

**RE/MAX  
ROSSETTI  
REALTY**

345

345

**411 345 LONSDALE AVENUE**

NORTH VANCOUVER



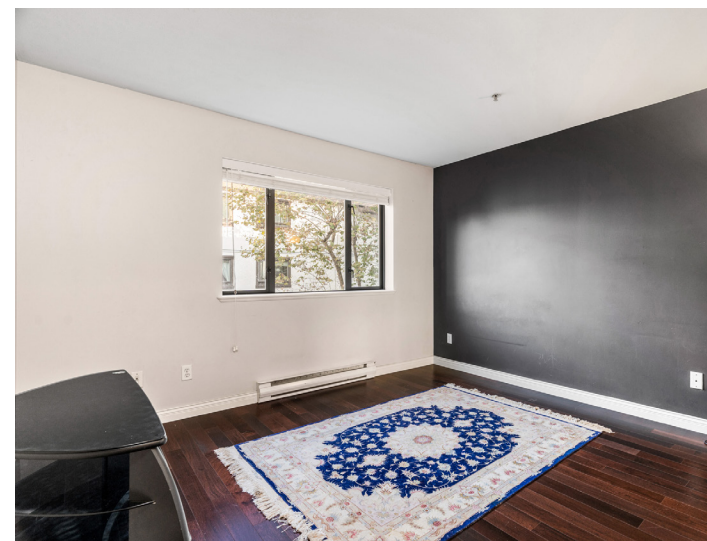
# RARELY AVAILABLE 2 BDRM + DEN IN 'THE MET'

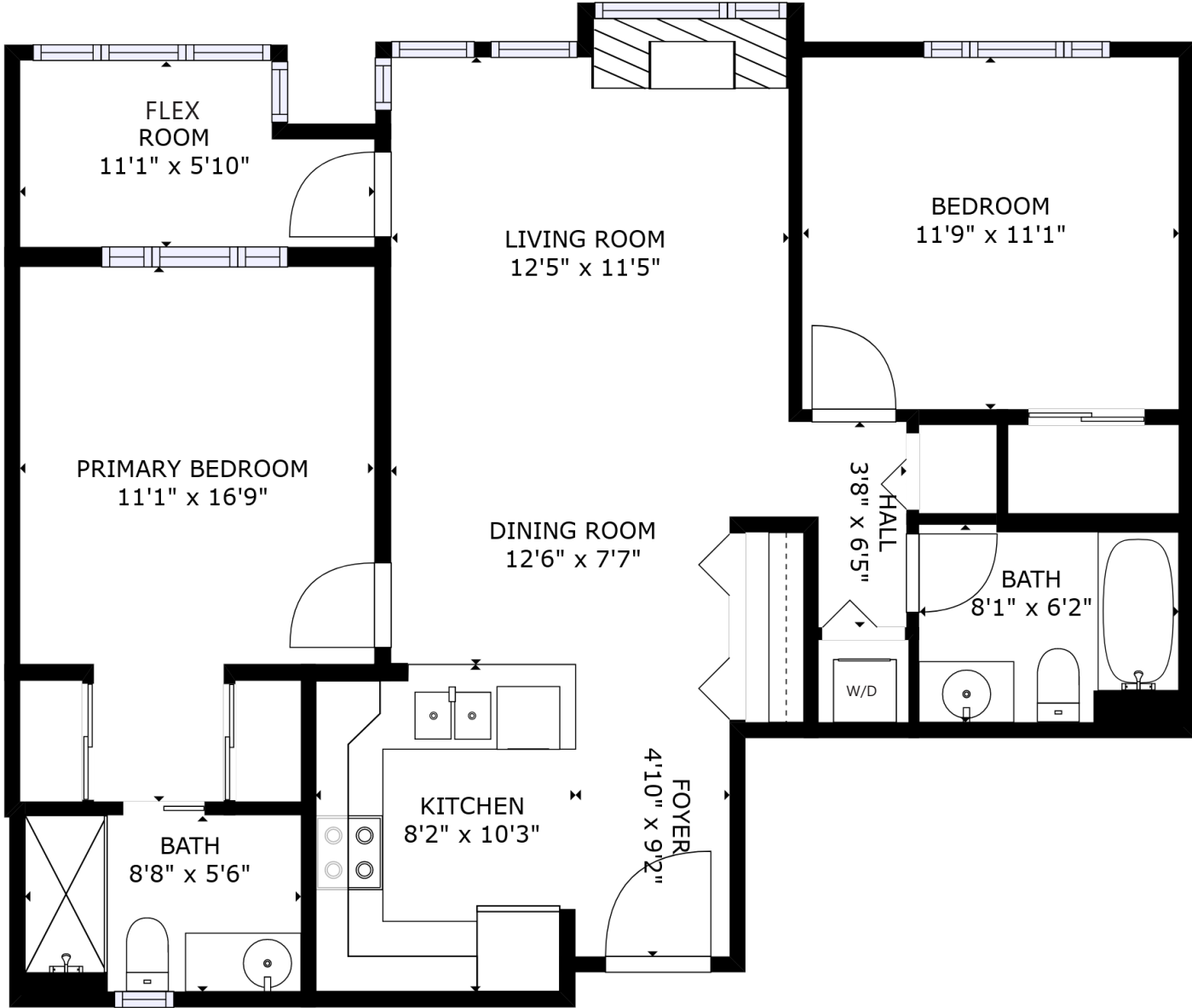
2 Beds + Den | 2 Baths | 967 Sq/Ft

■ Rarely available 2 Bdrm + Den in the heart of Lower Lonsdale. This west facing home is on the quiet side of the building and offers nearly 1,000 sq/ft with a terrific layout with no wasted space. Featuring an open plan kitchen with stainless appliances and granite counters; and a spacious living/dining room with a cosy gas fireplace and wall-to-wall windows. The two bedrooms are well separated and include a spacious primary suite with 2 closets and a 3-piece ensuite. The second bedroom has easy access to the second bathroom (4-pieces with tub) making it ideal for families or as a guest room. Completing the home is a flexible use solarium/den, ideal as a home office with terrific natural light from the west facing exposure. Includes in-suite laundry, 1 secure parking space, with a conveniently located storage locker. Rentals and a pet allowed with restrictions. Situated in the well-regarded 'Met' building in an awesome location featuring a Walk Score of 91!! with all amenities at your doorstep including the Shipyards and Lonsdale Quay Market; the Brewery District; transit (Seabus + new RapidBus line); Waterfront Park and the Spirit Trail; and all neighbourhood shops & restaurants.









FLOOR AREA: 967 SQ/FT

Square footage from strata plan. Layout and measurements by Matterport.  
Square footage, room measurements, & dimensions are approximate and not guaranteed.  
Information should not be relied upon without independent verification.  
This communication is not intended to cause or induce breach of an existing agency agreement.

For more information  
Call **604 983 2518** or visit  
[RealEstateNorthShore.com](http://RealEstateNorthShore.com)