



**2996 W 3rd Avenue**  
**\$1,188,000**







### School Catchments

**Elementary** 6-7 General Gordon Elementary  
**Address** 2268 Bayswater Street  
**Phone** (604) 713-5403 Fax (604) 713-5405

**Secondary** 8-12 Kitsilano Secondary  
**Address** 2706 Trafalgar Street  
**Phone** (604) 713-8961 Fax (604) 713-8960

**French Immersion Late** 6-7 General Gordon Elementary  
**Address** 2268 Bayswater Street  
**Phone** (604) 713-5403 Fax (604) 713-5405

**French Immersion Secondary** 8-12 Kitsilano Secondary  
**Address** 2706 Trafalgar Street  
**Phone** (604) 713-8961 Fax (604) 713-8960

**Address:** 2996 W 3rd Avenue  
**Approximate Age:** 31  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Taxes:** \$2,565 /2017  
**Zoning:** RT-8



**Great North of 4th townhome! Enjoy this house like 2 bedroom, 2 bathroom home in quaint 3 unit development. This home has been COMPLETELY UPDATED with over \$100k spent on new kitchen (w/quartz counters), new bathrooms, all new appliances, new lighting, new English mahogany engineered flooring and painted throughout. Practical pluses include: low \$200/mo. strata fee, cozy wood burning fireplace, all new closet organizers throughout, nu-heat floor heat in bathrooms, secure garage parking. This unit has windows on almost every wall and is flooded with brilliant sunlight. Well laid out to feel very spacious with large living area and kitchen for entertaining up and cool in summer bedrooms down. Great sized and very private south facing balcony off the kitchen, and large garden area around home. Fabulous location only 3 blocks to water, and close to W.4th Ave shopping, restaurants, boutiques. View photos online and join us at open houses Sat/Sun April 14/15 from 2-4pm.**



Want to learn more about this fabulous home? Send a text to 604-305-0033 and my Artificial Intelligent (AI) Assistant would be pleased to assist.

Ask for photos, feature sheet, size of the home, plus much more!