

**Active**  
**R2548580**  
 Board: V, Attached  
 Townhouse

**3 3437 W 4TH AVENUE**

Vancouver West  
 Kitsilano  
 V6R 1N7

**\$948,000** (LP)  
 (SP)



DOM: **2** List Date: **3/8/2021** Expiry Date: **8/8/2021**  
 Prev. Price: **\$0** Original Price: **\$948,000** Sold Date:  
 Meas. Type: Frontage (feet): Approx. Year Built: **1981**  
 Depth/Size: Frontage (metres): Age: **40**  
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **RM4**  
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,176.71**  
 Exposure: **Northwest** Full Baths: **1** For Tax Year: **2020**  
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?:  
 P.I.D.: **006-072-062** Council Apprv?: Maint. Fee: **\$435.75**  
 View: **Yes: Peekaboo North shore mtns** Tour:  
 Mgmt. Co's Name: **Ascent Real Estate Mgmt Corp** Mgmt. Co #:  
 Complex / Subdiv: **Waterwood Court**  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Corner Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Electric, Radiant, Wood**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**  
 Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
 Parking: **Garage; Underground, Grge/Double Tandem**  
 Locker: **Yes**  
 Dist. to Public Transit: **1 km** Dist. to School Bus: **1 km**  
 Units in Development: **20** Total Units in Strata:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Water**  
 Legal: **PL VR 861 LT 3 DL 540 LD 36**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Golf Course Nearby, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 11'5			x			x
Main	Dining Room	8'10 x 11'5			x			x
Main	Kitchen	9'8 x 6'9			x			x
Above	Master Bedroom	12'1 x 12'6			x			x
Above	Bedroom	13'4 x 8'2			x			x
Above	Storage	22' x 0'			x			x
Main	Patio	27'6 x 5'11			x			x
Main	Patio	11' x 23'2			x			x
Main	Patio	8'8 x 11'8			x			x
		x			x			x

Finished Floor (Main): <b>491</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>456</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>947 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Door Ht:
Grand Total: <b>947 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

List Broker 1: **Royal Pacific Realty Corp. - Office: 604-266-8989** List Broker 2:  
 List Broker 3:  
 List Desig Agt 1: **Laura Morrison - Phone: 604-897-5440** **lauramorrison@royalpacific.com** Appointments: **Phone L.R. First**  
 List Desig Agt 2: **3:** Call: **Laura Morrison**  
 Sell Broker 1: Phone: **604-897-5440**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **\*\*Privacy Protected\*\* Mary Doherty/ Mark Doherty**  
 Commission: **3.22% ON THE FIRST \$100K AND 1.15% OF THE BALANCE**  
 Occupancy: **Owner**

Realtor Remarks: **Measurements taken by Optimum., Buyer to verify if deemed important. 2 underground parking stalls. Pets and rentals allowed with restrictions. Covid- 19 waiver form and face masks required prior to viewing. Offers if any, by email March 16, 2021 by 2 pm PST. Showings by appointment.**

**This STUNNING "townhouse- style", NW CORNER is move- in condition and the perfect place to call home. Main level features an OPEN CONCEPT living, with a GOURMET kitchen, including custom millwork cabinets, EcoTop counter, MIELE, ASKO, and BLOMBERG appliances. ENGINEERED hardwood floors, designer powder bath, cozy wood- burning F/P, large bay window overlooking a spacious and private, outdoor, GARDEN with tool shed and dining OASIS. Upstairs boasts a large, master bedroom with built in wardrobe, peek a boo views of NS mountains, spa-like bathroom and 2nd bedroom or home office with extra storage. New BLOMBERG in suite laundry. 2 U/G side by side parking stalls. Private garden is steps away from Jericho beach, restaurants, shops, transit, top ranked schools. Truly one of a kind.**