

# 301 2255 York Avenue, Vancouver

\$1,198,000



LOCATION, LIFESTYLE & LUXURY-a rare opportunity that checks all boxes. TOP FLR 2bdr/2bth S.E. CORNER unit, has been professionally DESIGNED &RENO'D w/no shortage of fine materials & high end finishes. Features incl large kitchen w/shaker WOOD cabinets, QUARTZ counters, Fisher Payke/Miele appliances, bthrms clad in gorgeous MARBLE, heated floors, MODERN lighting. Closet built-ins, OAK flrs, GAS fireplace, dimmers, drapes and so much more. The OPEN layout is bright w/bdrms separated & allows for full size furniture/entertaining. Relax on one of the two patios facing S/N & enjoy some water views and summer fireworks. Building work-rainscreen siding, balconies, windows, roof, elevator. Located in PRIME KITS, steps to beaches, rstrnts, cafes, pool and downtown. Incl.2 prking/1 storage.

## KEY INFORMATION

MLS® R2458588

Residential Attached

Kitsilano

2 Bedrooms

2 Bathrooms

1,068 SF

\$442.43 Maintenance Fees

## FEATURES

Year Built: 1975

Views: MOUNTAIN AND SOME WATER VIEW

Listed By: rennie & associates realty ltd.



**Vesna Todic**  
604.728.6331  
vtodic@rennie.com  
rennie.com/vesnatodic

**rennie**