

Gavin Hughes



LOVE YOUR
NEIGHBOURHOOD



102 - 2211 WEST 5TH AVENUE

KITSILANO | VANCOUVER

\$549,900

GAVIN HUGHES

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Live in the heart of Kits! This stunning corner unit is just a half block from 4th and just blocks away from the beach. This bright ground floor unit has lots of natural light with large windows that look out to a private, fenced grassy area. Gorgeous brand new renovated kitchen features undermount sink, hidden dishwasher and fridge, quartz counters, new oven and induction cook-top. This unit maximizes space with thoughtful built-in cabinetry providing ample storage in both the living and dining areas. Updated bathroom, large bedroom, crown mouldings and new flooring round out this amazing unit. You are just steps away from Whole Foods, breakfast at Sophie's, coffee at 49th Parallel, or Bimini's for a pint. A great place to bike, jog or walk the dog. Pets/rentals ok.



Stunning brand new kitchen, new floors, bathroom and thoughtful built-in storage make this an effortless and elegant unit in beautiful Kits!

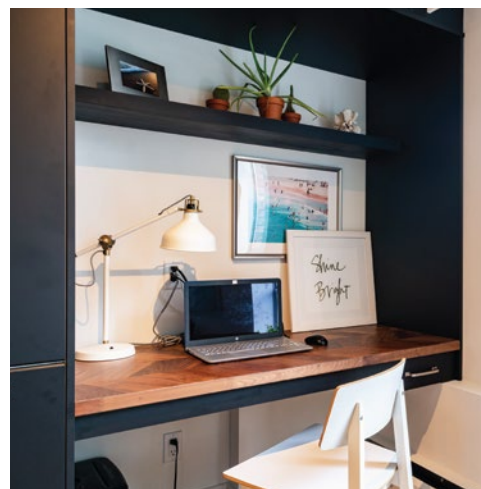
HIGHLIGHTS

- 1 BR / 1BA
- New flooring
- Quartz countertops
- Brand new appliances
- Hidden fridge/dishwasher
- Induction cook-top
- Undermount sink
- Updated bathroom
- 2 Closets in large Bedroom
- Built in desk nook
- Built in cabinetry
- Lots of storage
- Private, corner unit
- Crown moulding
- Shared laundry
- Patio



SPECS

Main Floor:	633 sq. ft.
Deck:	48 sq. ft. (north east facing)
Total Finished Area:	633 sq. ft.
Bedrooms:	1
Bathrooms:	1
Parking:	1 Underbuilding
Features:	Fridge/Stove/DW
Style of Home:	Corner, ground-level unit
Construction:	Wood Frame
Age:	1967
Title:	Freehold Strata
Taxes:	\$1,135.40 (2018)
Foundation:	Concrete Perimeter
Maintenance Fees:	\$299.64
Contingency:	\$101,067.04
Units in building:	35



NEARBY AMENITIES

- 4 Blocks to Kits Beach
- 1/2 Block to West 4th
- Whole Foods
- Safeway
- Shoppers Drug Mart
- Many great restaurants
- Semperviva Yoga
- Steve Nash Fitness
- 10 Minutes to Downtown
- Arbutus Greeway
- Kitsilano Community Centre
- West Broadway shopping

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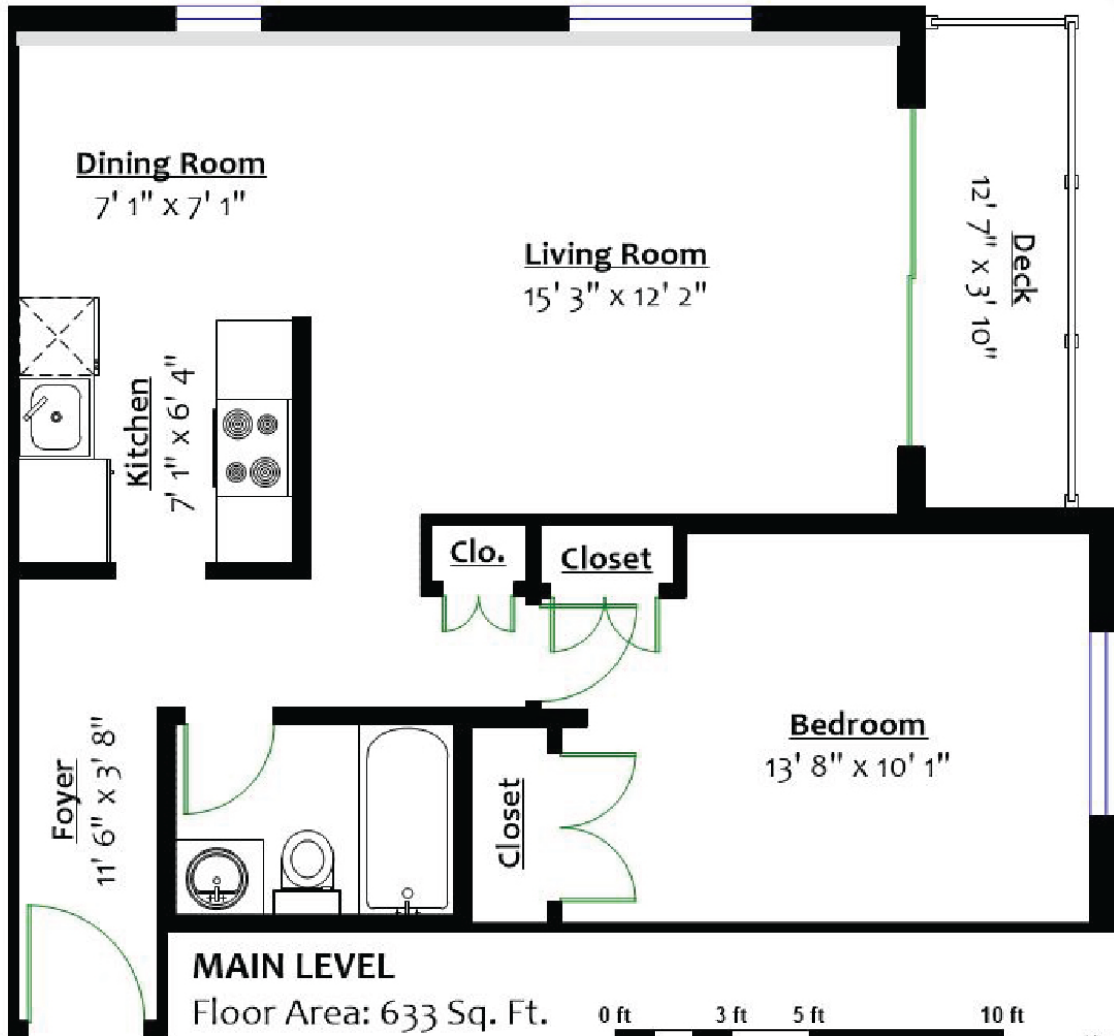


**#102 – 2211 West 5th Avenue,
Vancouver, B.C.**

Totals**

Main Level: 633 sq. ft.

Deck: 48 sq. ft.



** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints

The enclosed information while deemed to be correct, is not guaranteed.

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