering peaceful peek-a-boo water views.

The lower level provides outstanding versatility with a recreation room and home office featuring a separate entrance and roughed-in plumbing for a future kitchen, making it ideal for extended family, guest accommodation, or further accommodation options. A legal 3-bedroom suite enhances the home's flexibility and impressive income-generating potential.

Additional highlights include radiant in-floor hot water heating, air conditioning, an HRV system, backup generator, and terrific off-street parking with six spaces including two EV charging stations, across a triple garage and gated three-car parking pad. Ideally located just minutes from Lonsdale, Westview Shopping Centre, and Edgemont Village, with quick access to Highway 1 for convenient travel throughout the North Shore and beyond.

An exceptional opportunity to own a well-crafted home that offers luxury, flexibility, and lasting value.





