



Loft Living in Kits Point  
305 - 1425 Cypress Street • Vancouver, BC

**RESIDENT EXPERTS**  
ENGEL & VÖLKERS



## Key Facts & Features

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- Price: \$699,000
- Bedrooms: 1 Bedroom
- Bathrooms: 1 Bathroom
- Square Footage: 701 sqft
- Taxes: \$1,344.88 (2018)
- Maintenance Fees: \$276.13
- 1 Parking Space
- 1 Storage Locker
- Neighbourhood: Kitsilano
- Steps to Kits Beach, Granville Island, Arbutus Greenway, Shops and Restaurants on West 1st Ave, West 4th Ave and Yew Street



## Steps to Kits Beach

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Rare loft Living in Kits Point. Welcome to "Cypress West", an amazing location within close proximity to all the best amenities in Kitsilano and steps to Kits Beach. Open and spacious one bedroom loft layout with 15ft ceilings offering an abundance of natural light throughout the home. Enjoy the spectacular east facing exposure onto the beautiful tree lined street from your large covered balcony, perfect for entertaining. Bonus features throughout the home include a walk-in pantry, electric fireplace, hardwood flooring, extra large soaker tub, granite countertops and in-suite laundry. Enjoy your very large and private master bedroom loft with ample storage with wall to wall California closets. Proactive strata with recent building upgrades including plumbing, roof & balconies. With a walk score of 94 and a bike score of 100 this property is a walkers and bikers paradise! This is a lifestyle choice you will not regret.

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MAIN FLOOR: 451 SQ.FT.  
 LOFT: 250 SQ.FT.  
**TOTAL INTERIOR: 701 SQ.FT.**  
 TOTAL EXTERIOR: 103 SQ.FT.



## MAIN FLOOR 450 SQ.FT.



\* Measurements are approximate. Buyer to verify if important.

## LOFT 250 SQ.FT.



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# RESIDENT EXPERTS

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