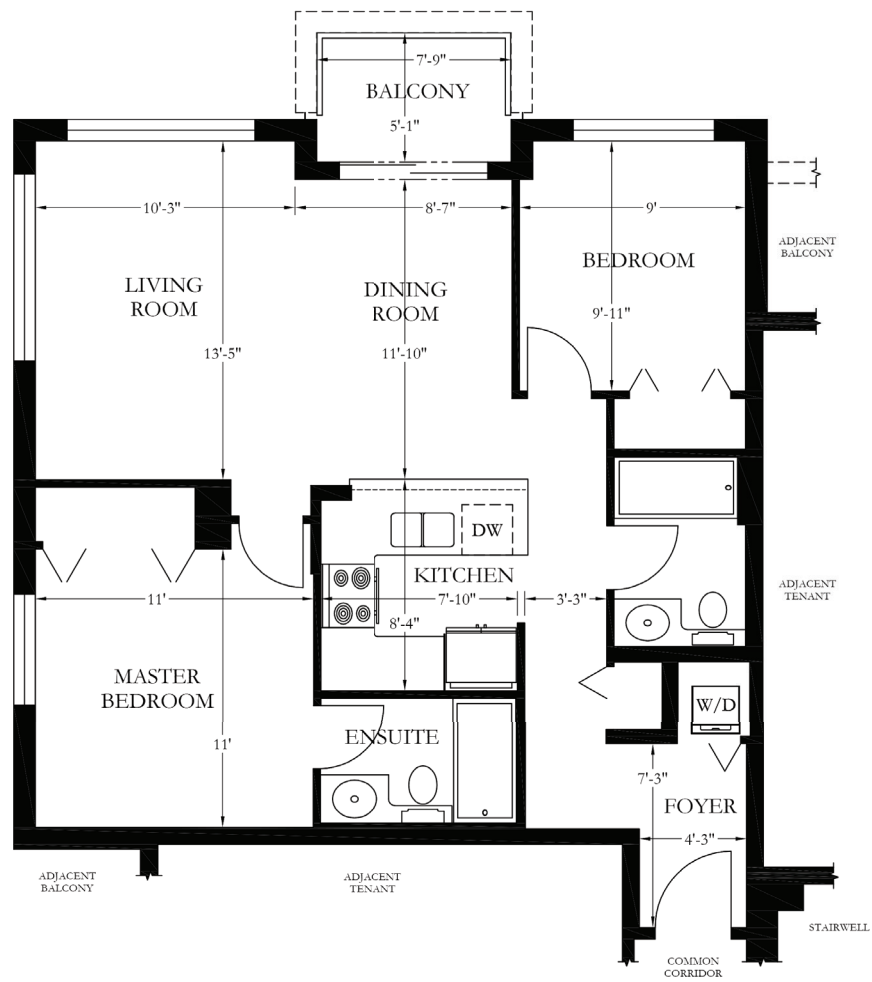


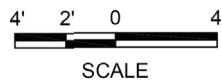
317 - 3520 Crowley Drive • Vancouver



Park Georgia Realty
 NORM FLOCKHART
 Tel (604) 328-2111
 Fax (604) 879-0439
 www.normflockhart.com

3520 CROWLEY DR
 VANCOUVER, BC
 UNIT 317
 FLOOR PLAN
 Measured: Nov 19, 2020

Living Unit Area: 842 s.f.
 Balcony: 53 s.f.



Note: Areas Based on
 ANS/BOMA Multi-Unit
 Residential Standard
 Method A (Gross Area)
 ANS/BOMA Z65.4-201C

YT Technologies
 Toll Free: (855) 999-8832
 File #: 20-01-1320
 www.yttechnologies.com

This delightful 2 Bedroom, 2 full Bathroom home is located in a well-run building in Collingwood Village! The suite is a South East facing corner unit overlooking the common area greenbelt. The separated Bedrooms are ideal for shared ownership or tenants. Engineered hardwood floors in the Living Room/Dining Room & hall. Open plan Kitchen boasts a new full-size side by side fridge, stainless steel appliances & quartz counters. Ceramic tile floors & backsplash in the Kitchen, too. New Blomberg stacking washer/dryer. Summer barbecues on your south-facing balcony. The full-time caretaker & a pro-active Council have managed 'The Millenio' well. Gaston & Melbourne Parks are across the street. 3 blocks to Joyce ALRT Station & transit loop. 3 blocks to Collingwood shopping district on Kingsway.

Features

| | |
|------------------|-------------------|
| Bedrooms: | 2 |
| Bathrooms: | 2 Full |
| Style: | Strata Apartment |
| Built: | 2001 |
| Size: | 862 sq. ft. |
| Maintenance Fee: | \$449.03 |
| Taxes: | \$1,609.12 (2020) |

Norm Flockhart

Personal Real Estate Corporation

604-328-2111

norm-f@portal.ca
 www.normflockhart.com



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Please contact Norm Flockhart PREC, 604-328-2111, for specifications.

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



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