

**ROSSETTI**



**534 EAST 7TH STREET**

**LOWER LONSDALE, NORTH VANCOUVER**



# CHARMING LOWER LONSDALE CHARACTER HOME

4 Beds | 2 Baths | 2,682 Sq/Ft

■ Warm and inviting character home in convenient Lower Lonsdale. Built in 1916, this charming residence retains many original period features, including extensive Arts and Crafts millwork, stained glass windows, rustic wood fir floors, and nearly 9-foot ceilings on the main level.

The south-facing exposure fills the home with natural light throughout the day. Front stairs lead to an enclosed solarium entry, opening to a formal living room featuring a gas fireplace, beautiful wood-framed windows, and seamless access to the family-sized dining area. The kitchen offers ample cupboard and counter space, with direct access to the back deck and yard. Completing the main floor are two bedrooms and a 4-piece bathroom featuring a classic clawfoot tub.

Upstairs, the fully finished attic provides flexible space ideal as a primary bedroom, playroom, office, or bonus flex area. The partially finished lower level includes an additional bedroom, 2-piece bathroom, laundry room, and storage space, along with a separate entrance offering suite potential.

Adding additional versatility is the detached garage studio with power, heat and french door entry— perfect as a home office, creative studio, gym, or flex space, with the option to convert back to garage use if desired.

Set on a 50' x 140' north/south-oriented lot with a classic white picket fenced front yard, fenced backyard with mature gardens, a paver patio, and gazebo. Located in the City of North Vancouver, this property presents exceptional flexibility: move in and update, invest and hold, or redevelop.

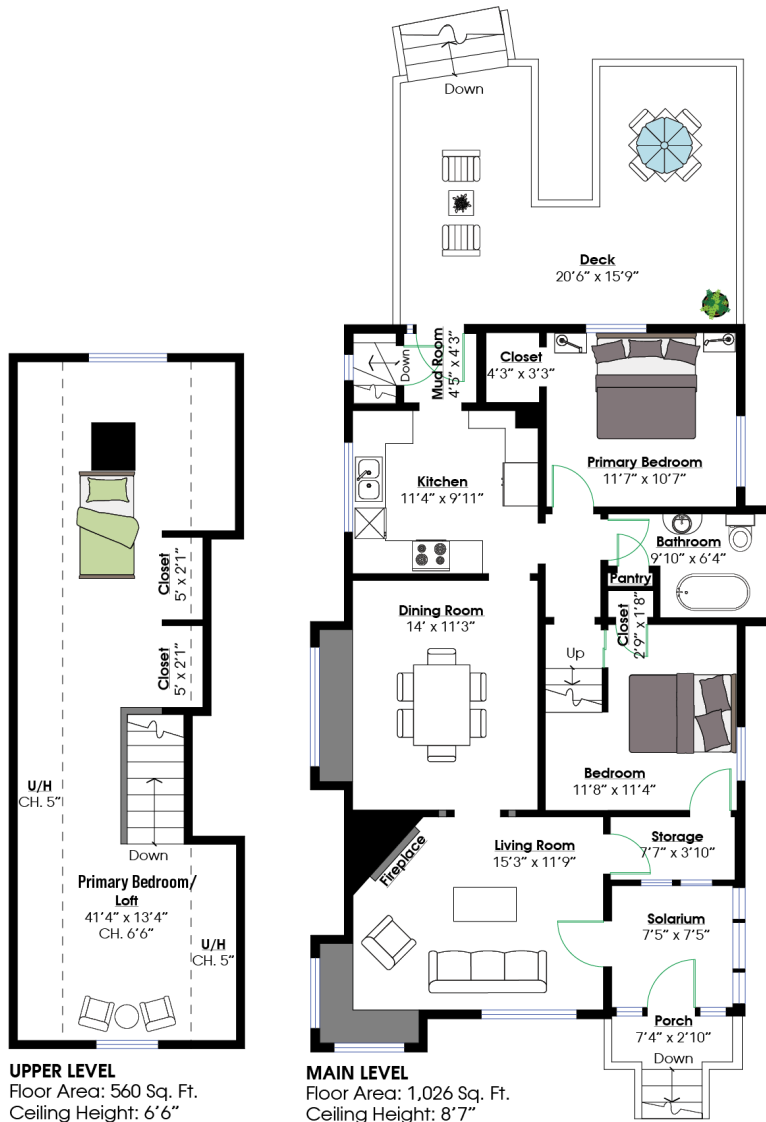
Redevelopment opportunities include a new single-family home with suite and coach house potential, or take advantage of recently approved higher-density zoning allowing up to four units with a 0.85 FSR.

Perfectly situated in a highly desirable Lower Lonsdale setting, this home offers easy access to schools, local shops, transit, parks, and the extensive amenities that make North Vancouver living so appealing.

Whether you're looking for a place to call home, an investment to hold, or a site to unlock future possibilities, this is an opportunity not to be missed.



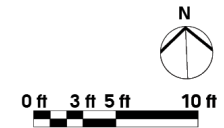
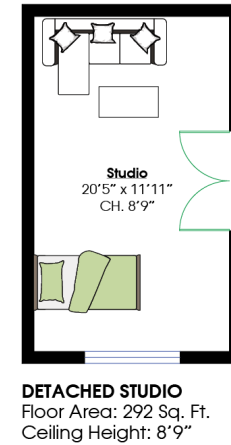
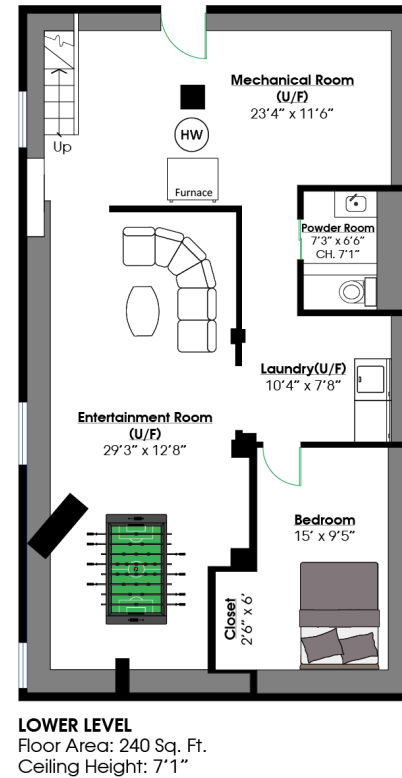




### SQ/FT TOTALS \*\*

Main Level:	1,026 sq/ft	Studio:	292 sq/ft
Solarium:	64 sq/ft	Deck:	312 sq/ft
Upper Level:	560 sq/ft	Porch:	27 sq/ft
Lower Level:	240 sq/ft		
Lower unfin:	792 sq/ft		

**TOTAL: 2,682 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.  
 Total square footage includes under-height and unfinished areas. Information should not be relied upon without independent verification.