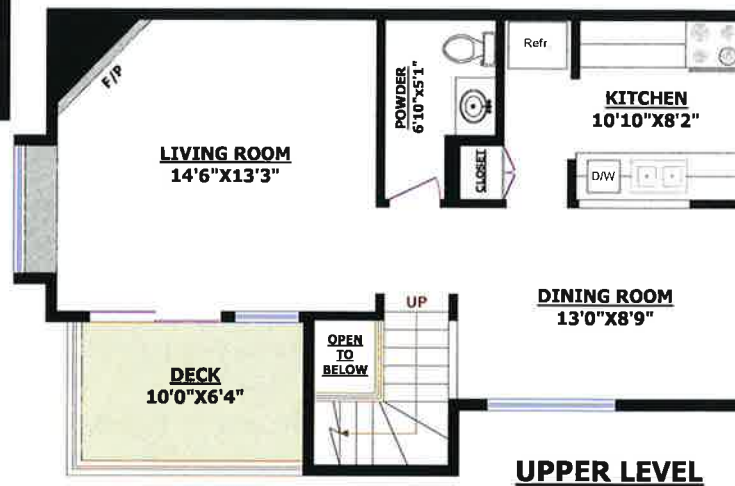
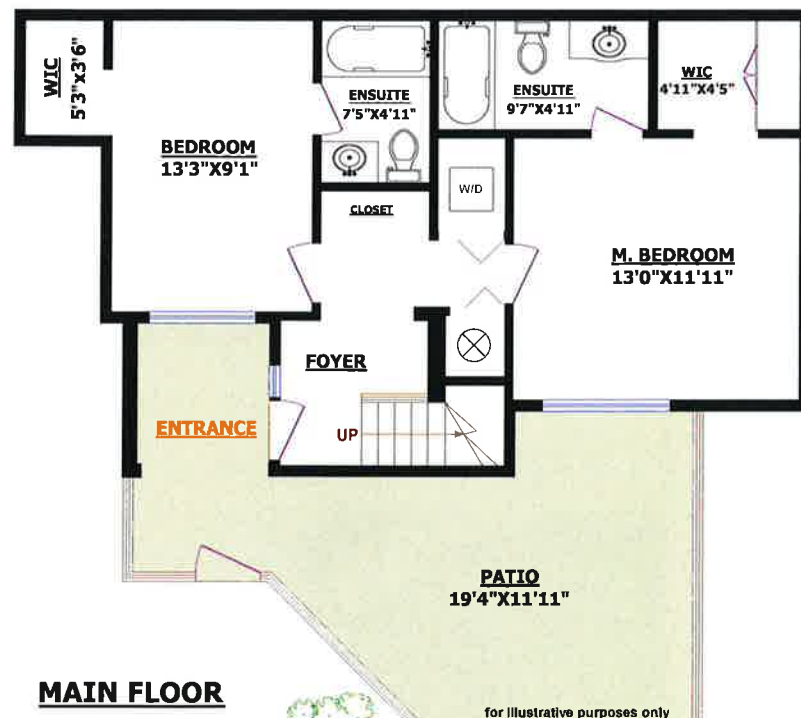




**1320 W 7TH AVENUE
VANCOUVER**

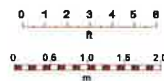


TOTALS*	
Main Floor (finished):	612 sq.ft.
Upper Level (finished):	546 sq.ft.
TOTAL FINISHED:	1,158 sq.ft.
TOTAL UNFINISHED:	0 sq.ft.
GRAND TOTAL:	1,158 sq.ft.



MAIN FLOOR

UPPER LEVEL



* Measured to exterior of walls and to the middle of the common walls
* These measurements are not taken from the Strata Plan.

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**1320 W 7th Avenue
\$975,000**



School Catchments

Elementary K-7 False Creek Elementary
Address 900 School Green
Phone (604) 713-4959 Fax (604) 713-4961

Secondary 8-12 Kitsilano Secondary
Address 2706 Trafalgar St.,
Phone (604) 713-8961 Fax (604) 713-8960

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

French Immersion Secondary 8-12 Kitsilano Secondary
Address 2706 Trafalgar St.,
Phone (604) 713-8961 Fax (604) 713-8960

Address: 1320 W 7th Avenue
Approximate Age: 37
Bedrooms: 2
Bathrooms: 3
Taxes: \$2,251.05 /2017
Zoning: FM1



Wow! Fabulous new listing with over 1158 sf on two levels and VIEWS OF DOWNTOWN AND MOUNTAINS! Enjoy this lovely 2 br, 3 bath home with some great recent renovations including: FULL RAINSCREEN TO BUILDING (5 yrs), all new windows and Euro-slider to balcony (5 yrs), all new appliances throughout (w/d, fridge, range, hood, hwt, etc.), rebuilt open staircase, updated kitchen (new cabinets, granite countertop, new fixtures), updated bathrooms, recently painted, plus new baseboards (2 yrs). Best part is two outdoor spaces: giant 250 sf private patio for entertaining and family barbeques, plus additional 6'x10' view balcony. Pets and rentals are allowed. Enjoy a cozy wood-burning fireplace for those perfect winter evenings. Walk to Granville Island 3 blocks away, aquabus to downtown, easy bus access to UBC, 1.5 blocks to Granville Heights shopping/restaurants (Indigo, Heirloom, Pottery Barn etc.), and grab best coffee & eats from famous Wicked Café down the block. It's all here! View photos of your new home on our site and come visit us at our first open houses Sat/Sun Sept 15/16th (2-4pm).



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