

An aerial photograph of a residential neighborhood in North Vancouver. The foreground features a large, white, two-story house with a dark grey shingled roof and multiple gables. The house is surrounded by lush green trees and shrubs. To the left of the main house is a smaller, teal-colored house with a similar roof style. The neighborhood extends into the background with numerous other houses and dense evergreen forests. In the far distance, large, forested mountains are visible under a clear blue sky. The overall scene is bright and sunny, suggesting a clear day.

**ROSSETTI**

**308 WEST 15TH STREET**

**CENTRAL LONSDALE, NORTH VANCOUVER**





# SPACIOUS THREE-LEVEL TOWNHOME

**3 Beds | 3 Baths | 2,395 Sq/Ft**

■ Welcome to this well-appointed three-level townhome in a wonderful Central Lonsdale location. Offering nearly 2,400 sq. ft., featuring 3 bedrooms, 3 bathrooms, with seldom available house-sized rooms throughout.

A standout feature is the attached double garage with direct access, providing secure parking and plenty of storage.

On the main floor, a spacious sunken living room with 9' ceilings, a gas fireplace, and a cozy nook (perfect for a desk or reading corner) creates the ambiance of refined living. The cross-hall dining room comfortably accommodates family living or entertaining and opens onto a private south-facing deck. The updated kitchen is thoughtfully designed with stone counters, shaker cabinets, and stainless-steel appliances including a gas cooktop. A flexible adjoining space works equally well as a breakfast area or small family room, with sliding doors leading to a full-width deck partially covered by a pergola – ideal for year-round barbecues and outdoor enjoyment. A powder room and laundry room complete the main level.

Upstairs offers three generous sized bedrooms, including a large primary suite with a 4-piece ensuite plus separate additional sink – a convenient feature for couples. The two secondary bedrooms are bright and versatile, with easy access to a full bathroom.

The lower level includes a large multi purpose recreation room, a storage room, and direct entry from the garage. Additional highlights include hardwood floors on the main, California shutters on south-facing windows, and a private, hedged front yard – perfect for kids and pets.

In a convenient location close to all Lonsdale amenities. Walk to Queen Mary Elementary and Carson Graham Secondary (with IB program), access trails and fields at Mahon Park, and enjoy access to all the shopping and dining options along the vibrant Lonsdale corridor including Whole Foods, City Market, and more.









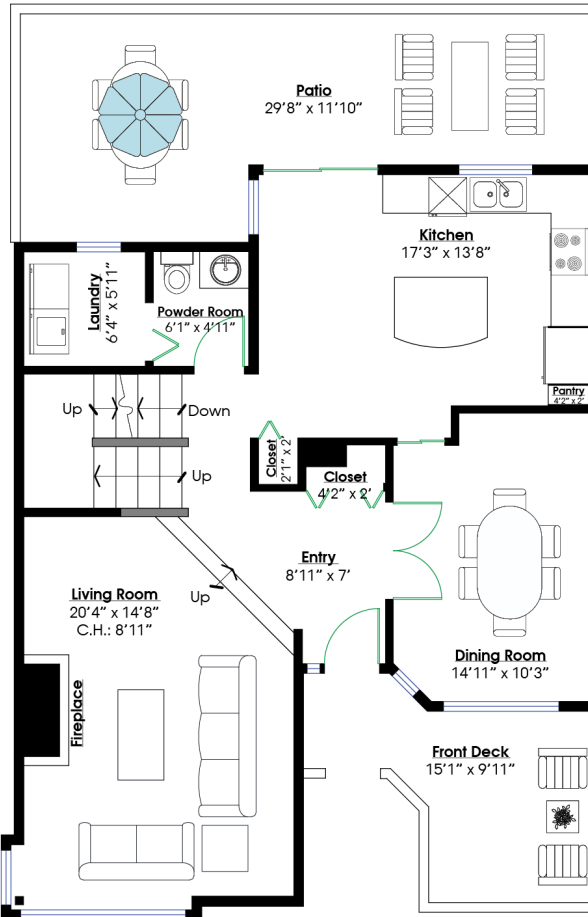
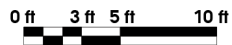
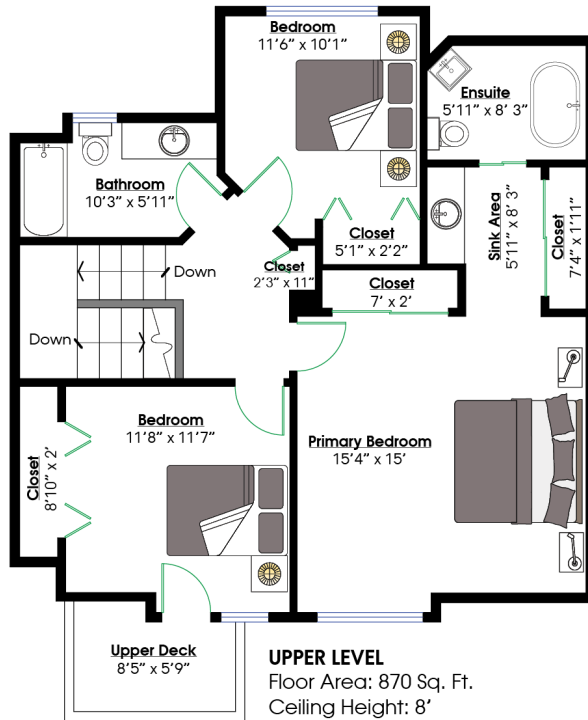
# ROSSETTI

## SQ/FT TOTALS \*\*

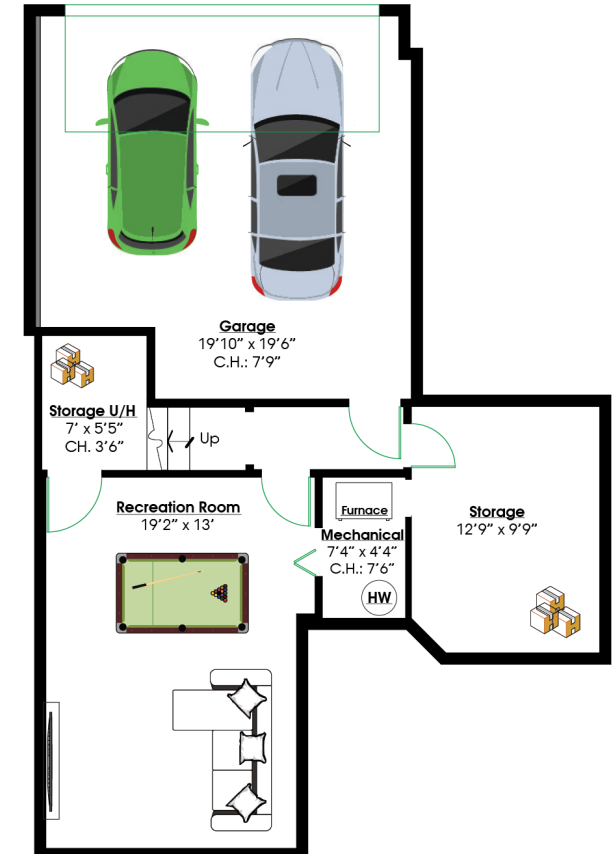
Main Level:	959 sq/ft	Garage:	394 sq/ft
Upper Level:	870 sq/ft	Patio:	279 sq/ft
Lower Level:	387 sq/ft	Upper Deck:	43 sq/ft
		Front Deck:	117 sq/ft

Mechanical: 36 sq/ft  
Storage: 143 sq/ft

**TOTAL: 2,395 sq/ft**



**MAIN LEVEL**  
Floor Area: 959 Sq. Ft.  
Ceiling Height: 8'



**LOWER LEVEL**  
Floor Area: 387 Sq. Ft.  
Ceiling Height: 7'6"



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. E90 Insured for \$1,000,000. Information should not be relied upon without independent verification.