



**KRYSTIAN THOMAS**  
*real estate adviser*



**newwater**

3163



**209-3163 RIVERWALK AVE**  
**VANCOUVER, BC**

**HOME IN THE RIVER DISTRICT**

**PROPERTY FEATURES**

King-sized primary bed with ensuite.

Large, south-facing balcony.

 2  
Bedrooms

 2  
Bathrooms

 945  
Sq. Ft.

krystianthomas.com  
604.341.9927

info@krystianthomas.com



OAKWYN REALTY

# 209-3163 RIVERWALK AVE



## FEATURES & SPECIFICATIONS

Type of Home:  
Freehold Strata

Year Built:  
2013

Indoor Living:  
945 sqft. indoor

Bedrooms:  
2

Bathrooms:  
2

Parking & Storage:  
1 Parking  
No Storage

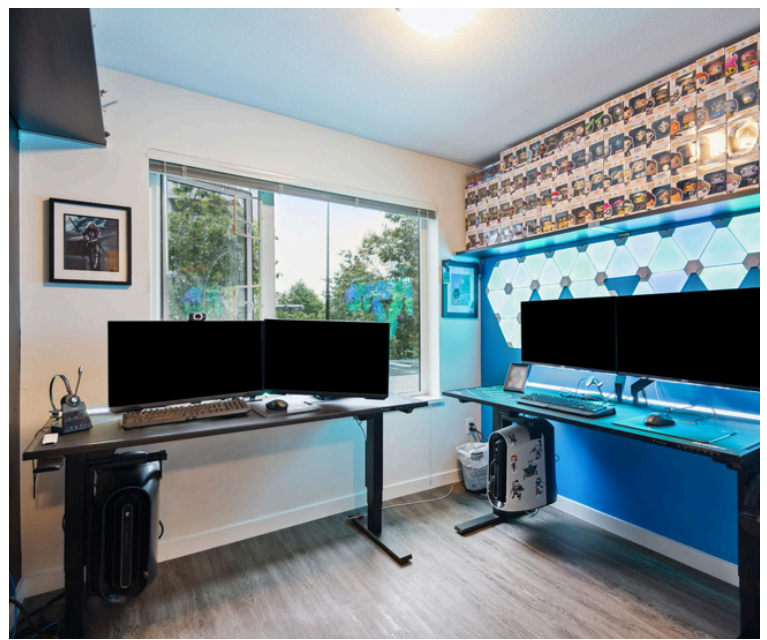
Maintenance Fee:  
\$537.87

Property Taxes (year):  
\$2,279.57 (2024)

Restrictions:  
Pets Allowed  
Rentals Allowed

New Water by Polygon is the perfect place to call home in the beautiful River District. This lovely two-bedroom, two-full-bath plus flex/storage room condo boasts 945 sqft of functional living space. Entertainers will adore the open living/dining/kitchen space and the large south-facing balcony, perfect for lounging with a mojito. The king-sized primary room features an ensuite and walk-in closet. The second bedroom doubles as an ideal office or guest room, and the multipurpose den makes for a perfect storage or hobby room. New Water is a jaunt to parks, riverfront, shopping, coffee, transit and grocery.

All information contained here within is to be verified by the Buyer if deemed important.



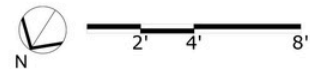


**209-3163 RIVERWALK AVENUE, VANCOUVER, BC**

MAIN FLOOR TOTAL: 945 SQ.FT.  
BALCONY: 67 SQ. FT.



**MAIN FLOOR PLAN**  
Ceiling Height: 8'-0"



Oakwyn Realty Ltd.  
400-1286 Homer Street  
Vancouver, BC, V6B 2Y5  
oakwyn.com

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