

ROSSETTI



306 1330 MARINE DRIVE

PEMBERTON, NORTH VANCOUVER



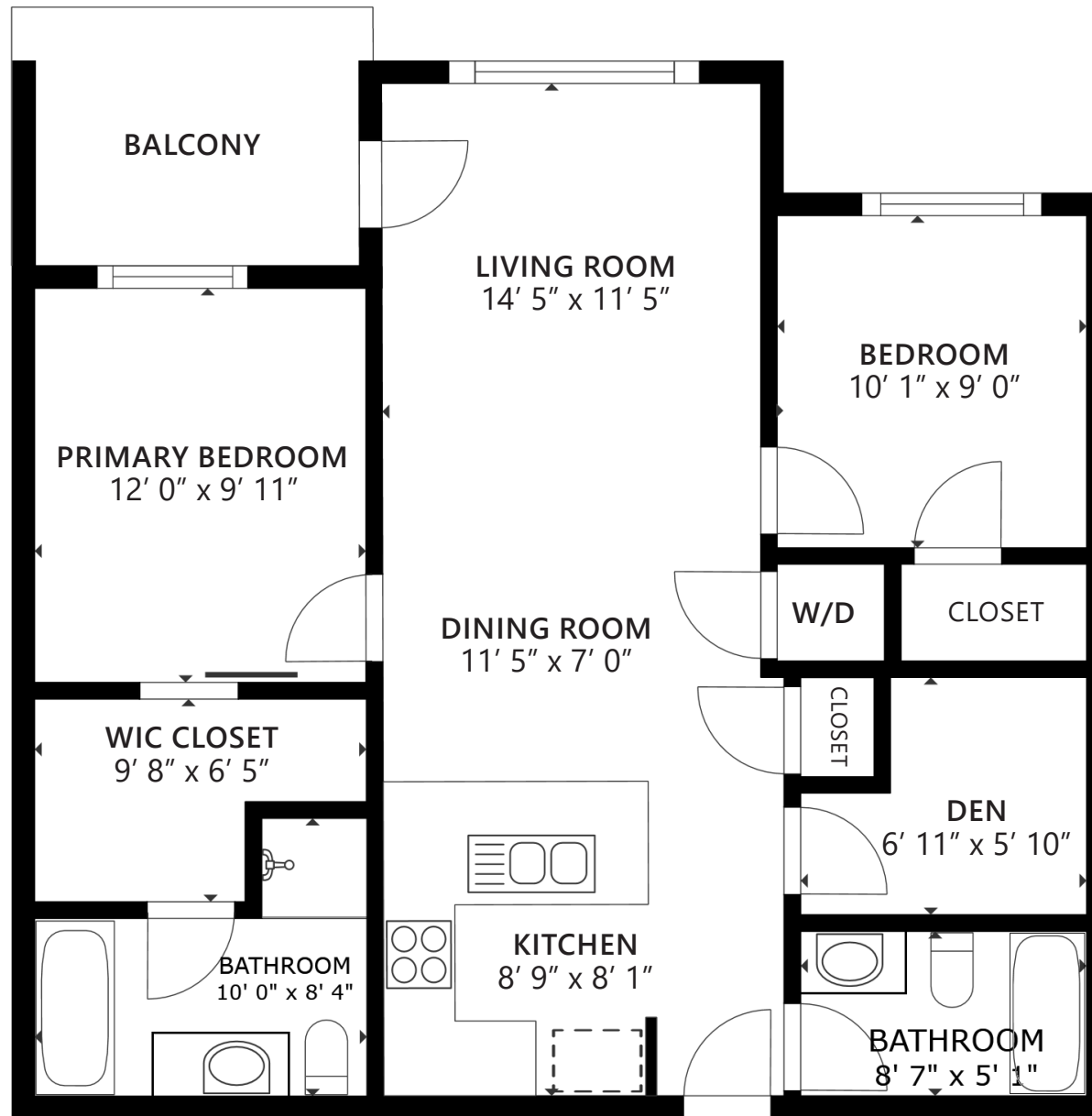
RARELY AVAILABLE 2 BDRM + DEN IN 'THE DRIVE'

2 Beds + Den | 2 Baths | 882 Sq/Ft

■ Discover this rarely available 2-bedroom + den home in the sought-after Drive development. With 882 sq/ft of thoughtfully designed living space, this versatile layout includes 2 full bathrooms and a bright, open-concept living area featuring partial views of the downtown Vancouver skyline. Tastefully finished and meticulously maintained, this home still shows like new. The kitchen offers quartz countertops, stainless appliances including a gas cooktop, and plenty of cabinet and counter space - including a peninsula with bar seating perfect for casual dining. The open-concept living and dining area boasts engineered hardwood floors, a cozy electric fireplace, and large picture windows that flood the space with natural light and showcase the partial city views. Step out onto the south-facing balcony, ideal for morning coffee or evening relaxation. The two bedrooms are thoughtfully separated for privacy. The generous primary suite includes a walk-in closet, 4-piece ensuite (including tub and separate shower), and direct access to the balcony. Completing the home is the second bedroom, 4-piece bathroom, and a den - ideal as a home office, nursery, or added in-suite storage. Additional features include in-suite laundry, a secured parking stall, and a storage locker. Two pets allowed. The Drive offers a well-equipped gym, bike storage, and visitor parking. Located in a prime central location with a Walk Score of 88, you'll love being just steps from transit, shopping, restaurants, and the beautiful trails of Barbour Park.







FLOOR AREA: 882 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.