

ENGEL & VÖLKERS®

314 - 345 Lonsdale Avenue A MAGICAL GARDEN LEVEL SUITE

- Fully rain-screened building
- Building replumbed
- Onsite caretaker Monday to Friday
- Exterior recently repainted
- Ground-floor unit, so no need for an elevator to come and go to the street
- Unit faces a pretty, treed courtyard – uniquely safe and secure ground-level suite
- Large, attractive windows
- Corner window detailing where two exterior walls converge – opens space up with more natural light
- Attractive gas fireplace that creates a lovely ambiance and heats the main living area. (Gas is included in the monthly fee. The hydro bill is approximately \$60 every two months for the unit.)
- Plants thrive in this home
- New flooring – 2020
- Unit completely painted, including ceilings – 2022
- New kitchen tile floor, sink, and faucet – 2023
- Bedroom comfortably accommodates a king-sized bed and a workstation/desk
- Baseboard heater and large window overlooking the patio in the bedroom
- Very special patio: south-facing, super private, a gardener's delight
- Only one adjoining wall to the unit on the west side. Parking garage below and no unit to the east.
- Pet-friendly building. Minutes to Victoria Park and Dog Park.
- Kitchen: new flooring, new stainless steel farmers sink and faucet, new chic cupboard handles, granite countertops, ample counter space, and cupboards.
- Window coverings included
- Location: Lonsdale and 4th – Lower Lonsdale conveniences but just north of the action, so quieter
- Walk to Seabus, the updated Quay, shops, eateries, bars, pampering destinations, spin classes, and so much more on Lonsdale Ave
- TWO side-by-side parking stalls
- Guest parking
- Storage locker
- Gas and hot water included in the monthly fee



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