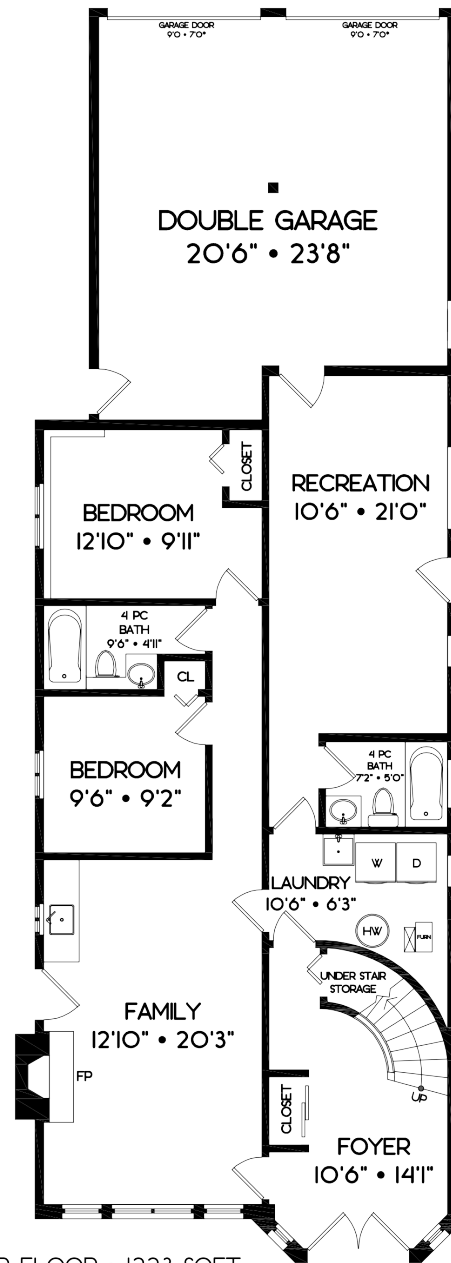


MAIN FLOOR • 1230 SQFT  
[8'0" CEILING HEIGHT]



LOWER FLOOR • 1223 SQFT  
[8'0" CEILING HEIGHT]

MAIN FLOOR: 1230 SQFT  
LOWER FLOOR: 1223 SQFT

GRAND TOTAL AREA: 2453 SQFT

ADDITIONAL AREAS:  
DOUBLE GARAGE: 485 SQFT  
SUNDECK: 493 SQFT  
FRONT BALCONY: 32 SQFT



[APRIL 20 2021]

**\$1,638,000**

Features

<b>Bedrooms:</b>	<b>5</b>	<b>Property Tax:</b>	<b>\$5,420.46 (2020)</b>
<b>Bathrooms:</b>	<b>4</b>	<b>Parking:</b>	<b>Double Garage + driveway</b>
<b>Total sq/ft:</b>	<b>2,453 sq/ft</b>	<b>Style:</b>	<b>2 Level - Ground Entry</b>
<b>Lot:</b>	<b>33 x 122</b>	<b>Built in:</b>	<b>1987</b>

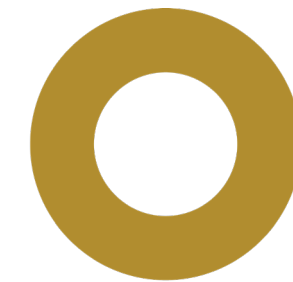


**3350 East 6<sup>th</sup> Avenue • Vancouver**



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Measurements Approximate, this version of the floor plan is for marketing purposes only.

Please contact Voy or Kiat for specifications.

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



Oakwyn Realty Ltd. • 3195 Oak Street , Vancouver, BC V6H 2L2



Spacious Vanc Special home cared for by original owners for 36 yrs! Solid 2 level home on 33 X 122 with Mountain views! Main living space is on the 2<sup>nd</sup> level: Living room with w/b stone fireplace, small North- facing balcony with Mountain views, Dining room with pocket door to kitchen, U-shaped counter kitchen with eating area + a colossal sundeck for your outdoor entertaining, 3 bedrooms & 2 bathrooms. Master Bedroom has a 4pc ensuite. Plenty of space for the expanding or extended families on the Ground level: 2<sup>nd</sup> living room with partial kitchenette with separate entrance, 2 bedrooms, 2 bathrooms, laundry and a huge games room with separate entrance. 2017 Renovations: Asphalt Roof; Vinyl Sundeck/new stairs; gutters; 3 toilets; laminate flooring.

