

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	Bathrooms:	2	Age:	37
Lot Area:	Full Baths:	2	Zoning:	RT-8
Flood Plain:	Half Baths:	0	Gross Taxes:	\$4,852.32
Rear Yard Exp:	Maint. Fee:	350.00	For Tax Year:	2023
View:			P.I.D.:	006-269-257

Style of Home:	3 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	3 - Total Units in Strata: 3
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	STRATA LOT 3 DISTRICT LOT 192 STRATA PLAN VR. 1816 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Amenities:	None
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7 x 8'0	Below	Bedroom	10'2 x 9'4
Main	Living Room	15'11 x 8'11	Below	Foyer	5'0 x 4'5
Main	Dining Room	13'9 x 10'4	Below	Patio	12'4 x 13'2
Main	Eating Area	7'4 x 6'5			
Above	Primary Bedroom	10'6 x 10'4			
Above	Walk-In Closet	5'0 x 7'0			
Below	Bedroom	11'0 x 12'1			

Finished Floor (Main):	564 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	349 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	597 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmnt):	0 sqft	Suite:				
Finished Floor (Total):	1,510 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,510 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

This 3 Bed/2Bath Triplex in the heart of Kitsilano is move-in ready. Original hardwood floors on main level. Lower level has in-floor heating. Renovations to the home were completed approx. 2008. Vaulted ceilings on the upper floors with ensuite bathroom. Two private balconies off of the primary bedroom and a large private patio and garden along with secured single detached garage for vehicle parking and storage. This home is easy to show. Come and view the home during our Public Open House on Sunday, September 22 from 2-4pm.