

ROSSETTI



505 111 EAST 13TH STREET

CENTRAL LONSDALE, NORTH VANCOUVER



CORNER VIEW SUITE AT THE SOUGHT AFTER 'PRESCOTT'

2 Beds | 2 Baths | 944 Sq/Ft

■ Welcome to this bright and well-appointed 2-bedroom, 2-bathroom corner suite at The Prescott, offering spacious indoor-outdoor living in one of North Vancouver's most central and connected locations. Situated in the heart of Central Lonsdale, you're just steps from Whole Foods, cafes, shops, transit, and an ever-growing list of urban conveniences. This smartly designed home offers 944 sq/ft of interior space with floor-to-ceiling windows and a generous 244 sq/ft balcony, providing a mix of city, bridge, and mountain views—perfect for relaxing or entertaining. The modern kitchen features quartz countertops, KitchenAid stainless steel appliances, and a large peninsula with bar seating. The open-concept living and dining areas enjoy abundant natural light, a cozy electric fireplace, and warm engineered hardwood flooring throughout the main living space. The bedrooms are well separated, with the primary suite offering a walk-to-wall closet and a 4-piece ensuite with double sinks. A second bedroom and a full guest bathroom with a deep soaker tub and marble counters complete the home. Additional highlights include hot water baseboard heating, in-suite laundry, 1 secured parking stall, storage locker, and bike storage. Built by Wesgroup, The Prescott is a well-regarded and sought-after concrete building, offering a fully equipped fitness centre, dog wash station, and plenty of visitor parking. Currently partially tenanted, with the tenant set to vacate at the end of July. Some furnishings may be included, offering a turnkey option for those looking for added flexibility. A fantastic opportunity in one of North Vancouver's most walkable and livable neighbourhoods.







FLOOR AREA: 944 SQ.FT.

Interior square footage from strata plan. Layout from developer's marketing.
 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.