



Mount Pleasant,
2711 Guelph Street, Vancouver

The BLOCK

The Block is accessible from the tree-lined Guelph Street and is close to Nightingale Elementary School. A boutique collection of 32 well-designed modern townhouses in a quieter part of Mount Pleasant, with family-friendly amenities close by and only a 5-minute walk to the cafes and restaurants in South of Main Street.



\$1,248,000
2 Bedroom
2 Bathroom
1,358 sq. ft.
2 Parkings

DECORATED IN A NATURAL PALETTE, WITH AN OFF-WHITE WALL AND BEAUTIFUL WALNUT PARQUET FLOORING.

The home's beautiful yet modest brick facade capitalizes on the home's south and west sun exposure. The bright living area is decorated in a natural palette, with off-white walls and upgraded wide walnut parquet flooring throughout. The open-plan kitchen features a dark Corian worktop and top-of-the-line appliances. Upstairs, a large family room that is well lit by a full-height French door that opens up to the juliet balcony. The bedroom next to the family room is also spacious. The master bedroom, located on the third floor, has a walk-in closet, an en-suite with double sinks. And a large roof terrace with unobstructed views of Vancouver on the top. The residence comes with two parking spaces.



Interior

Visitors are greeted by a full-height door that leads to a proper foyer with a closet. The living room is decorated in a natural palette, with an off-white wall and beautiful walnut parquet flooring. The living area flows into the open-plan kitchen, which has plenty of cabinet space and a separate window just behind the sink. A bright family room opens up immediately upstairs and connects to the Juliet balcony, which opens up to the meticulously landscaped courtyard view. Not only can it be used as an office, but it can also be used as a family room to provide a play area for children. A similar-sized bedroom with a large cheater ensuite. The family room is connected with the laundry room, the bathroom and the bedroom, which has a separate door connecting to the bathroom for easy access and privacy. A very functional design. The top floor features a comfortable bedroom that can easily accommodate a king-size bed, as well as a walk-in closet and an ensuite bathroom. The bathroom features double sinks, allowing you to unwind after a long day. An open terrace next to the master bedroom for added comfort.

Exterior

The rooftop terrace has a 240 square feet of outdoor living space with 360-degree views of Vancouver. After dinner, this is a great place to unwind. The dazzling night view of downtown Vancouver, Northshore, SFU, and the Vancouver cityscape at dusk. It's difficult to imagine how revitalising this would be.



The Building

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The Neighbourhood

Mount Pleasant is a vibrant and young community. The blending of different cultures sparks and collides here, and the coexistence of the new and the old can be found around every corner. The historic Lee building, as well as the recently completed Independence, are prime examples. The City of Vancouver's Broadway Plan is also well underway and the potential for the community seems to be limitless.