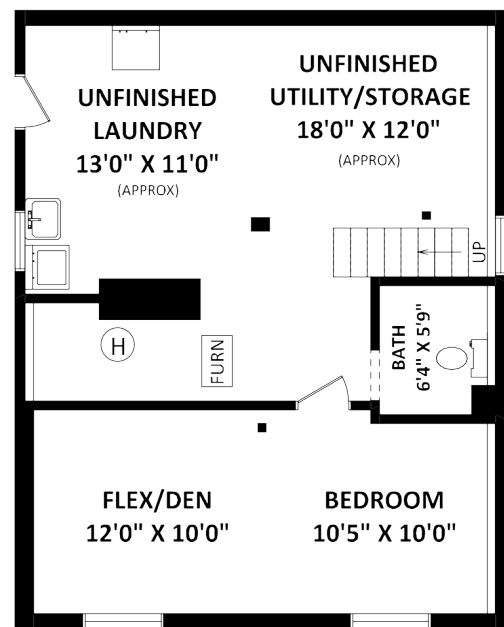


MAIN FLOOR: 795 SQ.FT.



LOWER FLOOR:

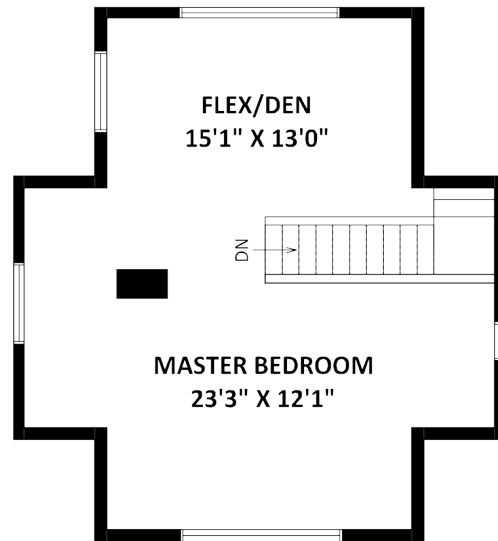
FINISHED AREA: 311 SQ.FT.
UNFINISHED AREA(S): 425 SQ.FT.



SCALE: 0 2 5 10 FT

GRAND TOTAL AREA: 2060 SQ.FT.
TOTAL FINISHED AREA: 1635 SQ.FT.
UNFINISHED AREA: 425 SQ.FT.*

OTHER AREA(S)
BALCONY: 174 SQ.FT.*



UPPER FLOOR: 529 SQ.FT.

Welcome To

2505 Venables St, Vancouver



This version of the floorplan is for marketing purposes only.
Please contact Liana Yap for specifications: 604-729-2126

This communication is not intended to cause or induce breach of an existing agency agreement.





2505 Venables St, Vancouver

Gorgeous 360 degree VIEW home offering 3 BEDROOM & Nook (and 2 DENS/FLEX rooms) Situated on a Sunny & Fenced CORNER lot & QUIET tree lined street. Newer REBUILT 3rd floor offers a wide open loftstyle master bedroom & Flex Rm/Den, Soak in the VIEWS of the City & Mtns from your Master Suite. Original H/wood Floors, & Wood Burning F/P in the Living areas ooze character. Newer SS appliances & 2 Antique Marble topped Buffets&Island & additional Nook round off the Charm of the Kitchen & separate Dining room. The Sundeck is an entertainers delight accessible directly from the kitchen & mudroom.6'3"BasementwithattonofStorageOptions.AFully Fenced in Landscaped Garden perfect for your Furry Friends.

Lot	3630 ft. ²
Frontage	33 ft
Type	Single Family
Age	84
Style	2 Storey w/ Bsmt
Bedrooms	3
Bathrooms	Full:1 Half:1
Size	2060 ft. ²

For more photos and a virtual tour, please visit: www.therealsolutionsgroup.ca



Liana Yap
604-729-2126
lianay@telus.net

Alan Au
604-828-6021
alanau@shaw.ca

Bo Park
604-377-7899
bo@bopark.ca

Sutton Group Westcoast Realty
#301 1508 W Broadway
Vancouver BC V6J 1W8