

ROSSETTI



19 1960 GLENAIRE DRIVE

LIONS GATE VILLAGE, NORTH VANCOUVER



MODERN END-UNIT TOWNHOME IN LIONS GATE VILLAGE

4 Beds | 3 Baths | 2,046 Sq/Ft

■ Located in 'Holland Row', a boutique riverfront community beside the Capilano River, this light-filled end-unit townhome offers 4 bedrooms, 3 bathrooms, and 2,046 sqft across four thoughtfully designed levels. Just five years old and still feeling brand new, it delivers the space and layout of a detached home with the ease of rowhome living.

The main level features open-concept living with room for full-size furnishings, a chef's kitchen with quartz counters, bar seating, and Gaggenau appliances. Natural light pours in from three sides, with seamless indoor-outdoor flow to a bistro balcony and a larger terrace perfect for entertaining.

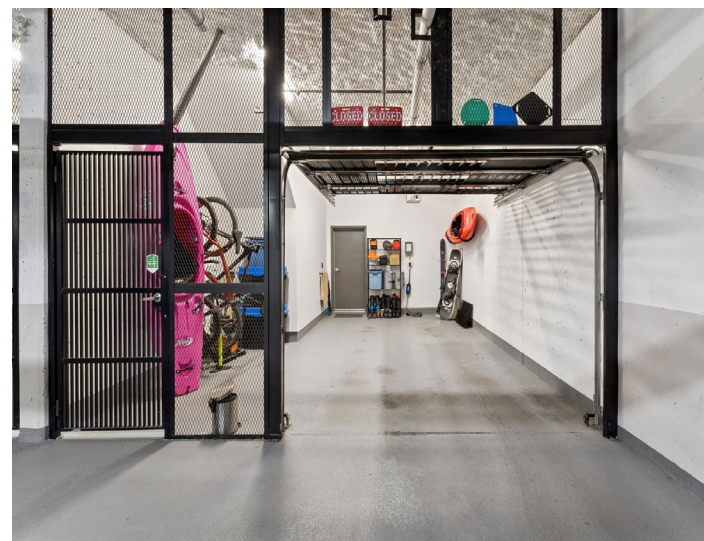
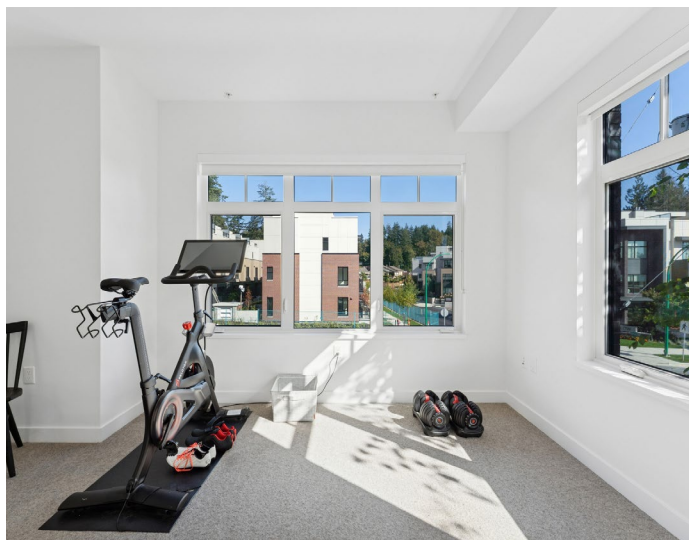
Upstairs you'll find two bedrooms, a 5-piece bathroom, and a well-appointed laundry room with side-by-side washer/dryer, folding counter, sink, and storage. The top floor is a private retreat: spacious primary bedroom, walk-through closet, and a luxurious ensuite. A fourth bedroom works well as a home office or nursery.

The entry level includes a custom mudroom, pantry, and direct access to a private garage with EV charger and extra storage. A second parking stall is included.

Additional features: air-conditioning, engineered oak floors, plush carpet, 9' ceilings, blackout roller shades in bedrooms, smart thermostat, and soundproofing throughout.

Steps to Belle Isle Park, the Lions Gate Rec Centre, daycare, and trails. Walk to Park Royal and Ambleside Beach—no major roads to cross. Quick access to Downtown via Lions Gate Bridge and Hwy 1 to Whistler. A rare offering in one of North Vancouver's most connected and evolving communities.

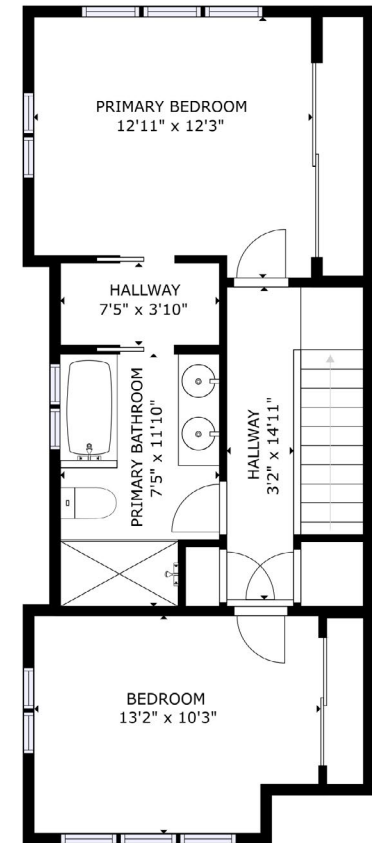
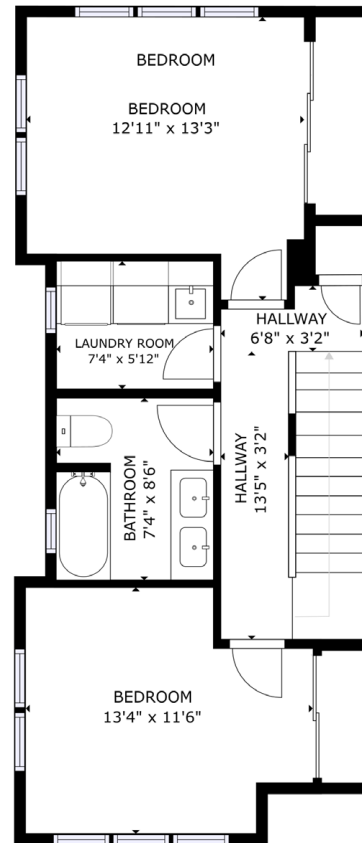
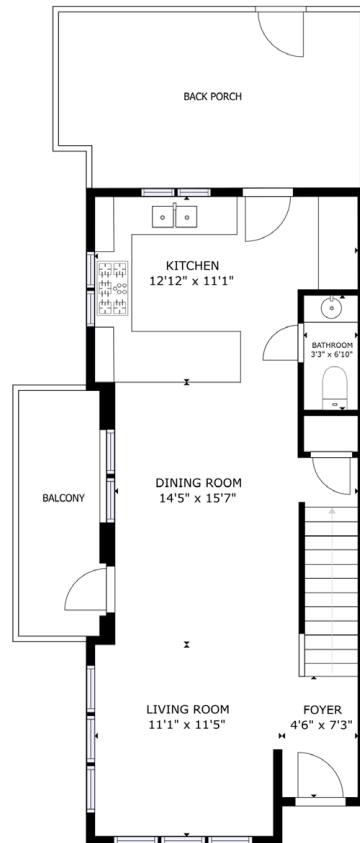
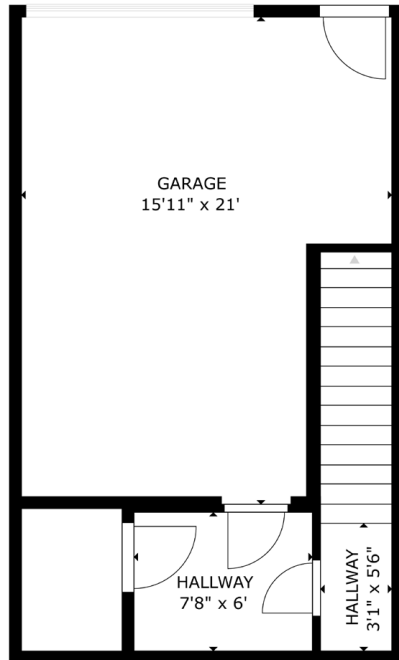




SQ/FT TOTALS **

Main Level: 632 sq/ft
Upper 1 Level: 631 sq/ft
Upper 2 Level: 610 sq/ft
Lower Level: 173 sq/ft

TOTAL: 2,046 sq/ft



Layout and room measurements by Matterport. ** 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. E&O Insured for \$1,000,000. Information should not be relied upon without independent verification.