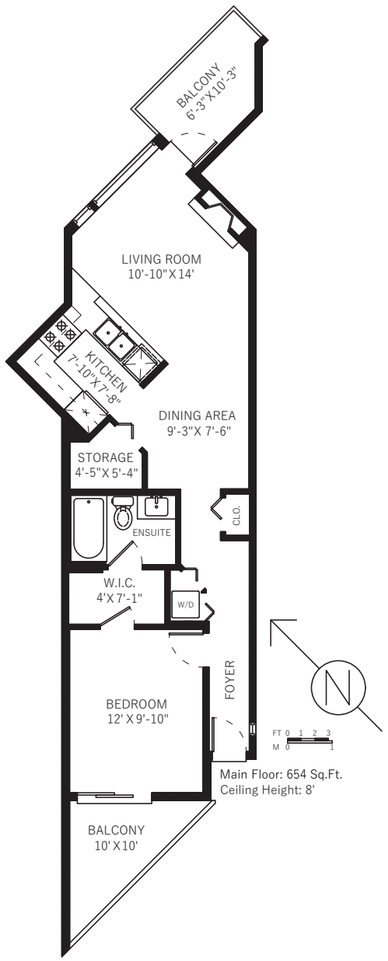




Main Floor: 654 Sq.Ft.
Ceiling Height: 8'

412-2020 W 8th Ave
Vancouver, BC

Main Floor	654 SQ.FT.
Balcony	60 SQ.FT.
Balcony	60 SQ.FT.
Total Extras	120 SQ.FT.

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.



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**Each office independently owned and operated.*



412 - 2020 West 8th Ave. | Kitsilano

1 Bed, 1 Bath, 654 square feet | Offered at $610,000



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Welcome home to this bright penthouse unit in the heart of Kits. The skylight and floor to ceiling windows provide an abundance of light within this freshly painted home with newer flooring. Cozy on up to the gas fireplace on those cold winter nights, and in the summer head out to relax on one of your two balconies. Enjoy the spectacular and calming views looking out on to the tree lined street below and North Shore mountains beyond. With a walk score of 98, this entire neighborhood will become even more sought after once the nearby Millennium Line Extension has been completed. With a proactive strata, take comfort in the fact that the building has been rainscreened with new doors and windows, has been re-roofed, and re-piped as well.

Living Area: 654 sq. ft.
Bedrooms: 1
Bathrooms: 1
Parking: 1 Stall
Taxes: $1,139.23 (2017)
Strata Fees: $274.87 / month
Built: 1988
Pets: Allowed (with restrictions)
Rentals: Allowed (with restrictions)



**This correspondence is not meant to cause or induce a breach of any existing agency agreement.*

**While efforts have been made to ensure the accuracy of the information contained herein, it is not guaranteed, and should be verified by the buyer(s) if deemed important.*