

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



323 - 2680 WEST 4TH AVENUE

KITSILANO | VANCOUVER

\$679,900

GAVIN HUGHES
PREC, Realtor®
604-626-6618
gavin@gavinhughes.ca

NOVA KOOCHER
Realtor®
604-728-3423
nova@gavinhughes.ca

FOR MORE INFO AND ADDITIONAL MEDIA:
www.gavinhughes.ca



OAKWYNREALTY



Centrally located, this is Kitsilano living at its best! This home has a modern kitchen and a spacious floorplan. From summers at the beach to the cozy fireplace for winter nights.



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Stunning 1 BR / 1BA in the heart of Kitsilano! This top floor, south facing unit features a large renovated kitchen with stone countertops, stainless steel appliances and lots of counterspace. A home cooks dream, with ample cupboard space and a built-in side hutch for appliances, stemware and a nook that could be a small home office. The open dining, living room features a gas fireplace and leads to a covered balcony on quiet side of the building. Spacious BR with large closets and bright, renovated BA. In-suite storage room that could be small den plus in-suite laundry, 1 dog (large ok) or 3 cats. Well run building - plumbing 2022 and common area rooftop deck! Walk everywhere - Kits beach, W 4th shopping, great restaurants on Broadway or the Farmers Market at Kits Comm Ctr.

HIGHLIGHTS

- Renovated kitchen
- Stone counters
- Stainless steel appliances
- Laminate floors
- Covered south facing patio
- Interior storage / small den
- Office nook
- Gas fireplace
- Renovated bathroom
- Spacious bedroom
- Large bedroom closets
- Linen closet
- Spacious entryway
- Common area rooftop deck

SPECS

Main Floor:	708 sq. ft. (strata plan 685 sq. ft.)
Covered Balcony:	56 sq. ft.
Interior Storage:	31.5 sq. ft.
Bedrooms:	1
Bathrooms:	1 full
Parking:	1 under building
Storage Locker:	No (possible to rent from strata)
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	Condo
Construction:	Wood Frame
Title:	Freehold Strata
Taxes:	\$1,965.86 (2022)
Maintenance Fees:	\$428.87
Bylaw Restrictions:	Pets w/Restrictions, Rentals w/Restrictions, No Smoking
Total Units in Strata:	99
Heating:	Baseboard electric, gas fireplace

SCHOOLS & AMENITIES

- 5 Blocks to Kits Beach
- General Gordon Elementary
- Kitsilano Secondary
- Safeway (Broadway + West 4th)
- West 4th Shopping District
- West Broadway Restaurants
- Kitsilano Community Centre
- Kitsilano Farmers Market
- Darby's Public House
- Next to Transit (+ near upcoming SkyTrain)
- Walk, bike or bus to Downtown Vancouver
- On bus route to UBC

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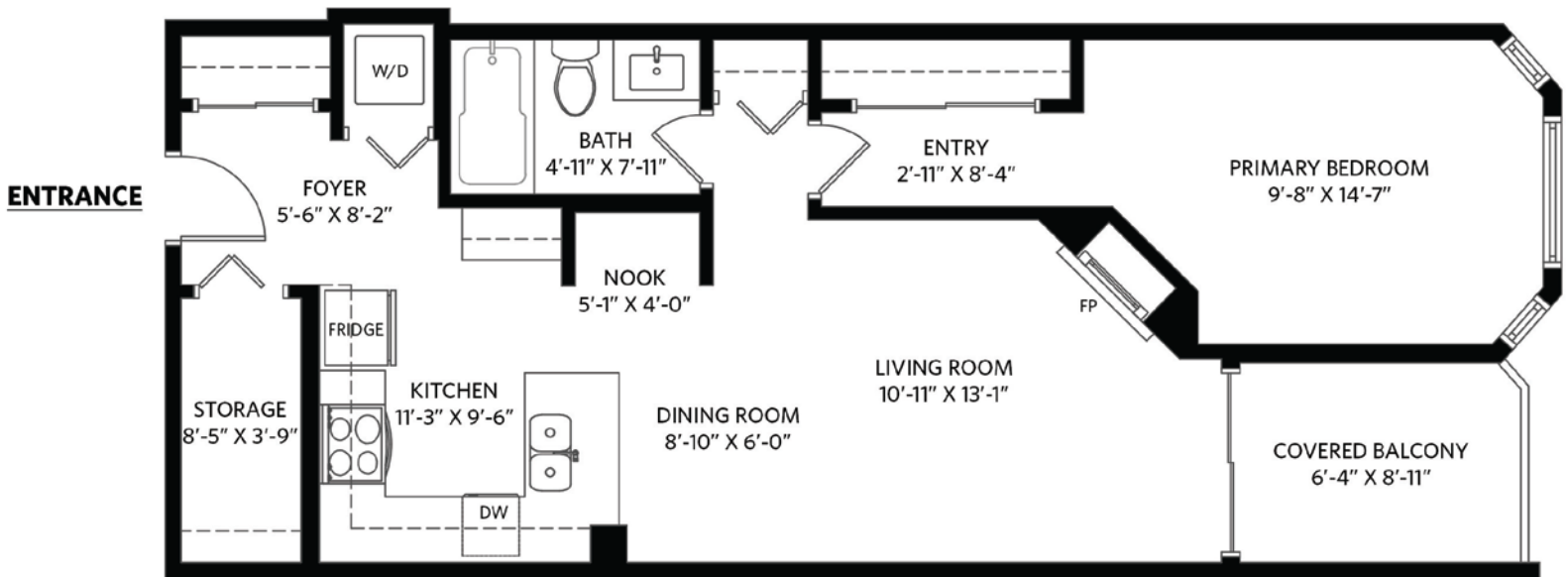
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#323-2680 West 4th Avenue
Vancouver, BC

1 bedroom + 1 bathroom

Total Interior: 708 sq.ft.
Covered Balcony: 56 sq.ft.

Main Floor - 708 sq.ft.
Ceiling height - 8' 0"



Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. E&O insured for \$1,000,000



The enclosed information while deemed to be correct, is not guaranteed.
Gavin Hughes, Personal Real Estate Corporation

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PREC, Realtor®
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