

Golfside Living

Nelson



604-1901 Choquette Avenue

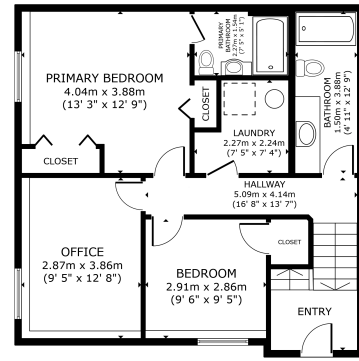


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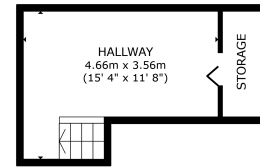


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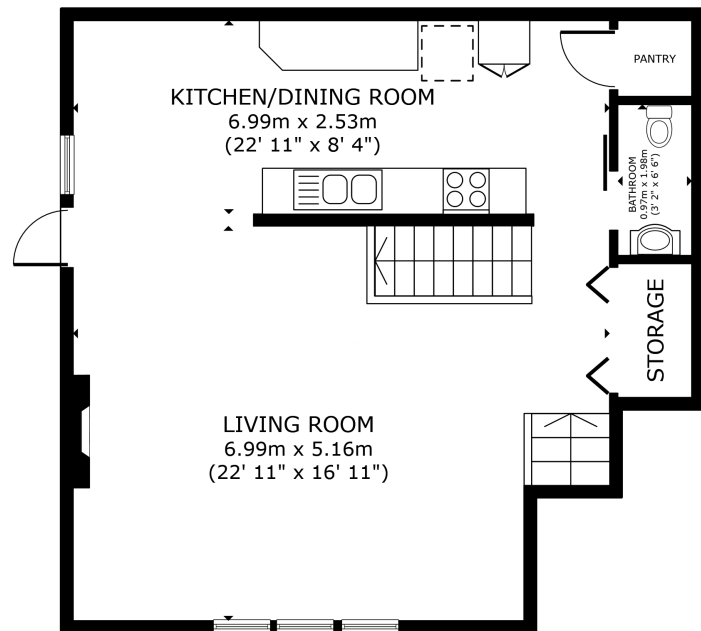
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 63.8 m² (687 sq.ft.) FLOOR 2 58.1 m² (626 sq.ft.) FLOOR 3 16.6 m² (178 sq.ft.)
TOTAL: 138.5 m² (1,491 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



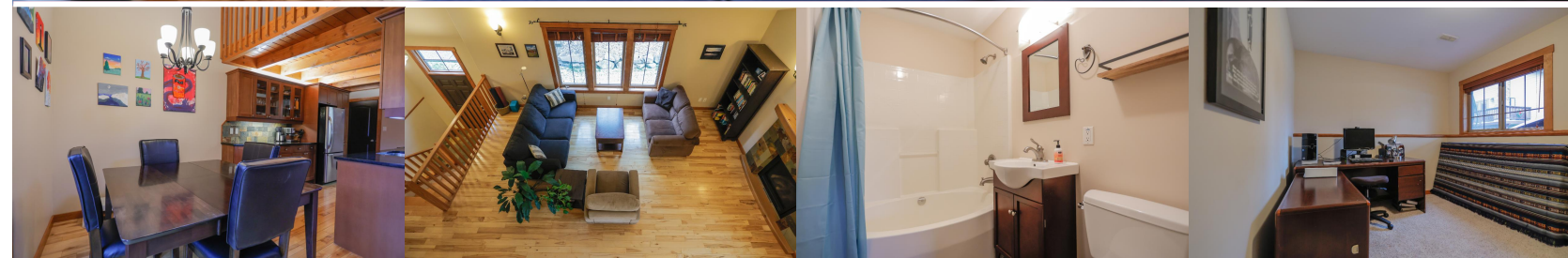
FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 63.8 m² (687 sq.ft.) FLOOR 2 58.1 m² (626 sq.ft.) FLOOR 3 16.6 m² (178 sq.ft.)
TOTAL: 138.5 m² (1,491 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 63.8 m² (687 sq.ft.) FLOOR 2 58.1 m² (626 sq.ft.) FLOOR 3 16.6 m² (178 sq.ft.)
TOTAL: 138.5 m² (1,491 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



604-1901 Choquette Avenue

Discover the ease of strata living in this well designed Granite Pointe townhome, located beside Granite Pointe golf course. This home boasts abundant sunlight and living space over three levels. You will love the timber frame accents, with slate and hardwood flooring throughout, enhanced by the warmth of a gas fireplace. The main floor includes a spacious living room with an impressive vaulted ceiling, a well-appointed kitchen with maple cabinetry, stainless appliances and granite countertops, dining room, pantry and a convenient half bath. Access to the 200 sq ft deck is conveniently located off the dining area. The open loft area creates a versatile space catering to diverse needs. The lower level hosts three bedrooms, including a primary bedroom with full ensuite, and an additional full bathroom. Two parking spots, school, Rosemont Park and golf are nearby. Welcome to low-maintenance living, this home combines contemporary aesthetics with functionality, offering a harmonious blend of style and comfort.

