

ROSSETTI



316 WEST 21ST STREET

CENTRAL LONSDALE, NORTH VANCOUVER



RENOVATED CENTRAL LONSDALE TWO FAMILY HOME

5 Beds | 2 Baths | 2,284 Sq/Ft

■ Move right into this renovated two-level, two-family home in the heart of Central Lonsdale. Offering 5 bedrooms, 2 bathrooms, and over 2,200 sq/ft, including a walk-out lower-level suite, this home was thoughtfully redesigned and updated in 2015 as part of the hit TV show *Love It or List It Vancouver*.

The main floor features a bright, open-plan layout with a spacious living room offering large picture windows, a gas fireplace, and an adjoining dining area. The modern galley-style kitchen showcases two-tone cabinetry, quartz countertops, and stainless steel appliances, including a gas cooktop.

Directly off the kitchen is an impressive 300+ sq/ft covered glass deck complete with a built-in electric heater, natural gas BBQ connection, beautiful outlook over the backyard, and picture-perfect views of Grouse Mountain – ideal for year-round entertaining.

Completing the main level are three bedrooms and an updated 4-piece bathroom.

The lower level offers great versatility, featuring a large office or additional bedroom, laundry and mechanical room, plus a self-contained 2-bedroom suite – perfect for multi-generational living, guests, or added rental income. A private covered patio below includes a tranquil water feature and a second BBQ connection.

The mature front and rear gardens create terrific privacy, while the grassed, fully fenced backyard offers great space for children and pets. Additional features include air-conditioning, on demand hot water, a single garage, and open parking.

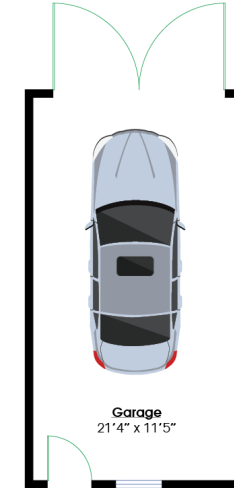
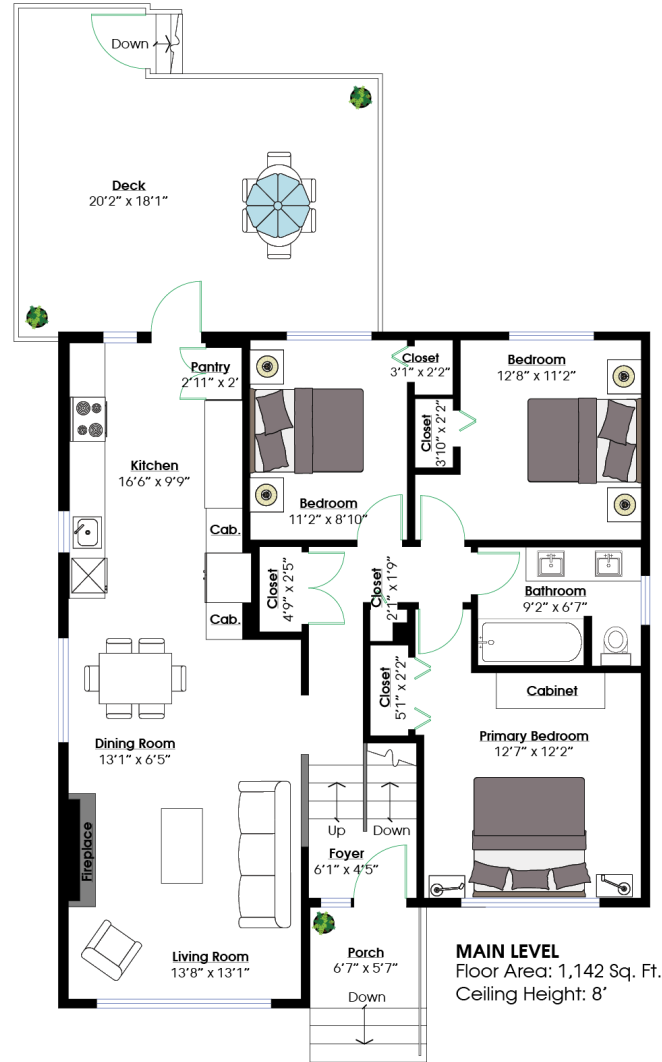
Set on a 43' x 135' north/south-oriented lot with lane access, the property also presents future upside, including coach house potential and development opportunities under the City's new G0 zoning, allowing for up to four units and a maximum 0.85 FSR.

Located on a unique dead-end street with the Green Necklace Trail directly outside your door, enjoy exceptional walking, running, and cycling access throughout the City. Just steps to Carson Graham Secondary (IB Program), Mahon Park trails and playing fields, close to the soon to be completed new Rec Centre, and minutes to all Central and Lower Lonsdale amenities.



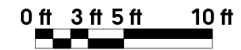


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SQ/FT TOTALS **

Main Level:	1,142 sq/ft	Garage:	273 sq/ft
Lower Level:	1,142 sq/ft	Patio:	234 sq/ft
TOTAL:	2,284 sq/ft	Deck:	328 sq/ft
		Porch:	37 sq/ft
		Side Patio:	119 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. E60 Insured for \$1,000,000. Information should not be relied upon without independent verification.