



Welcome to Highgate in Champlain Heights
42 - 3150 E. 58th Avenue • Vancouver, BC

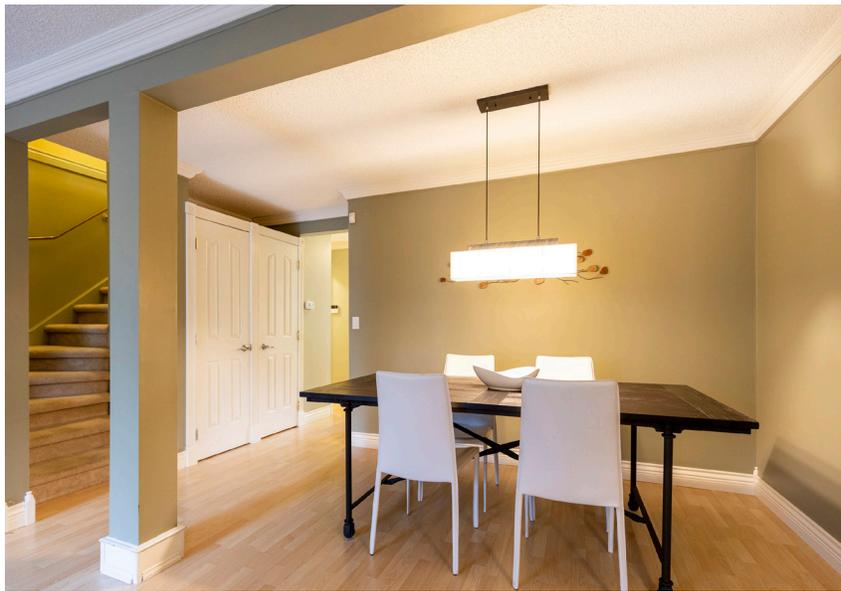
RESIDENT EXPERTS

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Key Facts & Features

- Price: \$879,000
- Total Bedrooms: 3
- Total Bathrooms: 2.5
- Home: 2,039 sq.ft.
- Built in 1973
- Taxes: \$2,043.80 (2019)
- Maintenance Fee: \$427.20
- Pets Allowed With Restrictions
- Rentals Not Allowed
- Rec Centre and Indoor Pool
- School Catchments:
 - Captain James Cook Elementary
 - Killarney Secondary
- Neighbourhood: Champlain Heights



Unique and Spacious Townhome

Welcome to Highgate, a unique collection of townhomes nestled within a highly sought after freehold pocket in Champlain Heights. Located on the quiet side of the development facing the park, this unique and spacious townhome is comprised of 3 beautifully appointed bedrooms up, an expansive main living space and a very spacious recreation and utility room on the lower level with direct access to your two parking stalls. Enjoy the private patio off the main level which is perfect for a morning coffee with the kids or entertaining with friends. Built with families in mind, this particular townhome is one of the largest in the complex and offers incredible space for your growing family. Just steps to the Champlain Square shops and one of the greenest areas of the city with Captain Cook Park, Everett Crowley Park or Champlain Heights Park all within a 5 min walk. School catchment includes Captain James Cook Elementary School and Killarney Secondary.

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3 bedrooms + 2 1/2 bathrooms

Lower Floor: 665 sq.ft.
 Main Floor: 673 sq.ft.
 Upper Floor: 711 sq.ft.
Total Interior: 2,039 sq.ft.

Porch/ Patio: 338 sq.ft.
 Carport: 383 sq.ft.

Lower Floor - 654 sq.ft.
 Ceiling height - 7' 6"



Main Floor - 662 sq.ft.
 Ceiling height - 8' 0"



Upper Floor - 698 sq.ft.
 Ceiling height - 8' 0"



*Total square footage is taken from the strata plan. Measurements are approximate. Buyer to verify if important.



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