



NEIGHBORHOOD HIGHLIGHTS

Elementary School

David Lloyd George Elementary

High School

Sir Winston Churchill Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

WALK SCORE: 61

TRANSIT SCORE: 60

BIKE SCORE: 55

1334 WEST 59th AVENUE

6 BED, 3 BATH, 3116 SQ. FT.

First time to market. Built in 1977, this 3,100 sf house sits on a spacious 44'x120' lot in the Churchill Secondary catchment. The wide lot allows for a comfortable + spacious family home with generous principal rooms. Upstairs you'll find 3 beds + 2 baths along with a large south-facing sundeck. The spacious master suite includes a walk-in closet. There are another 3 beds downstairs + 1 bath. There are 2 kitchens as well as 2 wood-burning fireplaces + an attached double garage. Churchill High School Catchment, Centrally located between DT, Richmond, Oakridge, UBC, and YVR.

\$2,988,000

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RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

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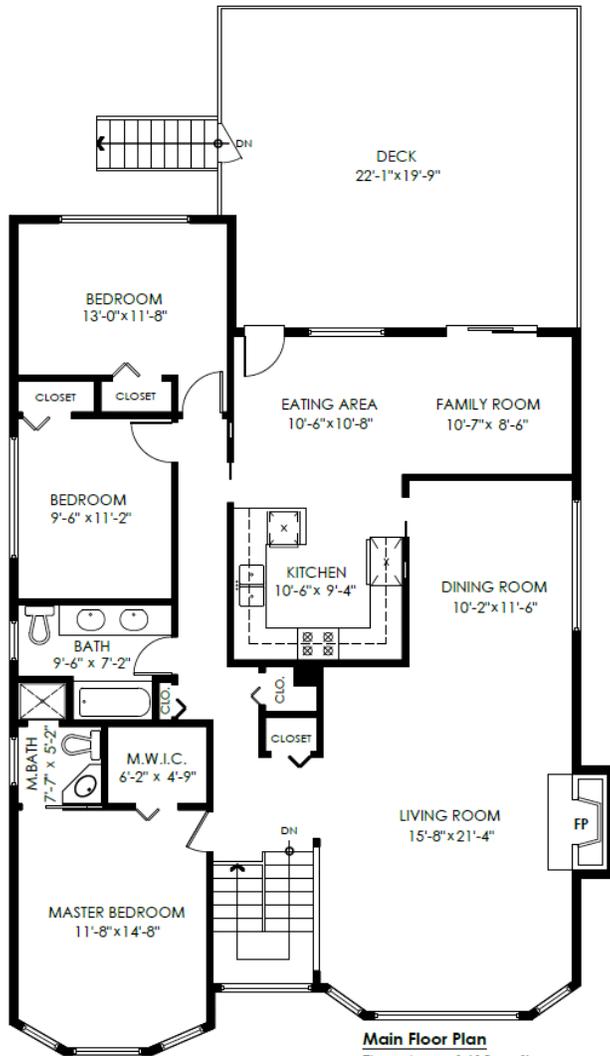
View additional photos & 3D Tour at www.KeithRoy.com



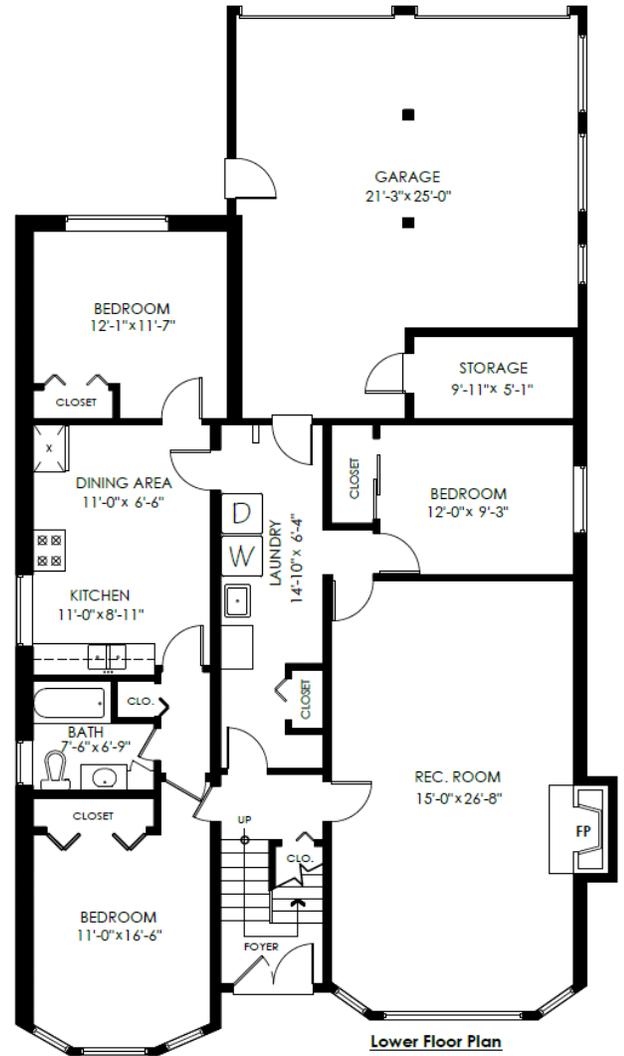
Main Floor: 1,618 sq.ft.
 Lower Floor: 1,498 sq.ft.
Total Livable: 3,116 sq.ft.

Garage: 557 sq.ft.
Grand Total: 3,673 sq.ft.

Deck: 430 sq.ft.



Main Floor Plan
 Floor Area: 1618 sq.ft.
 Ceiling Height: 8'-0"

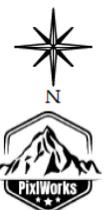


Lower Floor Plan
 Floor Area: 1498 sq.ft.
 Ceiling Height: 8'-0"



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.

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MEASURED ON: (2021-12-17)

