



## ULTIMATE KITSILANO GEM

3530 W 5th Avenue, Vancouver, British Columbia

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## A GEM OF A LIFESTYLE

Great opportunity to own this elegant, inviting and spacious 1068 sq.ft. half duplex style townhouse. This home offers 2 bedrooms, 2.5 bathrooms, and a charming, tranquil south exposure outdoor patio in this trendy, casual and fun Kitsilano neighborhood. This home is in an amazing location with convenient access to local lifestyle shopping, gourmet restaurants, great schools and several excellent Community Centres. Picturesque parks and beaches abound. With the airy living spaces, attached garage and quiet, peaceful patio, this half duplex truly offers a gem of a lifestyle. If you treasure comfort, peace and design, you will enjoy the genuine feel of this home.

### Main Floor

The elegant, bright and efficient open living space includes a gourmet kitchen with sleek granite countertops, premium integrated stainless steel appliances, gas range, custom hardwood floor throughout, a welcoming fireplace and a powder room. Enjoy the abundance of natural light from your surrounding large windows, along with stylish French doors that open onto your south exposure outdoor oasis. The main floor's impressive high ceiling provides a wonderful airy feel. The interiors combine design with flawless detailing with crown moulding, recessed lighting, Hunter Douglas blinds and custom walnut hardwood floors.

This home also features several other valuable characteristics including gas fireplace, geothermal radiant heat, built in vacuum and in-ceiling speakers for your audio system, alarm system, in-ground water sprinkler for your garden. The direct access to your attached garage makes this townhouse very efficient and convenient.

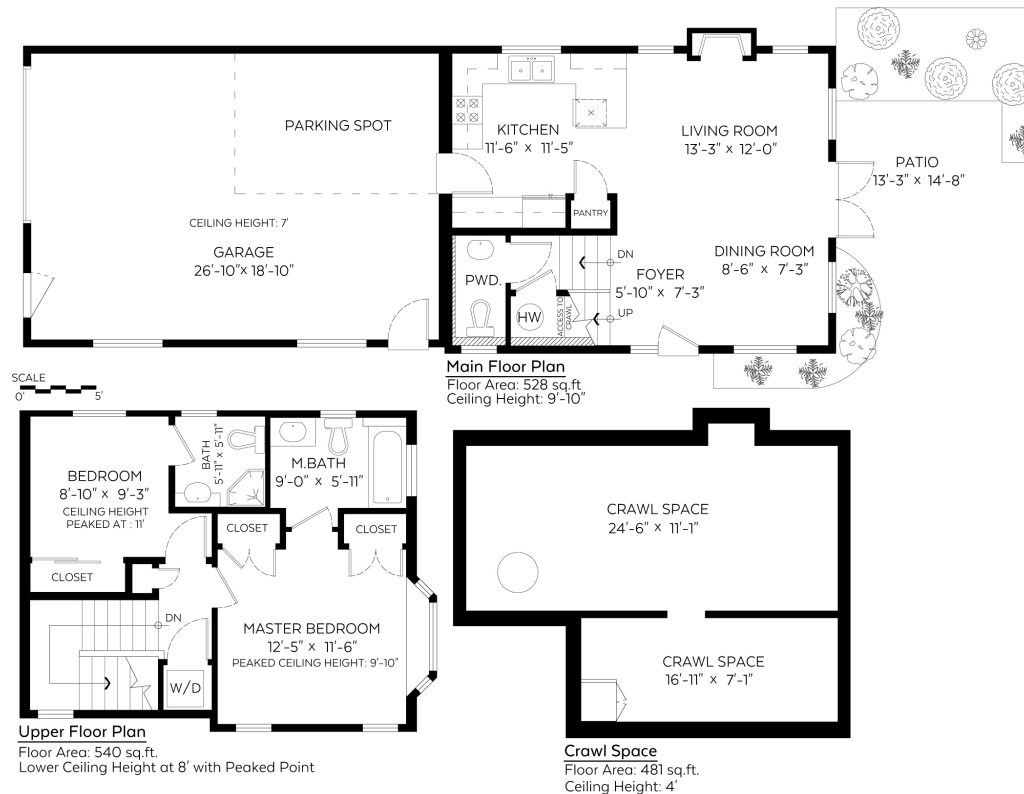
### Second Floor

The second floor offers a large and quiet master bedroom with a vaulted ceiling and a fresh white ensuite bathroom. Featured skylight makes this bathroom very bright and full of light. The second bedroom also features a high ceiling, peaking at 11 feet, and enjoys a very tranquil feel. This bedroom is nicely appointed with its own private bathroom.

The washer & dryer are located on the second floor, along a smaller landing, full of natural light.



# 3530 W 5th Avenue Vancouver, B.C.



## Basement

Maximize your storage with a 481 sq.ft. crawl space. This space is easily accessible from the main area of the home. An incredible bonus!

## Outdoor Living

Lovely French doors open onto a delightful and peaceful outdoor southern facing garden patio. This space is ideal for relaxing, barbequing and for outdoor entertaining.

This home is walking distance to some of the best lifestyle shopping and restaurants that 4th Avenue has to offer: Beyond Bread, La Quercia, L'Ufficio, Irori Sushi, Aphrodite Organic Pie & Coffee shop, Forerunners, Lady Sport, Pure Pharmacy, and IGA Marketplace. Hastings Mill, McBride and Tatlow parks are right outside your front door. Jericho, Kitsilano and Spanish Banks beaches are well within walking distance. You will find excellent biking, running, walking trails and tennis facilities within all of these parks and beaches.

## School Catchment

- Bayview Elementary School
- Kits Secondary School 8-12
- Jules Quesnel French Immersion
- Kitsilano French Immersion
- General Gordon late French Immersion

All of the above schools, with exception of Bayview, are newly built and renovated schools as well as seismically upgraded.

## Local Private Schools

- St John's School
- St George's
- West Point Grey Academy
- OLPH
- Crofton House
- York House

## Tailored for Your Comfort

- High ceilings throughout the home: 9'10 on the main floor and peak of 11' on the second floor.
- Geothermal radiant heat
- Vaulted ceiling in the two bedrooms
- Skylights in both ensuite bathrooms and above central landing area
- Granite countertops
- Stainless Steel appliances: brand new Bosch dishwasher, Bosch 4 burners gas stove, Fisher & Paykel Fridge with bottom freezer
- Custom walnut hardwood floors
- Hunter Douglas blinds
- Built-in vacuum
- Built-in speakers
- Gas fireplace
- Fire sprinkler
- In-ground sprinkler system
- Smoke alarm
- Alarm system
- Secure garage parking with direct access to your home
- Incredible storage space in 481 sq. ft crawl space below main floor of home
- Additional storage space conveniently located adjacent to your home, within attached garage
- Garage door opener





3530 W 5th Avenue,  
Vancouver, British Columbia

Living Space: 1,068 sq. ft.  
2 Bedrooms  
3 Bathrooms  
Taxes: \$3,206.39  
Fees: \$248.00

**\$1,339,000**

All showings by appointment only.

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