



**#205-1476 W 10th Avenue**  
**\$498,000**





### 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:** #205-1476 W 10th Avenue  
**Approximate Age:** 37  
**Bedrooms:** 1  
**Bathrooms:** 1  
**Taxes:** \$1,206.98/2018  
**Zoning:** RM-3



**Wow! Beautiful 615 sq.ft. south-facing 1br/1ba freehold strata with oversized 200 sq.ft. private balcony in 100% RAINSCREENED BUILDING! And that's not all, this home has been updated with NEW KITCHEN (ss appliances, cabinets, granite, lighting, flooring), updated bathroom (vanity, flooring, etc), HWT, baseboard heaters, etc. etc. And best off, your new home is literally a half block off Granville Heights central shopping district loaded with shopping/café's (Chapters, Starbucks, Joey's, Restoration, etc. etc.). You can even walk to Granville Island from here for fresh dinner ingredients for that outdoor dinner party on your giant deck! Low maintenance at \$245 and pets welcome. Secure underground parking (#19/P1) and additional storage locker (SL4/P1). It's time to buy that piece of paradise in Vancouver's best pocket that you have been waiting for. View photos online and join us at our opens Sat/Sun Sept 22/23 (2-4pm).**

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