

TOTAL FINISHED AREA: 3112 SQ.FT.
MAIN HOUSE: 1446 SQ.FT.**
COACH HOUSE: 724 SQ.FT.**
SEPARATE SUITE: 655 SQ.FT.
STUDIO: 287 SQ.FT.

OTHER AREA(S)
PATIO(S): 424 SQ.FT.*
DECK(S): 109 SQ.FT.*
PORCH: 75 SQ.FT.*

**EXCLUDING 415 SQ.FT. OF LOW CEILING HEIGHT AREA

COACH HOUSE



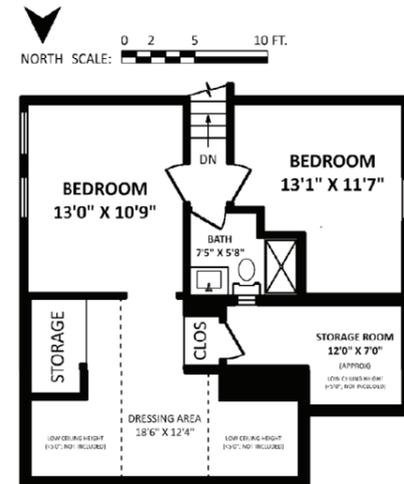
UPPER FLOOR: 253 SQ.FT.
 **EXCLUDING 190 SQ.FT. OF LOW CEILING HEIGHT AREA

MAIN HOUSE

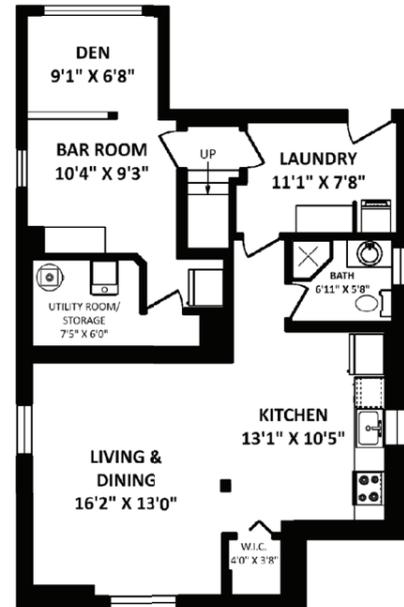


MAIN FLOOR: 950 SQ.FT.

MAIN FLOOR: 471 SQ.FT.



UPPER FLOOR: 464 SQ.FT.
 **EXCLUDING 225 SQ.FT. OF LOW CEILING HEIGHT AREA



LOWER FLOOR: 655 SQ.FT.
SECONDARY SUITE: 287 SQ.FT.
MAIN HOUSE: 32 SQ.FT.

Welcome To
72 West 20th Avenue, Vancouver



This version of the floorplan is for marketing purposes only.

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



SUTTON GROUP
WestCoast Realty™





72 West 20th Avenue, Vancouver

Stunning Cambie Character Home located on beautiful tree lined street. This home boasts 2,356 sqft of gracious living space with an open plan & an additional bonus living area with a newly constructed 724 sqft coach house. The main floor has refinished oak & fir floors, a gas fireplace, 2 bedrooms, an updated bath & stylish kitchen with an eating area & breakfast bar. The upper level has 2 good-sized bedrooms & an additional dressing area & a main bathroom as well as a bar room, den & laundry area. There is plenty of outdoor patio & deck space to enjoy wine & BBQ parties. All located in a terrific area, steps to the main & Cambie street shops & restaurants.

Type	Detached
Style	Two Storey
Year Built	1941
Bedrooms	6 + Den
Bathrooms	3 Full 1 Half
Size	3,112 ft ²
Lot	33 x 115
Taxes	\$7,058 (2020)

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



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