



NEIGHBORHOOD HIGHLIGHTS

Elementary School

General Gordon Elementary

High School

Kitsilano Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

Walk Score: 89

Bike Score: 87

Transit Score: 70

2624 WEST 3rd AVENUE

4 BED, 3 BATH, 2797 SQ. FT.

Are you looking for a great investment? This quality home north of 4th has character and 3 suites. This revenue property allows for great flexibility. Rent all the home or live in one and enjoy all that Kitsilano has to offer! The home has modern kitchens & bathrooms, updated flooring & windows, quartz counters, stainless steel appliances AND MORE! All 3 suites have laundry. The Upper Unit is a 1 bedroom and loft. The Main Level is a large 1 bedroom executive style home, and the Garden Level is a 2 bedroom suite. The current owners have been doing furnished rentals.

\$2,749,000

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Master
11 Years



RE/MAX

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*Personal Real Estate Corporation

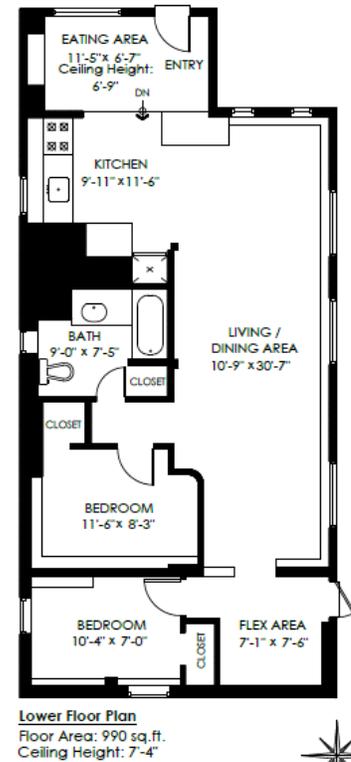
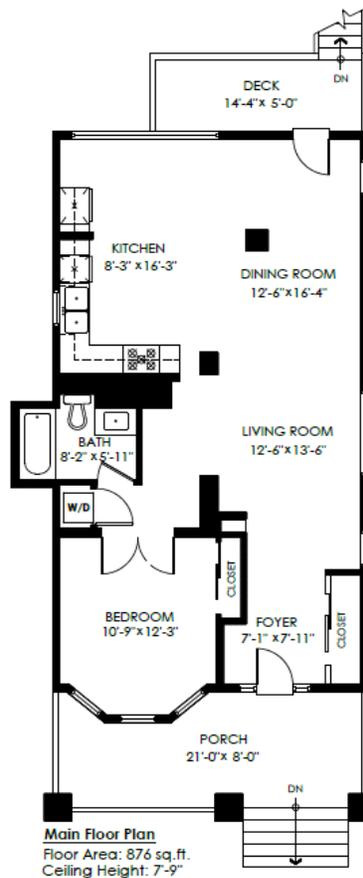
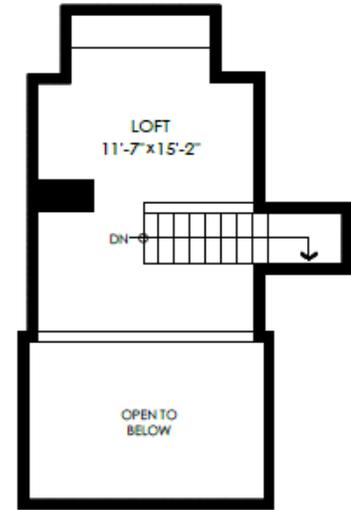
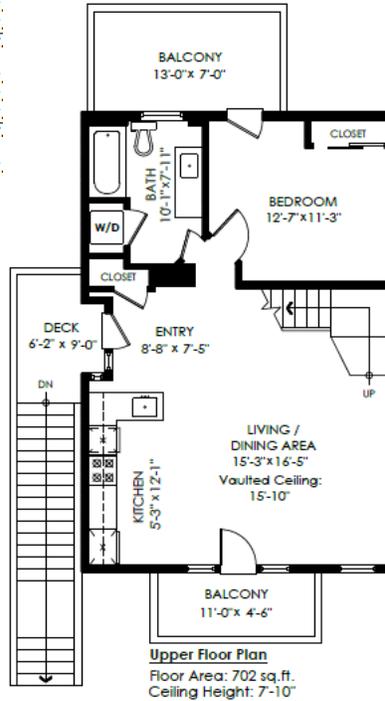
2624 WEST 3rd AVENUE

View additional photos & 3D tour at www.VancouverPropertyFinder.com



Main Floor: 876 sq.ft.
 Upper Floor: 702 sq.ft.
 Loft Floor: 229 sq.ft.
 Lower Floor: 990 sq.ft.
Total Livable: 2,797 sq.ft.

Deck: 121 sq.ft.
 Balconies: 141 sq.ft.
 Porch: 149 sq.ft.
Total Extras: 411 sq.ft.
 Open To Below: 122 sq.ft.





Presented by:
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Active
R2658996
 Board: V
 House/Single Family

2624 W 3RD AVENUE
 Vancouver West
 Kitsilano
 V6K 1M3

Residential Detached
\$2,749,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **33.00**
 Frontage(metres): **10.06**
 Depth / Size: **108**
 Lot Area (sq.ft.): **3,587.00**
 Lot Area (acres): **0.08**
 Flood Plain:
 View: :
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

If new, GST/HST inc?:
 Bedrooms: **4**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 Rear Yard Exp: **South**
 P.I.D.: **010-585-541**

Original Price: **\$2,749,000**
 Approx. Year Built: **1910**
 Age: **112**
 Zoning: **RT-8**
 Gross Taxes: **\$7,104.47**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour: [Virtual Tour URL](#)

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: Parking Access: **Lane**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **LOT C, BLOCK 10, PLAN VAP774, DISTRICT LOT 192, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 47193K, REF 38) OF LOT 2 EXP PT SHOWN ON EX PL 18842**

Amenities:
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	876	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	702	Main	Foyer	7'1 x 7'11	Below	Flex Room	7'1 x 7'6	Floor #Pcs
Finished Floor (AbvMain2):	229	Main	Living Room	12'6 x 13'6	Below	Bedroom	10'4 x 7'0	Main 4
Finished Floor (Below):	990	Main	Dining Room	12'6 x 16'4	Below	Bedroom	11'6 x 8'3	Above 4
Finished Floor (Basement):	0	Main	Kitchen	8'3 x 16'3				Below 4
Finished Floor (Total):	2,797 sq. ft.	Main	Bedroom	10'9 x 12'3				
Unfinished Floor:	0	Above	Foyer	8'8 x 7'5				
Grand Total:	2,797 sq. ft.	Above	Kitchen	5'3 x 12'1				
		Above	Living Room	15'3 x 16'5				
		Above	Bedroom	12'7 x 11'3				
		Abv Main 2	Loft	11'7 x 15'2				
		Below	Eating Area	11'5 x 6'7				
		Below	Kitchen	9'11 x 11'6				
		Below	Living Room	10'9 x 30'7				

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **3** # of Rooms: **16**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions: PAD Rental: Maint. Fee:

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