

FOR SALE

3411 ANZIO DRIVE

VANCOUVER, BC

3

1

1

2,241 sqft



OAKWYNREALTY

HOUSE FEATURES

- 2 level house
- Lot Size: 41 ft X 110 ft (4,510 sqft)
- Interior: 2,241 sq. ft. (502 sq.ft. is crawl space)
- Year Built: 1949
- City & Mountain Views
- 1 detached garage, fenced yard & sundeck
- Renovate or build new!



LISTED AND MARKETED BY:

Cari Mai

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CARI MAI REALTOR





BRING YOUR RENOVATION IDEAS!

- **RS-1 Zoning** gives you options to renovate and add a mortgage helper suite (already has separate entrance), add a laneway house, or develop a duplex! Check with the city.
- **Your neighbours:** growing families with children, long-term residents, tight-knit group of people who stop to talk to one another.

THE COMMUNITY - RENFREW HEIGHTS, EAST VANCOUVER



School catchment

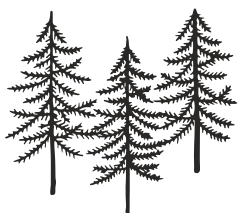
Renfrew Elementary School
 Windermere Secondary School
 Vancouver Christian School (K-12)

All within walking distance!



Transit, Community & Health Services

Burnaby Hospital
 Renfrew Public Library
 Transit: Rupert Skytrain Station (Expo Line)



Parks

Falaise Park
 Renfrew Ravine Park
 Renfrew Community Park
 Renfrew Elementary & Vancouver Christian School Fields



Food & Shopping

Walmart, Superstore, PetSmart, Canadian Tire (3 minute drive)
 Metrotown (15 minute drive)
 Downtown Vancouver (20 minute drive)



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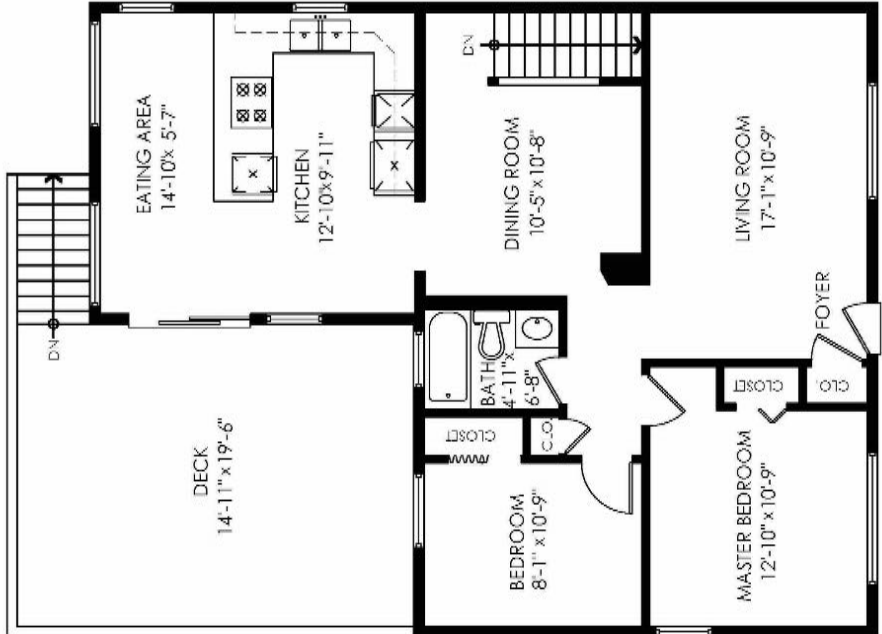
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3411 Anzio Dr, Vancouver

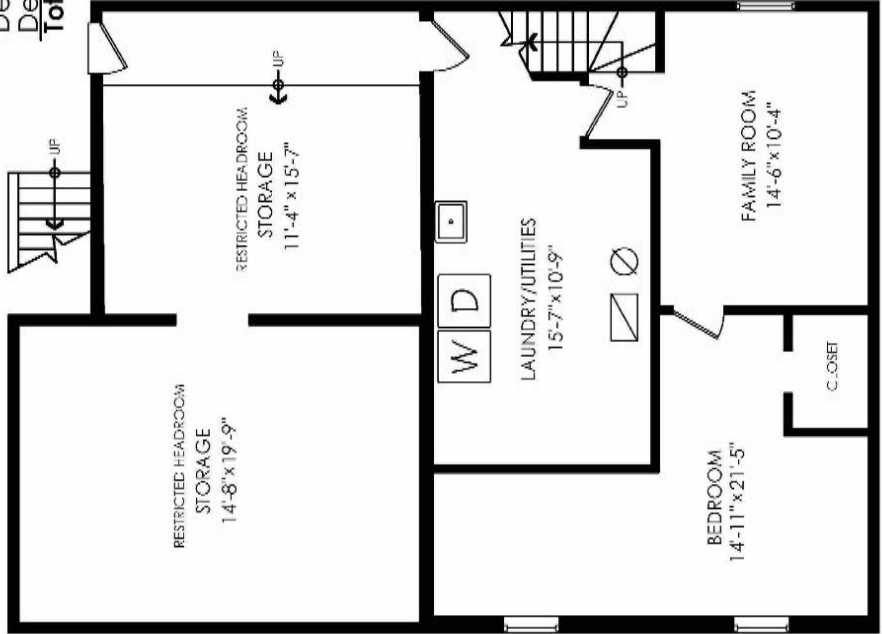
Main Floor: 968 sq.ft.
 Lower Floor: 771 sq.ft.
Total Livable: 1,739 sq.ft.

Restricted Headroom: 502 sq.ft.
Grand Total: 2,241 sq.ft.

Detached Garage: 310 sq.ft.
 Deck: 292 sq.ft.
Total Extras: 602 sq.ft.



Main Floor Plan
 Floor Area: 968 sq.ft.
 Ceiling Height: 8'



Lower Floor Plan
 Floor Area: 771 sq.ft.
 Ceiling Height: 7'



Detached Garage
 Floor Area: 310 sq.ft.



MEASURED ON: (2021-07-07)
 Measuring, Scanning, & Design | 604-329-5788
 LAUNDRY/UTILITIES, 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. www.PixlWorks.com

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.



Cari Mai
REALTOR

connect with me



OAKWYN REALTY

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