



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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RE/MAX

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*Personal Real Estate Corporation

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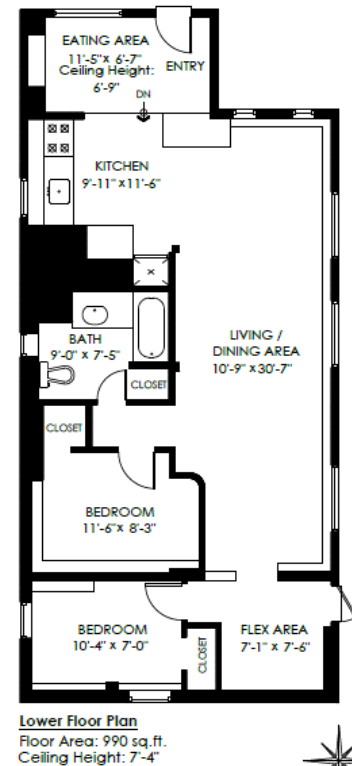
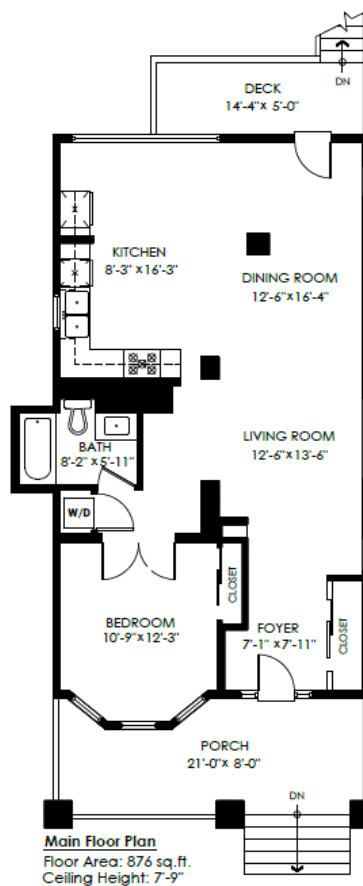
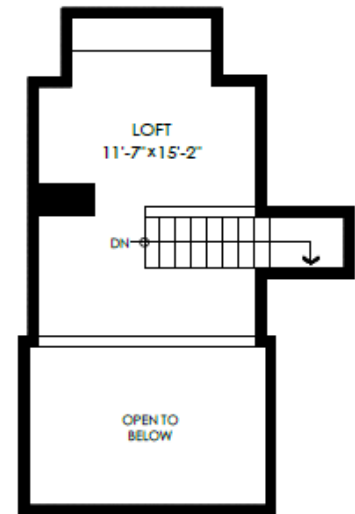
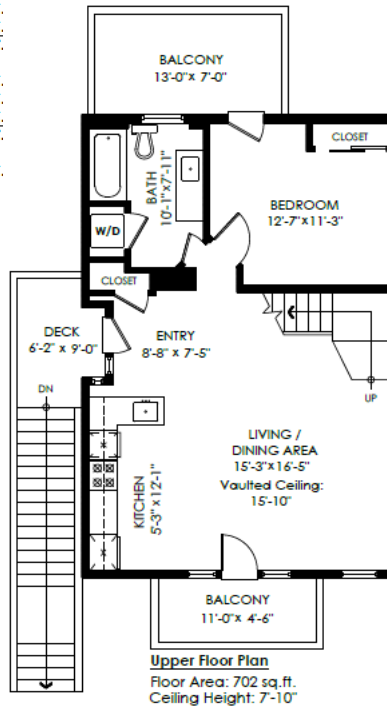
View additional photos & 3D tour at www.VancouverPropertyFinder.com



Main Floor: 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.



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