



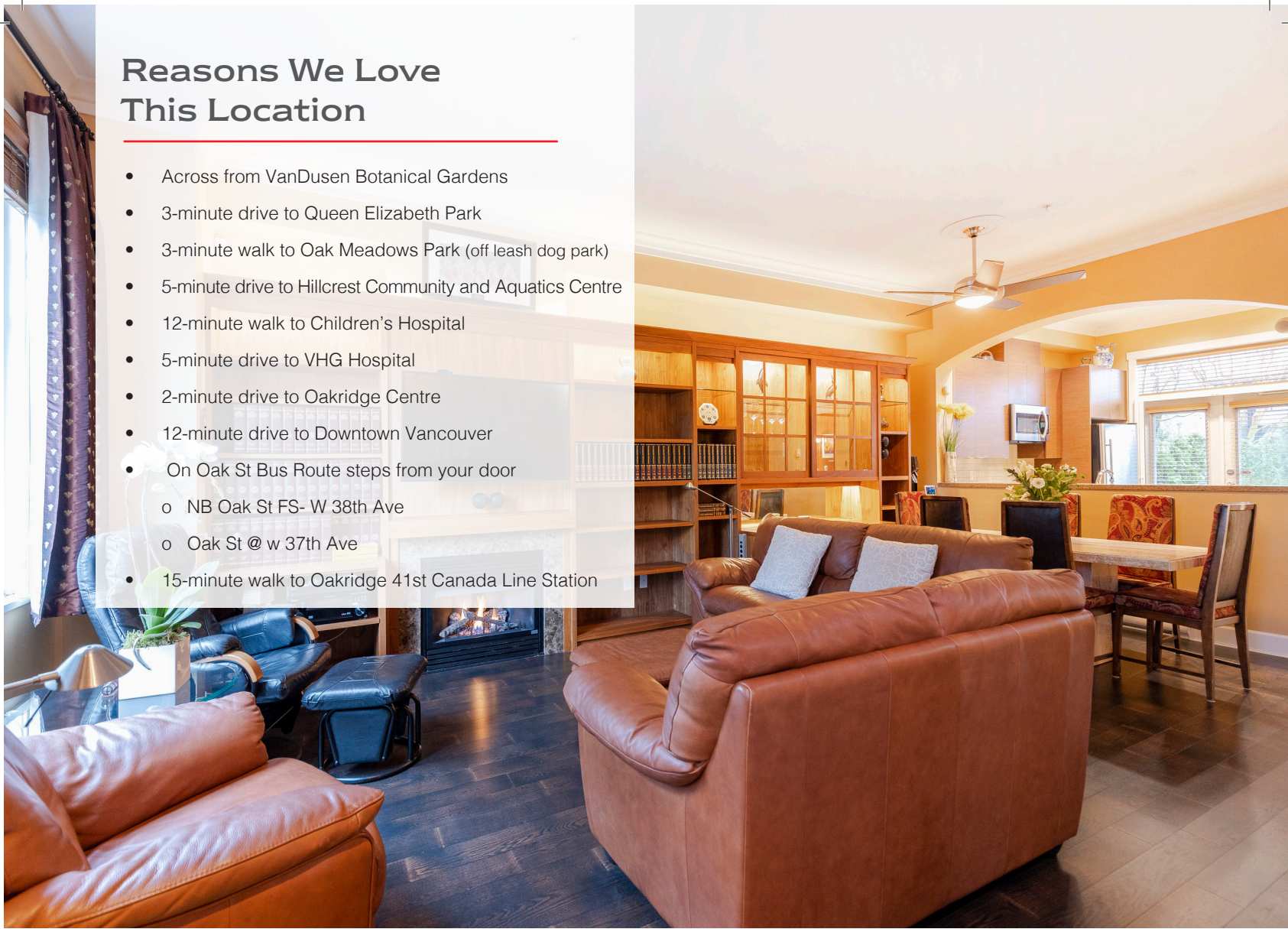
Welcome to Hamlin Mews
5338 Oak Street • Vancouver, BC

RESIDENT EXPERTS

ENGEL & VÖLKERS

Reasons We Love This Location

- Across from VanDusen Botanical Gardens
- 3-minute drive to Queen Elizabeth Park
- 3-minute walk to Oak Meadows Park (off leash dog park)
- 5-minute drive to Hillcrest Community and Aquatics Centre
- 12-minute walk to Children's Hospital
- 5-minute drive to VHG Hospital
- 2-minute drive to Oakridge Centre
- 12-minute drive to Downtown Vancouver
- On Oak St Bus Route steps from your door
 - NB Oak St FS- W 38th Ave
 - Oak St @ w 37th Ave
- 15-minute walk to Oakridge 41st Canada Line Station



Key Facts & Features

- Price: \$1,499,000
- Bedrooms: 3 + Den
- Bathrooms: 2.5
- Home Size: 1551 sq.ft
- Built: 2006
- Taxes (2020): \$3756.58
- Maintenance Fees: \$673.98
- Insuite Laundry
- Attached Double Private Garage with EV Charging Station
- A/C on Top Floor
- Pets & Rentals Allowed with Restrictions
- School Catchments:
 - Elementary: Sir William Osler Elementary
 - Secondary: Eric Hamber Secondary
 - French Immersion - Late (6-7): General Gordon School
 - French Immersion - Secondary (8-12): Sir Winston Churchill Secondary



Convenient Westside Location

Welcome to Hamlin Mews, an intimate collection of 21 garden townhomes located on the prominent Westside! Enjoy the convenience of being located across from the renowned VanDusen Botanical Gardens, and Oak Meadows Park. This elegant 3-storey 3 bed + den and 2.5 bath townhouse offers a generous- sized floor plan with over height 10' ceilings on the main level, and 9' ceilings in the bedrooms. This functional 1551 sq.ft. floor plan offers an open concept with the majority of your living space on 2 levels. Ideal for families, all 3 bedrooms are located on the top floor and there is plenty of storage throughout. The master is spacious and comfortably fits a king-sized bed. Enjoy added comfort with A/C installed on the top floor! Recent upgrades include engineered hardwood flooring and custom cabinetry and millwork throughout. Do you love hosting friends & family? The living and dining space offer an abundance of space and can fit an 8-person dining table, with a private terrace off the kitchen equipped with a gas hookup for your BBQ. The den is located on the lowest level and can easily be used as a home office, gym or extra storage depending on your desired needs. This home comes with a private and secure 2 car garage with direct access into the home, EV charging station, and custom storage cabinets. Enjoy the convenience of this location! Just minutes to Oakridge Centre, Oak St and South Granville, and walking distance to the Canada Line and Children's Hospital.

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Main Floor:	654 sq.ft.
Upper Floor:	675 sq.ft.
Lower Floor:	222 sq.ft.
Total:	1,551 sq.ft.

Auxiliary Area	
Garage:	384 sq.ft.
Patio:	172 sq.ft.

* Measurements are approximate, buyer to verify measurements if deemed important.



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