

ROSSETTI



407 EAST 1ST STREET

LOWER LONSDALE, NORTH VANCOUVER



SOUTH FACING CITY VIEW 1/2-DUPLEX

3 Beds | 3 Baths | 1,933 Sq/Ft

■ Calling all View Lovers! Rarely does a home in the heart of Lower Lonsdale offer both true walkability and sweeping south-facing views. This half-duplex delivers the best of both worlds: breathtaking outlooks and a short, level stroll to the Brewery District, the Shipyards, and the Spirit Trail.

With 3 bedrooms, 3 full bathrooms, and over 1,900 sq/ft across three levels, the home offers both space and function. The main floor features a formal living and dining room plus an open-plan kitchen and family room with large picture windows framing the harbour. Step onto the balcony to enjoy a glass of wine at sunset as ships pass by. A 3-piece bathroom and convenient laundry complete this level.

Upstairs, the south-facing primary suite offers city and harbour views right from your bed, a private balcony for morning coffee, a walk-in closet, and a 4-piece ensuite. Two additional generously sized bedrooms and a full bathroom complete the upper level.

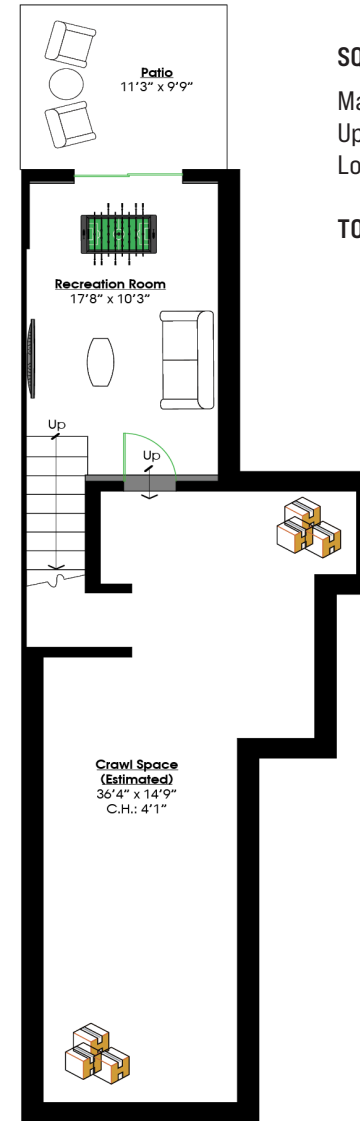
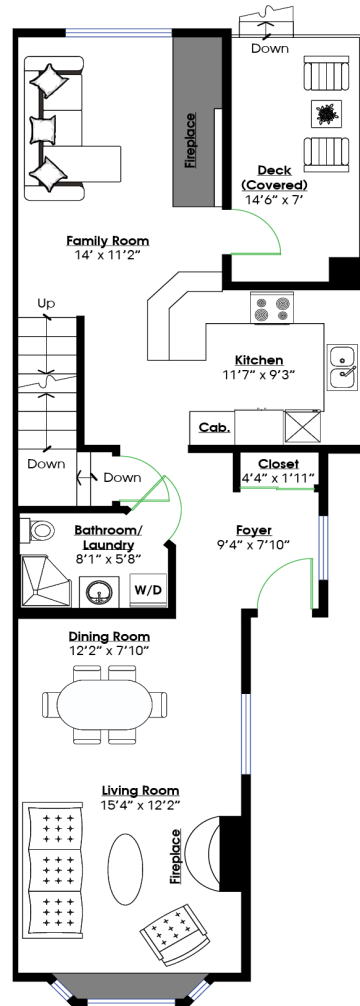
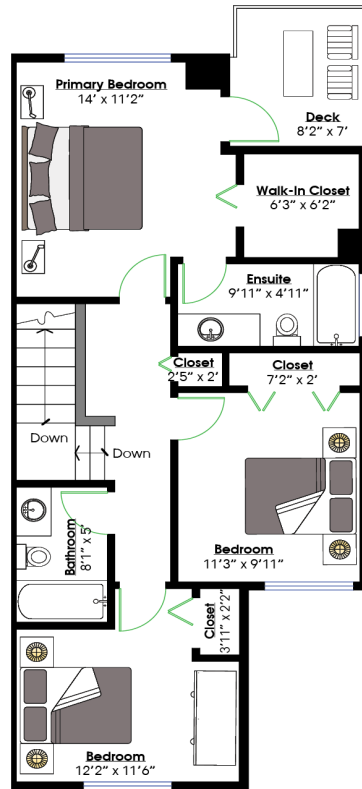
The walk-out basement includes a versatile recreation/flex space and over 400 sq/ft of crawl storage. Outdoors, enjoy a sunny, fully fenced yard with patio, lawn, and direct access to a detached garage and carport. With lane access and tandem parking, there's room for up to 4 vehicles.

Set privately below the street with mature hedges, this home combines peace and seclusion with unbeatable access to Hamersley Park, the Spirit Trail, shops, restaurants, and transit. A rare Lower Lonsdale opportunity where lifestyle and views meet.



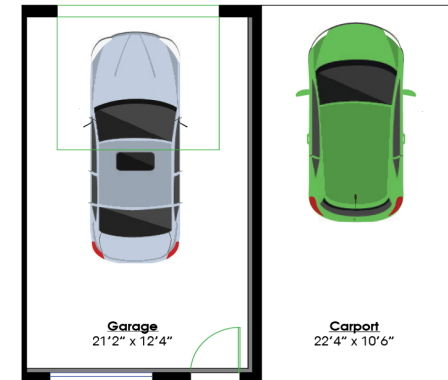


ROSSETTI



SQ/FT TOTALS **

Main Level:	824 sq/ft	Crawl:	419 sq/ft
Upper Level:	729 sq/ft	Deck:	99 sq/ft
Lower Level:	380 sq/ft	Primary Deck:	59 sq/ft
		Patio:	110 sq/ft
TOTAL:	1,933 sq/ft	Garage:	290 sq/ft
		Carport:	234 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.