



### NEIGHBORHOOD HIGHLIGHTS

Elementary School

Henry Hudson Elementary

Secondary

Kitsilano Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

Walk Score: 97

Bike Score: 92

Transit Score: 75

# 208-1930 WEST 3rd AVENUE

## 1 BED, 1 BATH, 694 SQ. FT.

Looking for a comfortable and convenient home in Kits? This updated home has everything you need. A gourmet chef's kitchen with stainless steel appliances and a ton of storage. This bright home has plenty of natural light shining through. The location is amazing with a short walk to shops on 4th and the beach just steps away. Enjoy the large outdoor space - perfect for a potted garden or just to relax. Lots of storage with a walk-in closet and bike racks in the secure garage with parking and storage included. Free laundry! Pets are OK too! Nothing to do but move in, and enjoy Kitsilano living!

### \$575,000

Keith Roy, PREC\*

Jacob Lahti

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

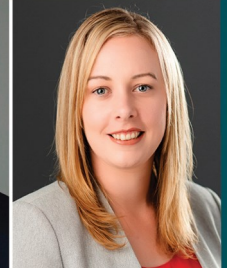
## Keith Roy

AND ASSOCIATES

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Master  
11 Years



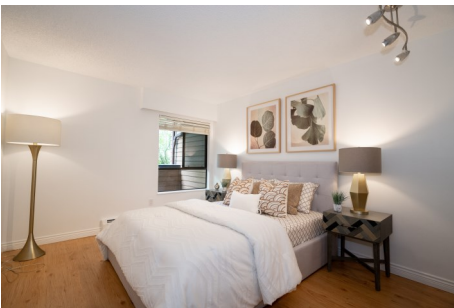
RE/MAX

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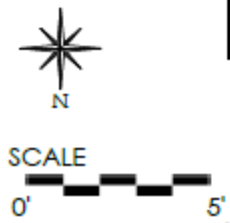
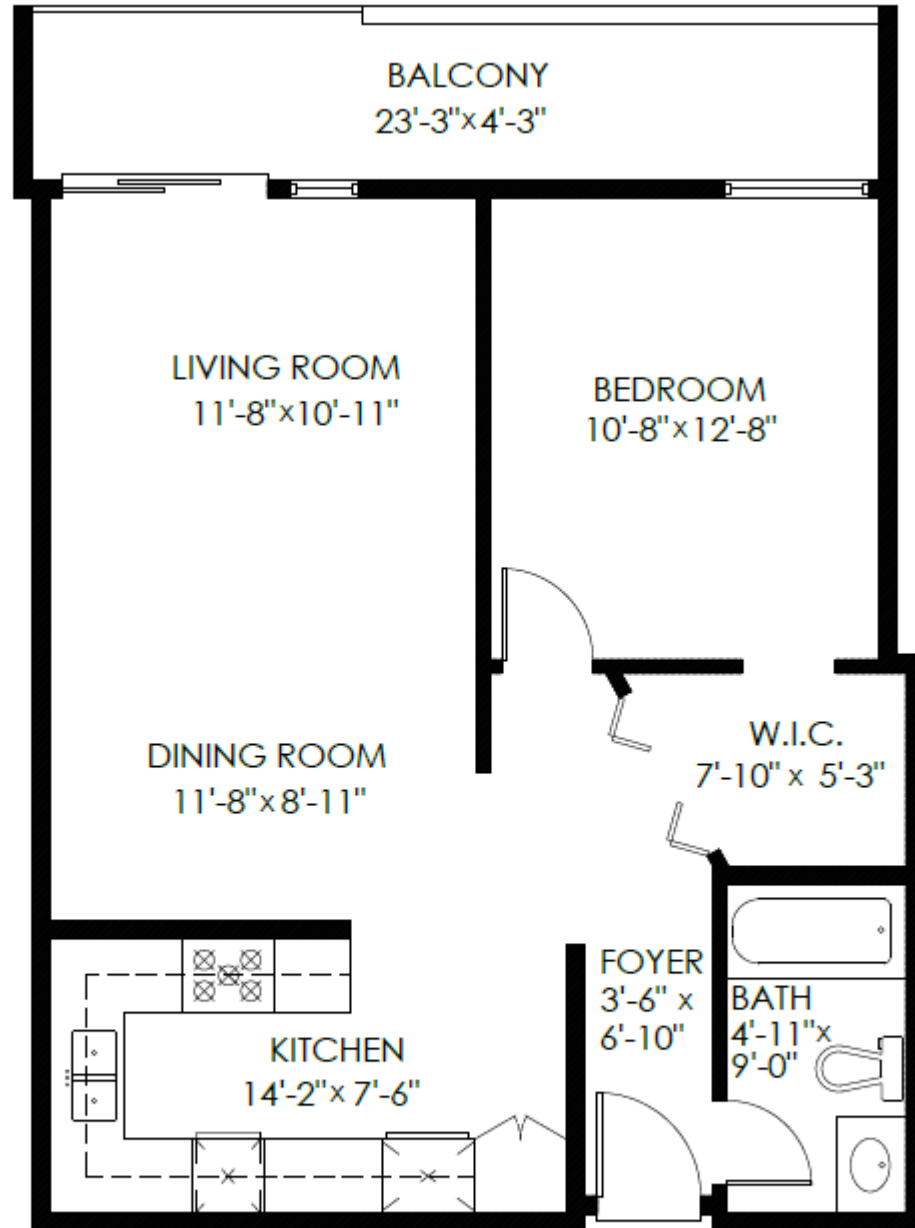
\*Personal Real Estate Corporation

# 208-1930 WEST 3rd AVENUE

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



**Floor Area:** 694 sq.ft.  
Balcony: 102 sq.ft.  
Ceiling Height: 7'-11"



MEASURED ON: (2022-06-23)

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:  
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**Active** **208 1930 W 3RD AVENUE** Residential Attached  
**R2704679** Vancouver West **\$575,000 (LP)**  
 Board: V Kitsilano **(SP)**  
 Apartment/Condo V6J 1L1 **(M)**



Sold Date: If new, GST/HST inc?: Original Price: **\$575,000**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1976**  
 Frontage(feet): Bathrooms: **1** Age: **46**  
 Frontage(metres): Full Baths: **1** Zoning: **RM-4**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,411.28**  
 Sq. Footage: **0.00** P.I.D.: **003-846-822** For Tax Year: **2021**  
 Flood Plain: View: **:** Tax Inc. Utilities?:  
 Complex / Subdiv: **THE WESTVIEW** Tour: **Virtual Tour URL**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage Underbuilding, Garage; Underground**  
 Exterior: **Wood** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Property Disc.: **Yes**  
 Renovations: **Partly** Reno. Year: **2016** Fixtures Leased: **No**  
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**  
 Fireplace Fuel: Metered Water: Floor Finish: **Laminate**  
 Fuel/Heating: **Hot Water** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 19, PLAN VAS314, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 3002/100000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Shared Laundry, Storage**  
 Site Influences: **Central Location, Shopping Nearby**  
 Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Finished Floor (Main): <b>694</b>	Units in Development: <b>35</b>	Tot Units in Strata: <b>35</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Stores in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>The Wynford Group</b>	Mgmt. Co's #: <b>604-261-0285</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$453.02</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Heat, Hot Water, Management</b>		
Finished Floor (Total): <b>694 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Not Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>694 sq. ft.</b>	# or % of Rentals Allowed: <b>0#</b>		
Suite: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'6 x 6'10			x	1	Main	4	No
Main	Kitchen	14'2 x 7'6			x	2			
Main	Dining Room	11'8 x 8'11			x	3			
Main	Living Room	11'8 x 10'11			x	4			
Main	Bedroom	10'8 x 12'8			x	5			
Main	Walk-In Closet	7'10 x 5'3			x	6			
		x			x	7			
		x			x	8			

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