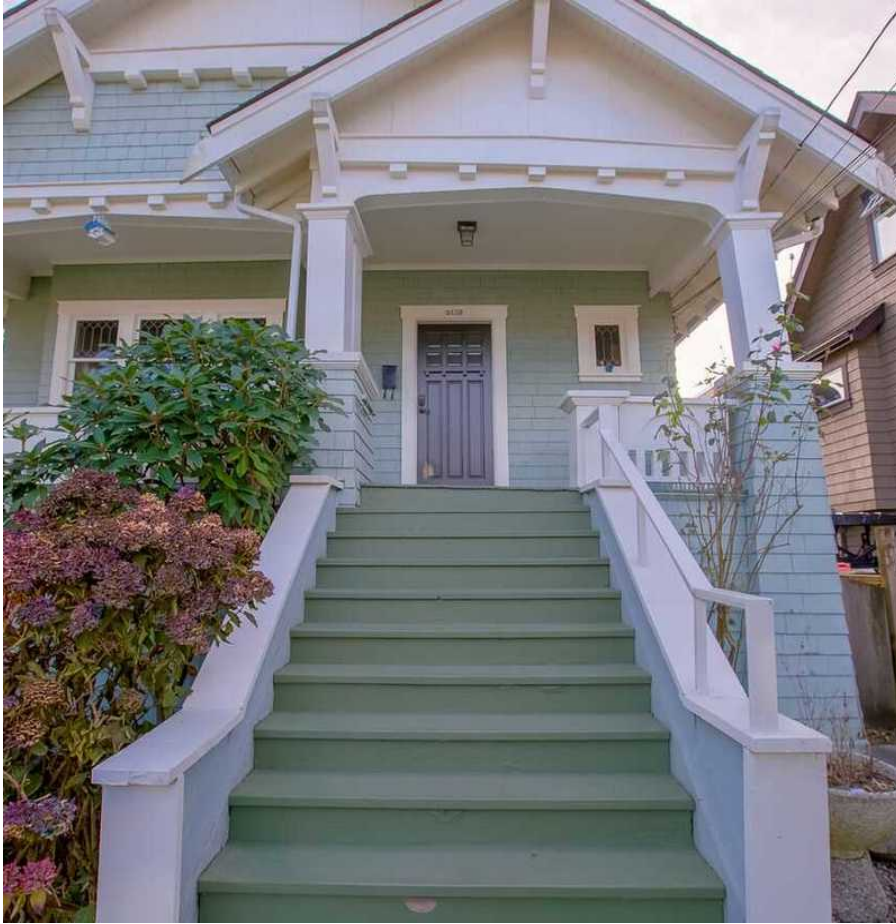


3112 W 5th Avenue, Vancouver

\$2,399,000



Builder Alert! Located in Prime Kitsilano this 3 bedroom family home sits on a 49. x 120 ft RT-7 lot and is ideal for those looking to move-in, renovate or build. Possibility to get 2 half duplexes and possible Laneway House at .83 FSR (To be confirmed with City of Vancouver). The main floor offers living & dining areas with hardwood floors and wood burning fireplace, 2 bedrooms and a full bathroom. Charming leaded glass windows, claw foot tub, hardwood floors and a sunny front verandah. The basement has a large laundry room, flex room and is easy to suite. Walking distance to 4th Avenue shops, cafes restaurants, transportation and the beach makes this a fabulous location and a great place to call home!

KEY INFORMATION

MLS® R2263388

Residential Detached

Kitsilano

3 Bedrooms

2 Bathrooms

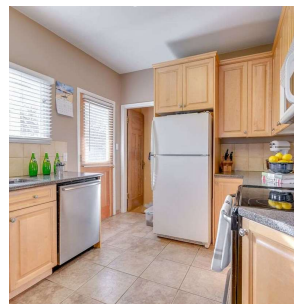
2,240 SF

5,880 SF Lot

FEATURES

Year Built: 1921

Listed By: rennie & associates realty ltd.



Ross Leathley
604.802.5468
rleathley@rennie.com
rennie.com/rossleathley

rennie