



324 255 WEST 1ST STREET

LOWER LONSDALE, NORTH VANCOUVER

PANORAMIC HARBOUR VIEW RESIDENCE AT 'WEST QUAY'

3 Beds | 2 Baths | 1,259 Sq/Ft

■ Unobstructed, panoramic views of the Inner Harbour and Vancouver skyline set the tone for this immaculate 3-bedroom, 2-bathroom corner residence at 'West Quay', situated in the heart of Lower Lonsdale. Built by Polygon in 2017, this 1,259 square foot home looks directly across Waterfront Park, where the parkland below keeps the outlook wide open and beautifully protected.

Floor to ceiling windows carry views into nearly every room, with the harbour and skyline forming a constant backdrop from the moment you step inside. Homeowner improvements have created elevated living spaces, starting with the kitchen, which features a gas range, quartz countertops, stainless steel appliances and white cabinetry. A buttressed island with barstool seating flows seamlessly into an open concept living and dining space, immaculately kept and offering great separation between the bedrooms, well suited to families, guests, or anyone who values a bit of distance between rooms.

The primary bedroom is generously sized and features lie-in-bed city views, a walk-in closet, and a spa-inspired four-piece ensuite complete with a frameless glass shower and his and her vanity sinks. The two additional bedrooms are equally well-proportioned, offering flexibility for kids of any age, a home office, a guest suite, or a dedicated hobby room. Privacy and blackout blinds are fitted on every window throughout the home, and in-floor radiant heat runs underfoot in every room.

The home includes one parking stall and one storage locker. Building amenities are kept intentionally light, with a well-equipped gym and a meeting room available to residents, letting the location and the views do the talking.

Set in the heart of Lower Lonsdale, 'West Quay' places residents steps from the Shipyards, Lonsdale Quay, and the SeaBus, with the Spirit Trail, Waterfront Park, and a growing list of neighbourhood restaurants and cafes all within easy walking distance. Getting into downtown Vancouver, or simply enjoying everything Lower Lonsdale has to offer, has rarely been this convenient.

A rare opportunity to own a spacious, immaculately kept corner home with views that are protected by the parkland in front of it, in one of the North Shore's most connected neighbourhoods.





ROSSETTI



Layout and room measurements by Matterport, total square footage from the strata plan. ** 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. EGO Insured for \$1,000,000. Includes under-height areas. Information should not be relied upon without independent verification.