



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Bayview Elementary

High School

Kitsilano Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

Walk Score: 84

PH3-3220 W 4TH AVENUE

2 BED, 2 BATH, 1636 SQ. FT.

Ready for you to move in, this turnkey corner penthouse suite offers stunning views & abundance of space. With 3 private patios at your disposal, you'll enjoy mountain, ocean, & city views from your bedroom, living room, & rooftop. This 2 bed and den (could be a 3rd bedroom) would support a growing family & accommodate an at-home office if you are looking to downsize. The master has a separate ensuite bathroom & walk-in closet to give you all the comfort & privacy you need. With renos done on the floors, in the kitchen & bathrooms, this unit is updated to provide a classy & modern lifestyle. Steps to the beach & shops. 2 parking & 1 locker included. Pets & rentals allowed. See Realtor's website for floorplan & video.

\$1,498,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

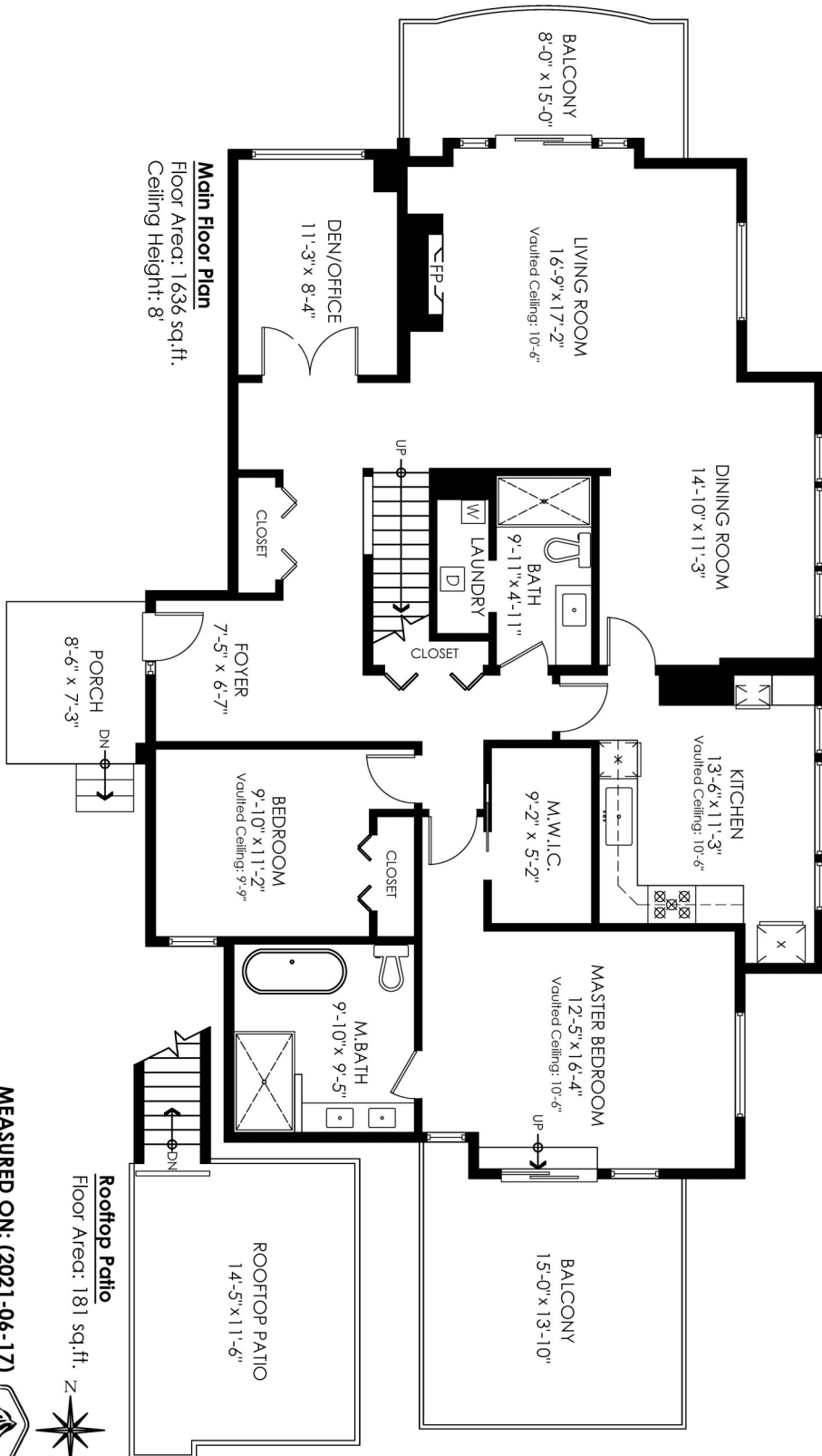
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*Personal Real Estate Corporation

PH3-3220 WEST 4TH AVENUE

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





Floor Area:	1,636 sq.ft.
Rooftop Patio:	181 sq.ft.
Balconies:	289 sq.ft.
Porch:	61 sq.ft.
Total Extras:	531 sq.ft.



Presented by:
Gregory Andruff PREC*
 RE/MAX Select Realty
 Phone: 778-899-4267
<http://www.vancouverpropertyfinder.com>
gregandruff@remax.net



Active **R2595586** **PH3 3220 W 4TH AVENUE** Residential Attached
 Board: V Vancouver West **\$1,498,000 (LP)**
 Apartment/Condo Kitsilano (SP) **M**
 V6K 1R9



Sold Date: Frontage (feet): Original Price: **\$1,498,000**
 Meas. Type: **Feet** Frontage (metres):
 Depth / Size (ft.): Bedrooms: **2** Approx. Year Built: **1990**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Age: **31**
 Flood Plain: Full Baths: **2** Zoning: **RM-4**
 Council Apprv?: Half Baths: **0** Gross Taxes: **\$3,899.93**
 Exposure: Maint. Fee: **\$751.02** For Tax Year: **2020**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 Mgmt. Co's Name: **Bayside Property Services Ltd.** P.I.D.: **016-443-578**
 Mgmt. Co's Phone: **604-629-8752** Tour: **Virtual Tour URL**
 View: **Yes: City, Mountain, & Ocean**
 Complex / Subdiv: **Point Grey Estates**
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Corner Unit, Penthouse, Upper Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Underground** Locker: **Y**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Perimeter** Reno. Year: **2016** Units in Development: **17** Total Units in Strata: **17**
 Rain Screen: R.I. Plumbing:
 Renovations: **Partly** Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** Metered Water:
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
 Fuel/Heating: **Baseboard, Electric** # of Fireplaces: **1** Property Disc.: **Yes**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck** Fixtures Leased: **No**
 Type of Roof: **Other, Torch-On** Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**
 Legal: **STRATA LOT 17, PLAN VAS2737, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, UNDIV 831/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Oven - Built In, Range Top**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 6'7	Above	Patio	14'5 x 11'6			x
Main	Den	11'3 x 8'4			x			x
Main	Living Room	16'9 x 17'2			x			x
Main	Dining Room	14'10 x 11'3			x			x
Main	Kitchen	13'6 x 11'3			x			x
Main	Master Bedroom	12'5 x 16'4			x			x
Main	Walk-In Closet	9'2 x 5'2			x			x
Main	Bedroom	9'10 x 11'2			x			x
Main	Patio	8'0 x 15'0			x			x
Main	Patio	15'0 x 13'10			x			x

Finished Floor (Main):	1,636	# of Rooms: 11	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,636 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	1,636 sq. ft.	Basement: None			6				
					7				
					8				

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