ROSSETTI



265 WEST 6TH STREET

LOWER LONSDALE, NORTH VANCOUVER











CONTEMPORARY LIVING ON COVETED ‘OTTAWA GARDENS’

3 Beds | 4 Baths | 1,853 Sq/Ft

■ Brand new and move-in ready, this beautifully crafted three-level residence offers contemporary living on Ottawa Gardens, one of Lower Lonsdale’s most distinctive and sought-after residential streets. Known for its heritage homes, quiet residential setting, and expansive landscaped boulevard, Ottawa Gardens offers a wonderful sense of space and separation, while remaining just moments from the energy and amenities of Lower Lonsdale.

Thoughtfully designed with an open-concept layout, the home features 3 bedrooms plus a flex space, multiple outdoor areas, and a versatile lower level. Natural hardwood flooring, custom cabinetry, modern lighting, and premium Fisher & Paykel appliances bring a consistent level of quality and finish throughout.

All three bedrooms are conveniently located on the same level, including a spacious primary suite with peek-a-boo views of the city skyline from bed, French doors opening to a private balcony, and a 3-piece ensuite. Two additional bedrooms and a second 4-piece bathroom complete this level.

Above, a versatile flex space offers an ideal area for a children’s playroom, additional storage, or a quiet retreat, with direct access to the private rooftop deck. Nearly 300 sq/ft in size, the deck provides plenty of room for outdoor dining and entertaining, along with a dedicated garden area perfect for an urban gardener. Panoramic views extend across the city skyline, Inner Harbour, and Grouse Mountain, creating a wonderful setting to enjoy throughout the day.

The lower level offers a bright recreation room, providing a comfortable space to unwind, or the flexibility to create a home office, or guest area. A 2-piece bathroom with rough-in for a shower, along with a separate utility room and additional storage, completes this level.

Additional features include a private garage and a heat pump system providing efficient heating and the comfort of air conditioning during the summer months.

Lonsdale Quay, The Shipyards, waterfront parks, restaurants, shops, and the SeaBus are all just a short walk away, putting the best of Lower Lonsdale within easy reach.

The last available home in this newly built triplex, offering a rare opportunity to enjoy the character and setting of Ottawa Gardens with the comfort and convenience of brand-new construction.











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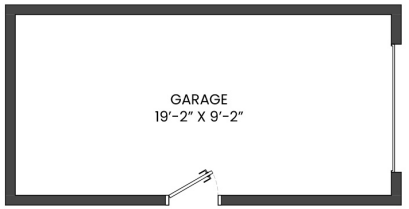
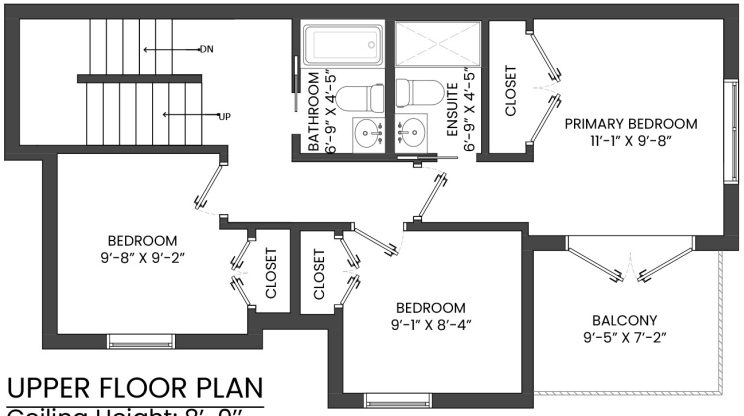
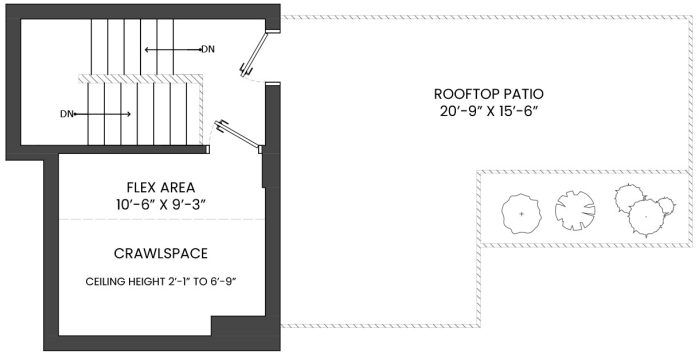
LOWER FLOOR TOTAL:	502 SQ.FT.	BALCONY:	67 SQ.FT.
MAIN FLOOR TOTAL:	535 SQ.FT.	DECK:	163 SQ.FT.
UPPER FLOOR TOTAL:	596 SQ.FT.	ROOFTOP PATIO:	278 SQ.FT.
TOP FLOOR TOTAL:	161 SQ.FT.	GARAGE:	200 SQ.FT.
TOTAL:	**1,794 SQ.FT.**		
CRAWLSPACE:	59 SQ.FT.		
GRAND TOTAL:	**1,853 SQ.FT.**		

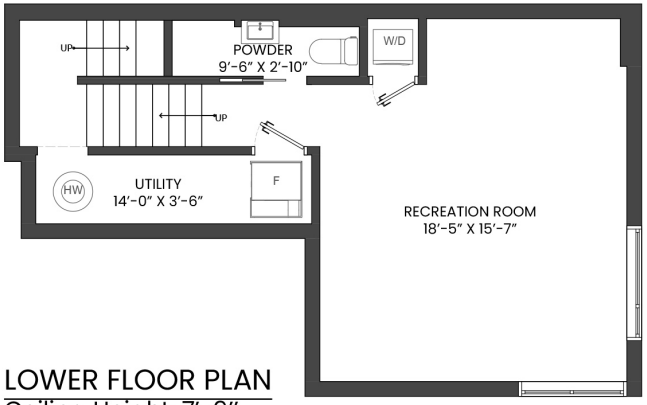




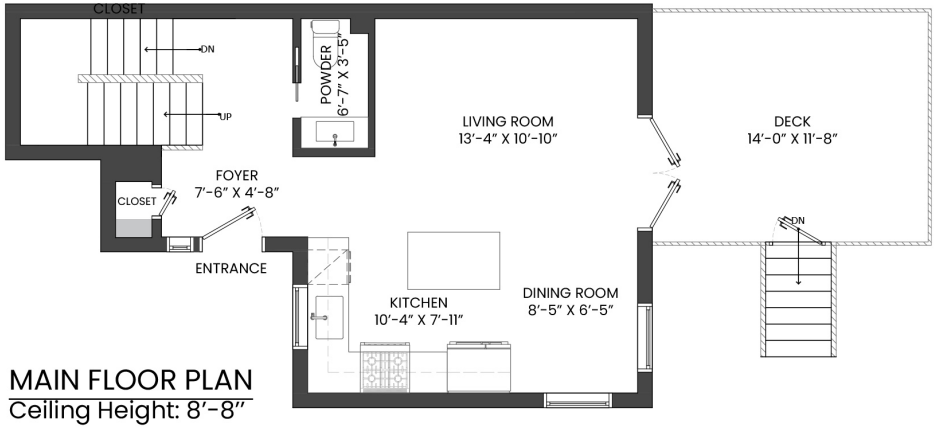
UPPER FLOOR PLAN
Ceiling Height: 8'-0"



TOP FLOOR PLAN
Ceiling Height: 8'-0"



LOWER FLOOR PLAN
Ceiling Height: 7'-9"



MAIN FLOOR PLAN
Ceiling Height: 8'-8"

The floor plan illustration is not suitable for construction/architectural purposes.
Measurements are approximate and may not be to scale. E&O insured. Floor plan designed by iShot.ca Enterprises Inc. 604 368 7979 ishot.ca
Information should not be relied upon without independent verification.

