



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Bayview Elementary

Secondary

Kitsilano Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

Walk Score: 93

Bike Score: 95

Transit Score: 98

18-3437 WEST 4th AVENUE

2 BED, 2 BATH, 1093 SQ. FT.

The 365sf roof-top patio oasis of this home has to be seen to be believed. On the quiet side of the building, this reverse plan corner-unit home has excellent eastern exposure towards downtown and north towards the water is private and quiet. The convenient location is close to the waterfront & tennis courts are across the street. Walk to groceries, pub, restaurants and parks. The well-run proactive strata council along with friendly neighbours make living here a pleasure. Home has been updated over time. The wood fireplace is a nice touch for warm winter nights.

\$1,299,000

Keith Roy, PREC*

Jacob Lahti

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



Master
11 Years



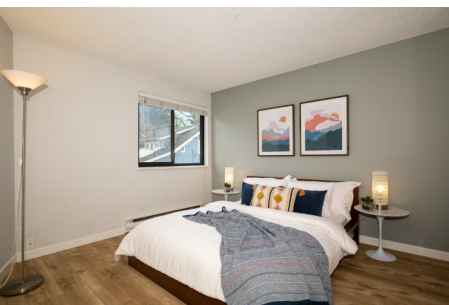
RE/MAX

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*Personal Real Estate Corporation

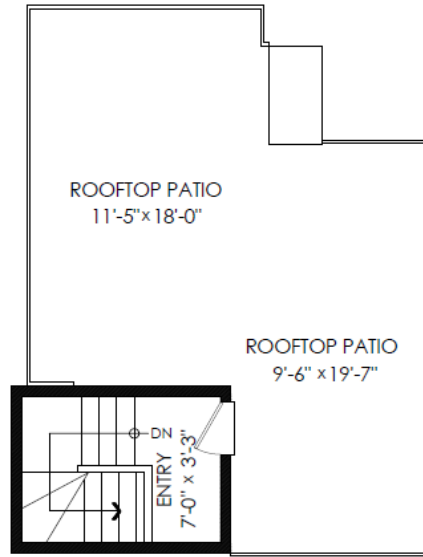
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View additional photos & 3D tour at www.VancouverPropertyFinder.com



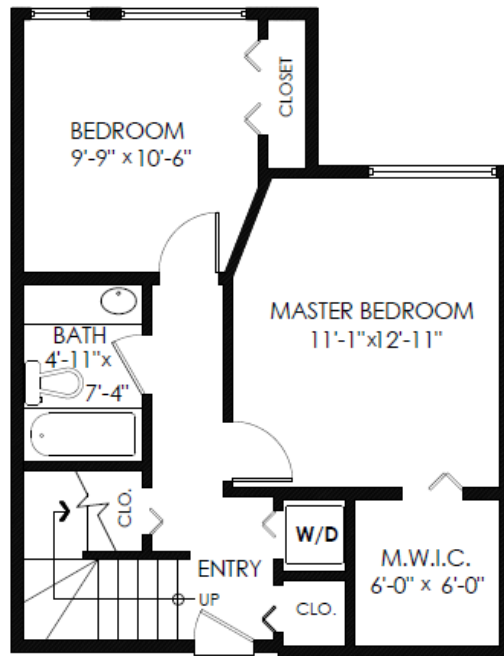
Main Floor: 504 sq.ft.
 Upper Floor: 84 sq.ft.
 Lower Floor: 505 sq.ft.
Total Livable: 1,093 sq.ft.

Rooftop Patio: 369 sq.ft.



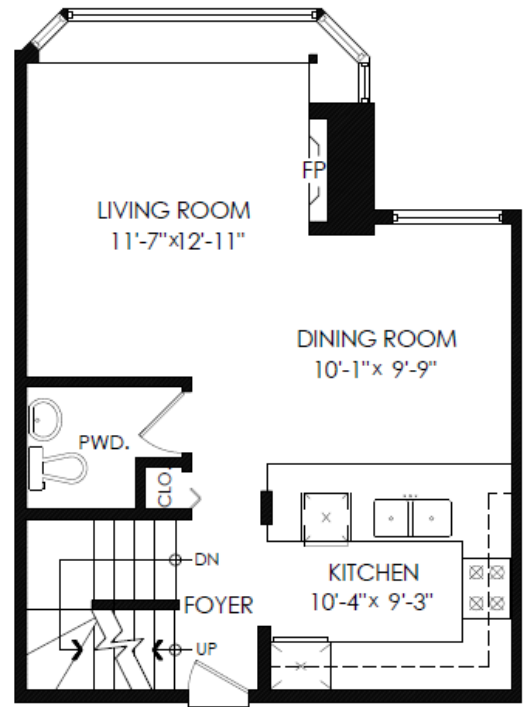
Upper Floor Plan

Floor Area: 84 sq.ft.
 Ceiling Height: 7'11"



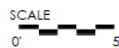
Lower Floor Plan

Floor Area: 505 sq.ft.
 Ceiling Height: 7'11"



Main Floor Plan

Floor Area: 504 sq.ft.
 Ceiling Height: 7'11"





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



Active **18 3437 W 4TH AVENUE** Residential Attached
R2678251 Vancouver West **\$1,299,000 (LP)**
 Board: V Kitsilano (SP) **M**
 Apartment/Condo V6R 1N7



Sold Date: If new, GST/HST inc?: Original Price: **\$1,349,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1980**
 Frontage(feet): Bathrooms: **2** Age: **42**
 Frontage(metres): Full Baths: **1** Zoning: **RM-4**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,422.75**
 Sq. Footage: **0.00** P.I.D.: **002-564-131** For Tax Year: **2021**
 Flood Plain: View: Tax Inc. Utilities?:
 Complex / Subdiv: **Waterwood Court** Tour: **Virtual Tour URL**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Wood** Metered Water:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding, Garage; Underground**
 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: **Laminate, Tile**

Legal: **STRATA LOT 18, PLAN VAS861, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, UNDIV 94/1789 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, Garden, In Suite Laundry**
 Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 504	Units in Development: 20	Tot Units in Strata: 20	Locker: Yes
Finished Floor (Above): 84	Exposure: North	Stores in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASCENT REAL ESTATE MANAGEMENT	Mgmt. Co's #: 604-431-1800	
Finished Floor (Below): 505	Maint Fee: \$517.89	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water		
Finished Floor (Total): 1,093 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,093 sq. ft.	# or % of Rentals Allowed: 3#		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 1 # of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'4 x 9'3			x	1	Main	2	No
Main	Dining Room	10'1 x 9'9			x	2	Below	4	No
Main	Living Room	11'7 x 12'11			x	3			
Below	Bedroom	9'9 x 10'6			x	4			
Below	Master Bedroom	11'1 x 12'11			x	5			
Below	Walk-In Closet	6'0 x 6'0			x	6			
Above	Other	7'0 x 3'3			x	7			
		x			x	8			

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19 Years