



#### NEIGHBORHOOD HIGHLIGHTS

Elementary School

Captain James Cook Elementary

Secondary School

Killarney Secondary

French Immersion

Laura Secord Elementary

Sir Winston Churchill Secondary

BIKE SCORE: 56

TRANSIT SCORE: 52

WALK SCORE: 51

# 6630 BUTLER STREET

5 BED, 3 BATH, 2612 SQ. FT.

This large and well-maintained, owner occupied Vancouver Special on a 34x132 lot is ready for you! 3 large bedrooms up, including an updated master bedroom ensuite. Bright and spacious living/dining and large eat-in kitchen round out the main floor. 2 large bedrooms and a full bathroom make the ground level fully functional for either additional living space or to put in an income-generating basement suite. Beautifully maintained, low-maintenance landscaping makes for easy living. Backyard also provides space for 4 cars (two covered).

**\$2,150,000**

Keith Roy, PREC\*

Jacob Lahti

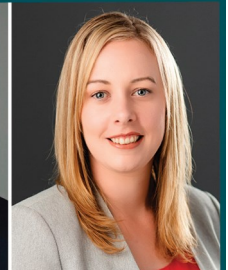
Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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www.KeithRoy.com



**RE/MAX**

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

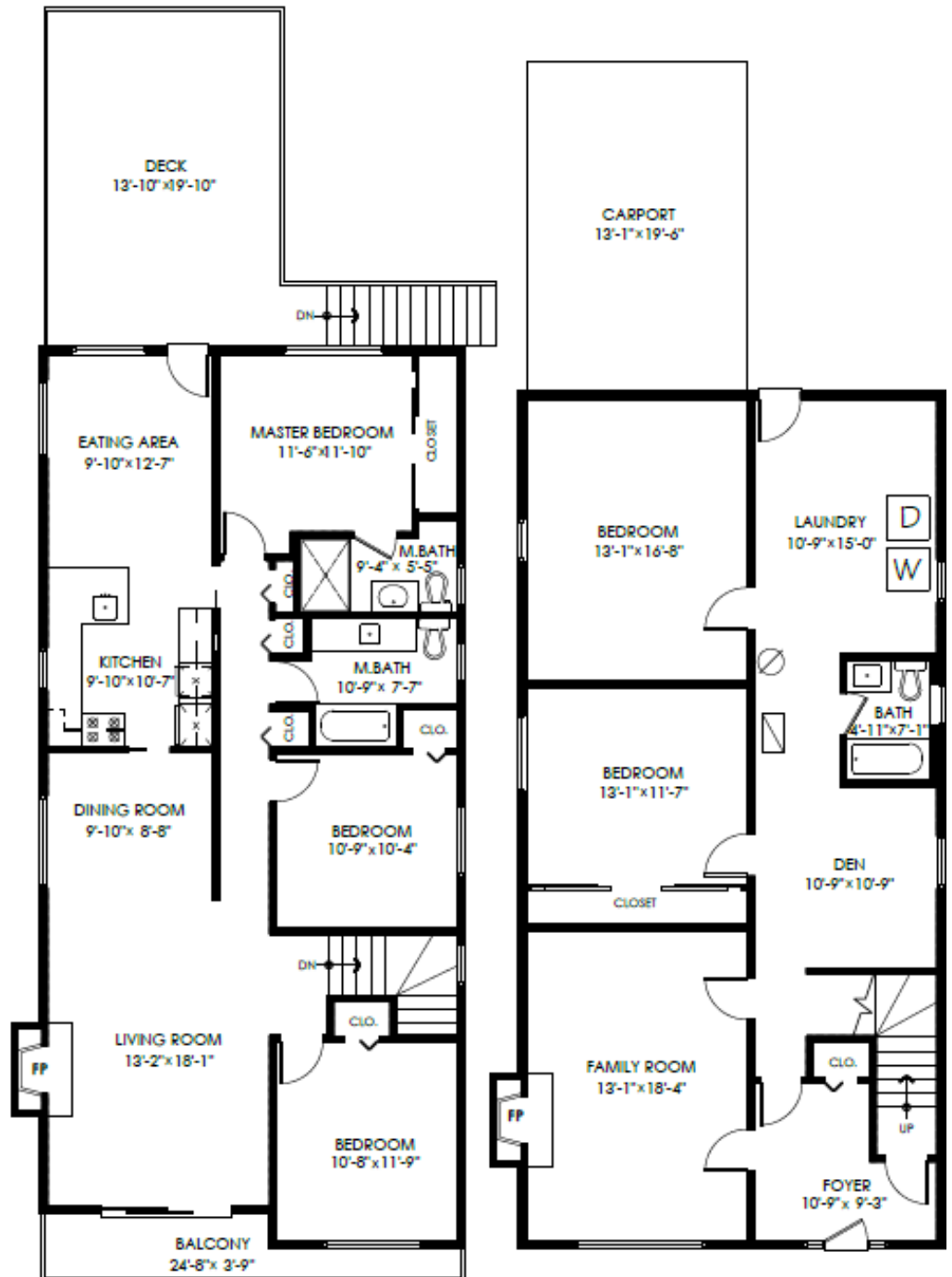
\*Personal Real Estate Corporation

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



Main Floor:	1,324 sq.ft.
Lower Floor:	1,288 sq.ft.
<b>Total Livable:</b>	<b>2,612 sq.ft.</b>
Carport:	255 sq.ft.
Deck:	284 sq.ft.
Balcony:	70 sq.ft.
<b>Total Extras:</b>	<b>609 sq.ft.</b>



**Main Floor Plan**  
Floor Area: 1324 sq.ft.  
Ceiling Height: 7'-11"

**Lower Floor Plan**  
Floor Area: 1288 sq.ft.  
Ceiling Height: 7'-8"

SCALE  
0' 5'

MEASURED ON: (2022-02-17)  
info@pixtworks.com www.pixtworks.com 604.329.5788  
E&O reserved. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished areas.  
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.



