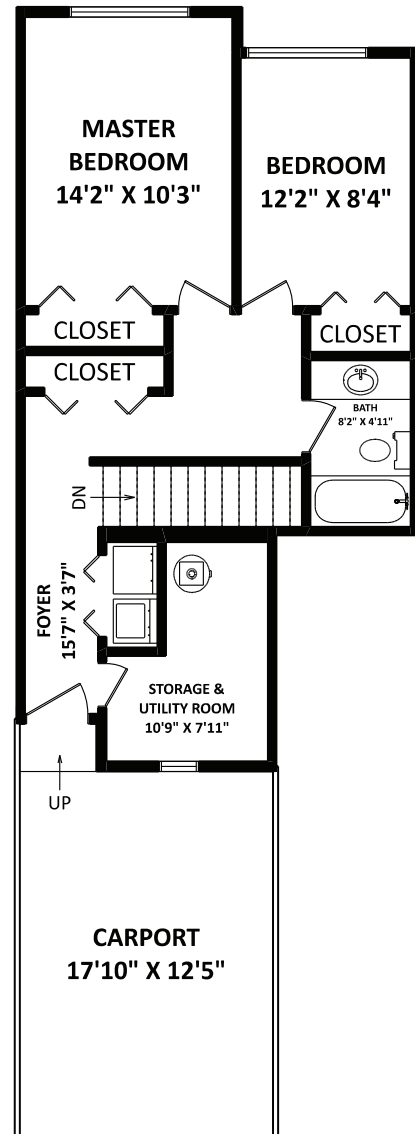
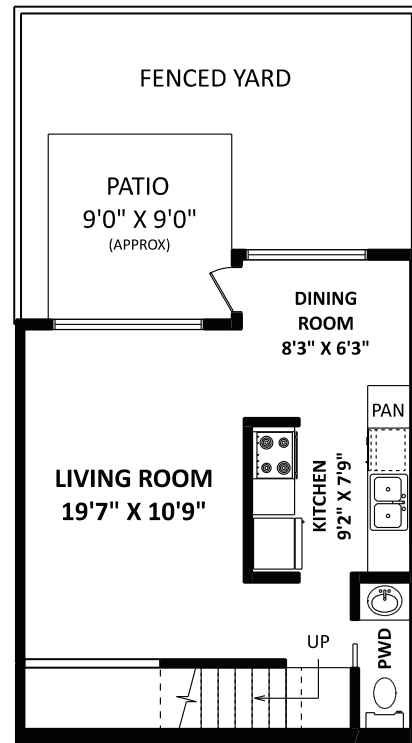


3406 Copeland Avenue • Vancouver

**3406 Copeland Avenue
Vancouver, BC**



MAIN FLOOR: 624 SQ.FT.



LOWER FLOOR: 430 SQ.FT.



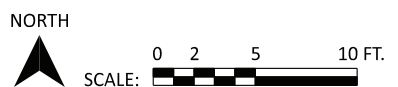
PARM BHANGOO
Coldwell Banker Prestige Realty
Cell: 604-377-7470
Office: 604-408-0008
bhangooparm@gmail.com
coldwellbankerprestigerealty.com

TOTAL FINISHED AREA: 1054 SQ.FT.

OTHER AREA(S)
CARPORT: 239 SQ.FT.
PATIO: 82 SQ.FT.*

[AUGUST 27, 2020]
SEEVIRTUAL
MARKETING & PHOTOGRAPHY
TEL: 604-575-1244
www.seevirtual360.com

DISCLAIMERS:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2013)
3. FOR STRATA LOTS, SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED FROM THE CENTERLINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE STRATA LOT TO THE CENTERLINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE ADJACENT STRATA LOTS. (REF. STRATA PROPERTY ACT, SECTION 68)
4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN. * ANY MEASUREMENTS WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.



PARM BHANGOO



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PRESTIGE REALTY**

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3406 Copeland Avenue • Vancouver



Coldwell Banker Prestige Realty
310-638 Broughton Street, Vancouver, BC V6G 3K3
604-408-0008





2



2

Details

Property Style:	2 Storey
Type of Dwelling:	Townhouse
Year built:	1980
Size:	1,054 sq. ft.
Maintenance fee:	\$329.17
Taxes:	\$1468.69

Description

Prime Champlain Heights Location, Sunny & Bright 2 level townhome with 2 bed, 2 bath & Den with window (could be used as Bedroom, Home Office, or Storage) renovated over the years. Safe, quite and private setting, South exposed and fully fenced patio. Great floor plan, dining area overlooking private peaceful garden. central location, few steps to bus stop and walking distance to schools, library, shopping, gym, community center, playgrounds, tennis courts, & nature trails. Lots of visitor & street parking available, Family and pet friendly neighborhood.

