

FOR SALE & for living

Quilchena Single Family Home
1884 W 36th Avenue
Vancouver



1884 W 36th Avenue Vancouver

VIEW AND LOCATION! This lovingly maintained air conditioned 3 Bedroom plus Den home with detached garage is located on a beautiful & serene tree lined street in the coveted Quilchena neighbourhood. Sturdily built with low maintenance concrete siding and its ready to move into with freshly updated kitchen, new paint/carpets, and refinished wood floors. Bright and airy with tons of light perfectly designed for entertaining with open flowing spaces, ample outdoor space including a private back garden or take in the panoramic mountain/water views from the top deck (Bonus wine storage in the basement too!). School Catchment: Quilchena Elementary/Point Grey Secondary and close to St Georges/Crofton House.

INFORMATION YOU NEED TO KNOW:

PRICE	\$3,550,000
ADDRESS	1884 W 36th Avenue, Vancouver
AREA	Quilchena
TYPE	3 Bedroom plus Den
BATHS	2.5
SQ FT	2,693 (interior) + 1,066 (outdoor)
PROPERTY TAX	\$9,287.45 (2016)
PARKING	Double detached garage
YEAR BUILT	1980 (Renovated in 2017)
UPGRADES	Updated kitchen, new paint/carpet, refinished wood floors
VIEW	Mountains and Water
SCHOOLS	Quilchena Elementary/Point Grey Secondary

INFORMATION YOU **want** TO KNOW:



Transit

0.6 km



Nearest Park
Quilchena Park

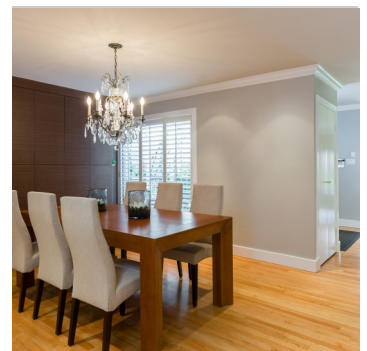
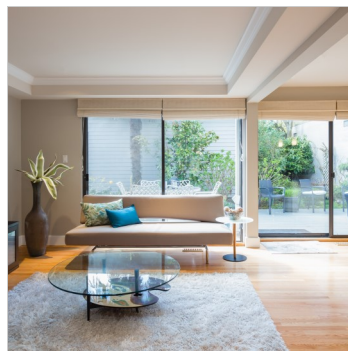
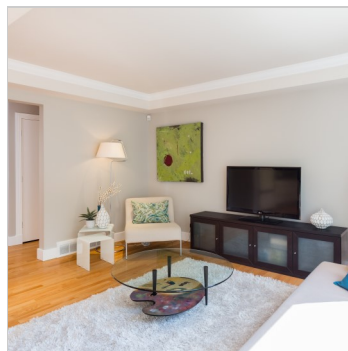


Schools nearby:
Quilchena
Elementary



Coffee shops within 1 km:

16



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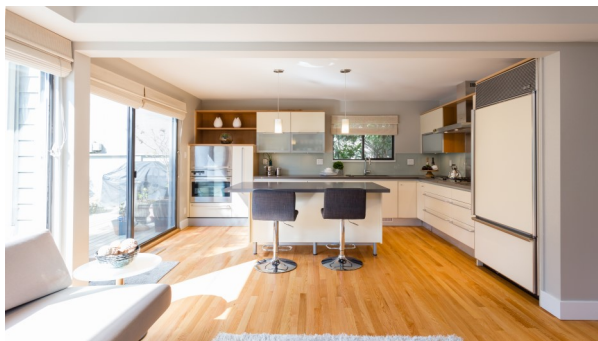
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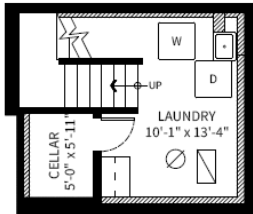


1884 West 36th Avenue, Vancouver BC

Top Floor: 302 SQ. FT.
Upper Floor: 970 SQ. FT.
Main Floor: 1170 SQ. FT.
Lower Floor: 251 SQ. FT.
Sub Total: 2693 SQ. FT.

Deck: 352 SQ. FT.
M. Bdrm Balcony: 107 SQ. FT.
Rear Balcony: 83 SQ. FT.
Balcony: 23 SQ. FT.
Patio: 501 SQ. FT.
Total Extras: 1066 SQ. FT.

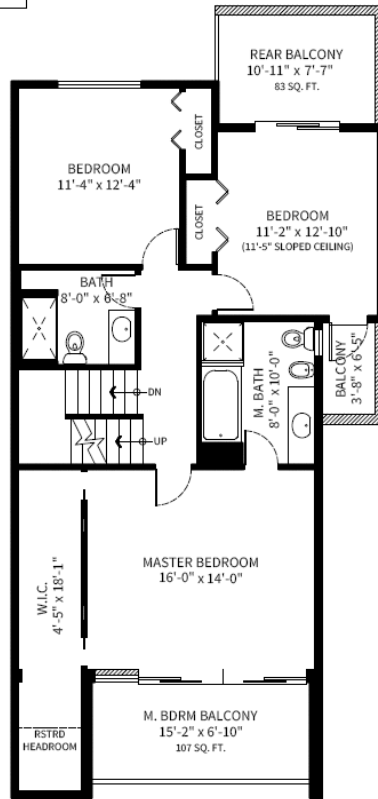
Grand Total: 3759 SQ. FT.



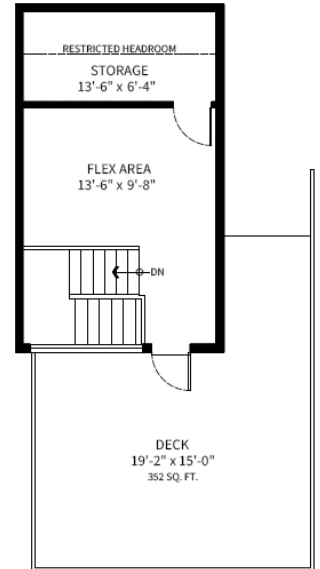
LOWER FLOOR PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN



TOP FLOOR PLAN



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