



**KRISTY MATTIAZZO**  
.COM



**3062 West 4<sup>th</sup> Ave**  
**Vancouver**

**\$675,000**



- 3062 West 4<sup>th</sup> Ave  
Vancouver
- 633 sq ft
- 1 bedroom plus office
- 2 parking
- Rentals allowed
- Pet friendly





# Kitsilano TOWNHOME!

1 bedroom, 1 bathroom PLUS office has its own 2 unique, private, & convenient entrances! Leave both doors open to enjoy cool spring, summer or fall breeze! This quiet urban oasis includes 2 side-by-side parking stalls! Kitchen features maple cabinets & quartz countertops. Custom built-in wood cabinets with shelves alongside the dining room for extra storage; all located below the oversized wall mounted mirror, which is yours to keep! Office space can be used as nursery or generous storage. Enjoy a movie in front of the gas fireplace in living room. Gas is included in maintenance fee. Enjoy open floor plan, in-suite laundry with local shops, restaurants & Kits beach nearby. Electric vehicle charging available! Strata allows rentals and welcomes 1 dog or 2 cats or 1 of each.

## Courtyard



**Kitchen**



**Bedroom**



**Office**



**Bathroom**







## Kristy Mattiazzo

Licensed REALTOR® since 2004

DIEN REALTY



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