



## NEIGHBORHOOD HIGHLIGHTS

### Elementary School

General Gordon Elementary

### High School

Kitsilano Secondary

### French Immersion—Secondary

Kitsilano Secondary

**WALK SCORE:** 92

**BIKE SCORE:** 88

**TRANSIT SCORE:** 68

# 2522 W 3rd Avenue

2 BED, 2 BATH, 1,160 SQ. FT.

Beautiful, North of 4th, 2 bedroom garden level home! The bright kitchen includes a Bosch appliance package, quartz counters, ample storage and extra large kitchen island. This well-designed layout features french doors that lead you to the private connecting patio, gas fireplace in the open living room, built-in cabinetry, wide-plank engineered hardwood floors, in-suite storage and separate laundry room. 1 storage and 1 parking included with EV Charging. Balance of the 2-5-10 warranty remains.

**\$1,450,000**

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
www.KeithRoy.com



**RE/MAX**



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC



Emma Hamel

# 2522 WEST 3rd AVENUE

View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



## 2522 W 3rd Ave Vancouver

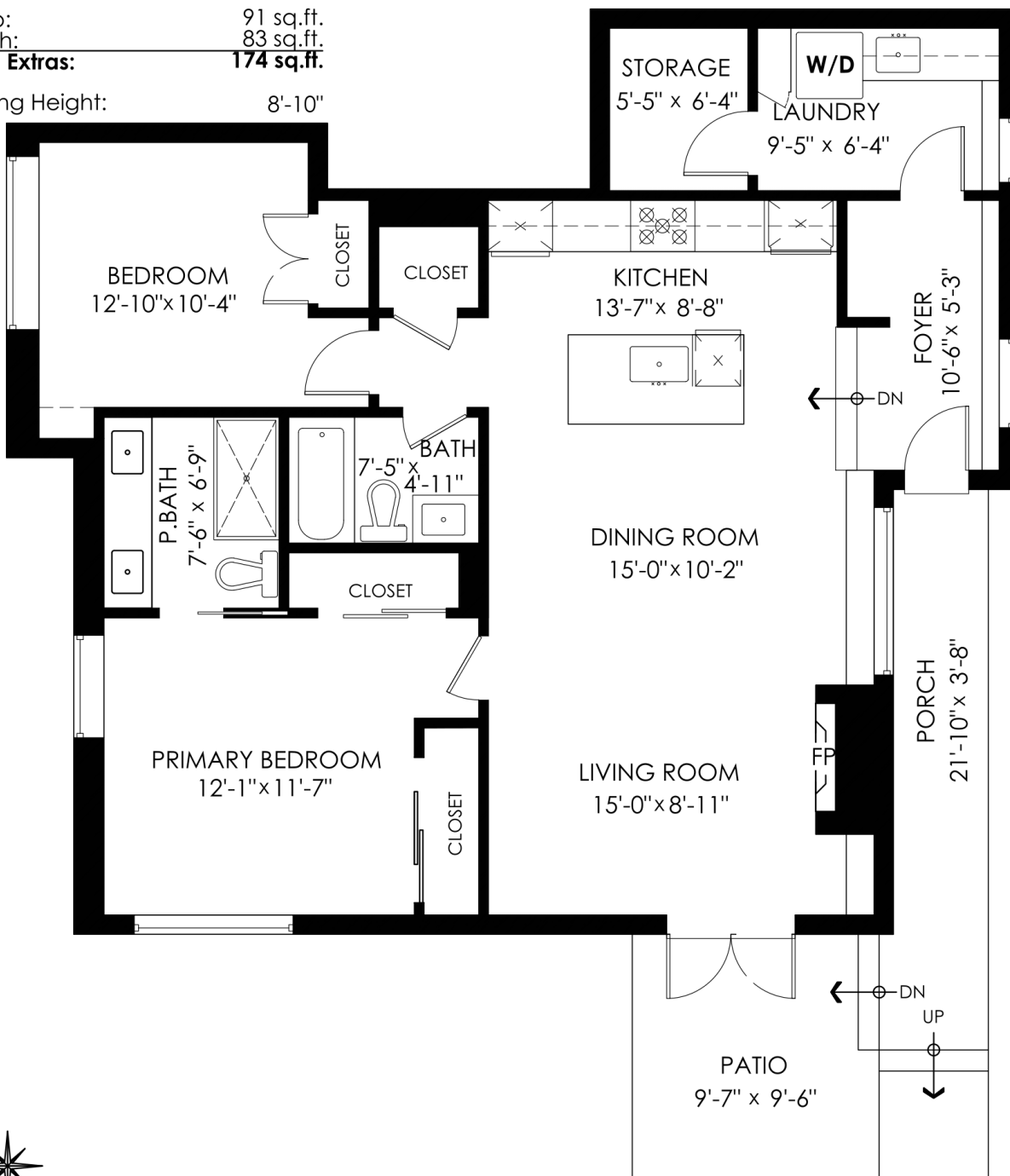
**Floor Area:** 1,160 sq.ft.

Patio: 91 sq.ft.

Porch: 83 sq.ft.

**Total Extras:** 174 sq.ft.

Ceiling Height: 8'-10"



MEASURED ON: (2023-09-28)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:  
**Keith Roy PREC\***  
 RE/MAX Select Realty  
 Phone: 604-210-2933  
 http://www.keithroy.com  
 team@keithroy.com



**Active**  
**R2829434**

**2522 W 3RD AVENUE**

Residential Attached  
**\$1,450,000** (LP)   
 (SP)

Board: V  
 Townhouse

Vancouver West  
 Kitsilano  
 V6K 1M1



Sold Date: \_\_\_\_\_  
 Meas. Type: **Feet**  
 Frontage(feet): \_\_\_\_\_  
 Frontage(metres): \_\_\_\_\_  
 Depth / Size (ft.): \_\_\_\_\_  
 Sq. Footage: **0.00**  
 Flood Plain: \_\_\_\_\_  
 View: **No**  
 Complex / Subdiv: \_\_\_\_\_  
 First Nation: \_\_\_\_\_  
 Services Connctd: **Community, Electricity, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?: \_\_\_\_\_  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 P.I.D.: **031-084-893**

Original Price: **\$1,450,000**  
 Approx. Year Built: **2020**  
 Age: **3**  
 Zoning: **RT-8**  
 Gross Taxes: **\$4,298.96**  
 For Tax Year: **2023**  
 Tax Inc. Utilities?: **No**  
 Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
 # of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: \_\_\_\_\_  
 Parking: **Carpport; Single**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 3, PLAN EPS6446, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Setting, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>1,160</b>	Units in Development: <b>3</b>	Tot Units in Strata: <b>3</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North, West</b>	Stores in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Self Managed/Non Conforming</b>	Mgmt. Co's #: _____	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$300.00</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Other</b>		
Finished Floor (Total): <b>1,160 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age: _____	# of Pets: _____	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>1,160 sq. ft.</b>	# or % of Rentals Allowed: _____		
	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
	Short Term Lse-Details: _____		

Suite: **None**  
 Basement: **Full**  
 Crawl/Bsmt. Ht: \_\_\_\_\_  
 # of Kitchens: **1** # of Levels: **1**  
 # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'6 x 5'3			x	1	Main	4	No
Main	Kitchen	13'7 x 8'8			x	2	Main	4	Yes
Main	Dining Room	15' x 10'2			x	3			
Main	Living Room	15' x 8'11			x	4			
Main	Primary Bedroom	12'1 x 11'7			x	5			
Main	Bedroom	12'10 x 10'4			x	6			
Main	Laundry	9'5 x 6'4			x	7			
Main	Storage	5'5 x 6'4			x	8			

604-210-2933  
 team@keithroy.com  
 www.KeithRoy.com

Keith Roy PREC	Taryn Lees	Greg Dent	Sarah Hopkins	Greg Andruff PREC	Emma Hamel