

# 1609 Frances Street, Vancouver

\$1,649,000



Beautifully renovated rare 2000+ sf duplex with mortgage helper. Lots of natural light and views of north shore mountains. Fully equipped home w/ radiant heat, on-demand hot water (2022), and HRV system. Gourmet kitchen with S/S appl., dual sinks, built-in microwave, ample storage, and peninsula. More Updates: engineered HW thru-out main 2 levels, baths, and low-maintenance fully fenced backyard. Truly a turn-key property! Above is the primary bdrm w/ ensuite + 2 Bdrms and a 4pc bath. Below is a 2 Bdrm 1 Bath suite w/ separate laundry & entrance. Comes w/ 1 Car Garage. Across the street from Woodland Park, Walk Score of 96. Just 2 min walk to Earnest Ice Cream, Pepino's, Timbertrain Coffee, Bomber Brewing. 8 min walk from tons of great restaurants & shops on Commercial drive.

## KEY INFORMATION

MLS® R2960376

Residential Attached

Hastings

5 Bedrooms

3 Bathrooms

2,034 SF

4,026 SF Lot

## FEATURES

Year Built: 2013

Listed By: One Percent Realty Ltd.

