



**Bright and Airy Kits Condo**  
**307 - 2033 W. 10th Avenue • Vancouver, BC**

**RESIDENT EXPERTS**  
ENGEL & VÖLKERS

## Reasons We Love This Location

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- Steps to the Arbutus Greenway
- 2-minute walk to Pallet Coffee Roasters
- 2-minute walk to Gramercy Grill
- 2-minute walk to future Broadway Skytrain Station
- 2-minute walk to BC Liquor Store
- 3-minute walk to Greens Organic Natural Market
- 4-minute walk to W Broadway & Arbutus Bus Stop
- 5-minute walk to Pete's Meat Butcher Shop
- 5-minute walk to London Drugs
- 6-minute walk to IGA
- 7-minute walk to Platform 7 Coffee
- 10-minute walk to West 4th with a great selection of shops & restaurants
- 10-minute walk to Connaught Park
- 10-minute walk to Kitsilano Farmers Market
- 12-minute walk to Fifth Avenue Cinemas



## Key Facts & Features

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- Price: \$829,000
- Size: 682 sq.ft.
- SE Corner with abundance of light
- Bedrooms: 1 + Office + Flex
- Bathrooms: 1
- Built: 2017
- Taxes (2021): \$2,238.63
- Maintenance Fees: \$386.58
- Rentals Allowed with Restrictions
- Pets Allowed with Restrictions
- 1 Parking Space
- 1 Storage Locker
- Just Steps to Future Broadway Skytrain Station



## In The Heart Of Kitsilano

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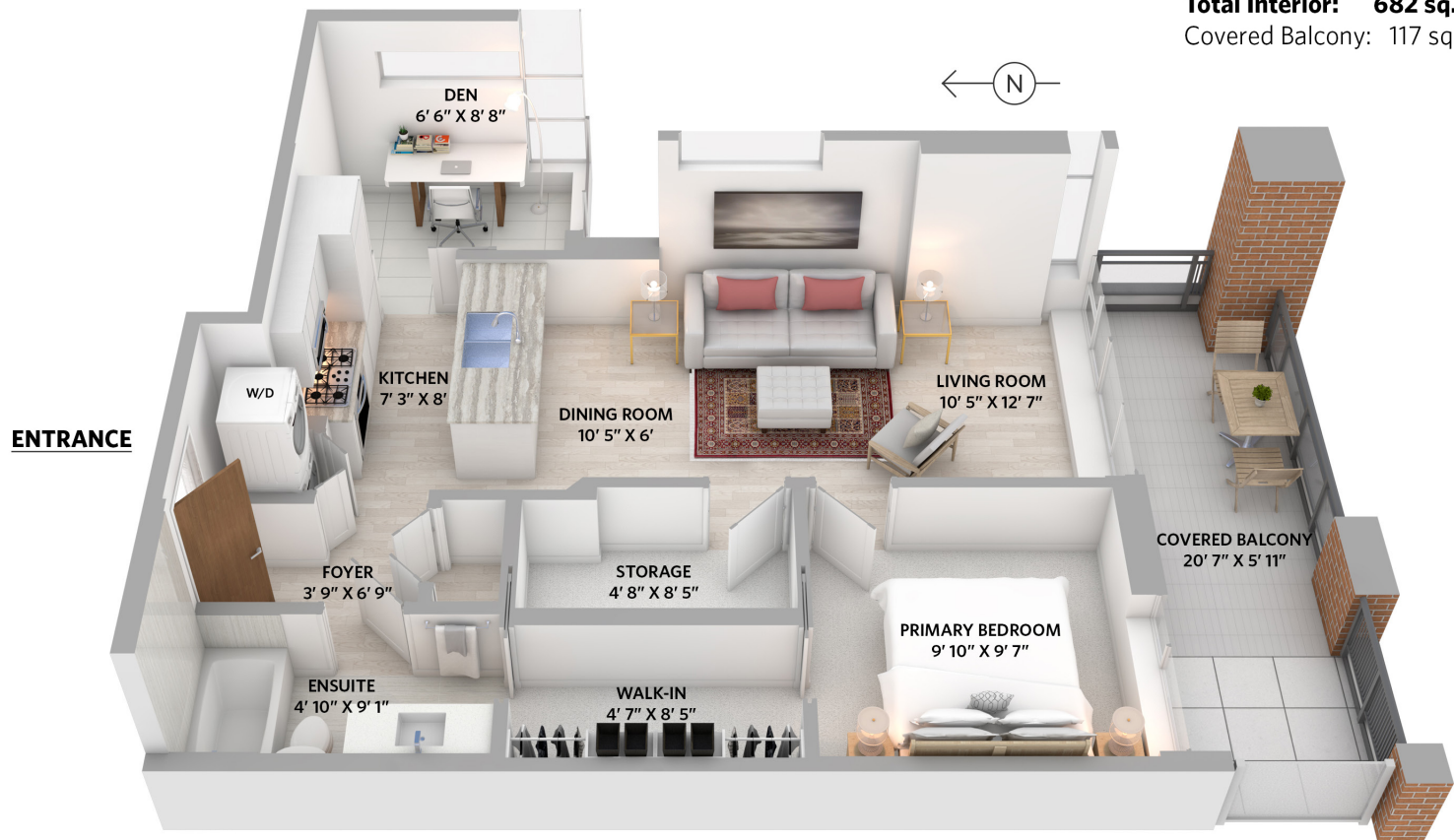
Nestled in the heart of Kitsilano, this South East 1 bed & office + flex corner home boasts an abundance of light. Comprised of 682 sq.ft. the interior boasts expansive floor to ceiling windows for optimal natural light, with over height ceilings, and an expansive 117 sq.ft. patio! Easily transition from your gourmet kitchen with tons of counter space and storage considerations into your dining area, which can accommodate a 6-person table. Designed to the highest of standards including engineered light hardwood flooring, polished marble countertops, Bosch appliances, Italian cabinets, and much more! The spacious bedroom is connected by a walk-through closet with built-in shelving leading to your 4-piece bathroom with a deep soaker tub. Stay the perfect temperature year round with your own A/C included in your home, or enjoy a breeze in the trees with your morning coffee on your expansive walk-out patio. Enjoy upscale building amenities consisting of a Fitness Centre, Clubhouse Lounge, Children's Play Area & Garden Patio outfitted with a communal BBQ. Just steps to the Arbutus Greenway, close proximity to the future Broadway Skytrain Station and transit to UBC & Downtown, there is truly no better access throughout the City. A short walk to Kits Beach & West 4th offering a wide variety of fantastic cafes, shops and dining options! In suite laundry & storage and comes with 1 parking. Building still under 2-5-10 year New Home Warranty. You don't want to miss the opportunity to own this Kitsilano gem!

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1 bedroom + den + storage + 1 bathroom

**Total Interior: 682 sq.ft.**  
Covered Balcony: 117 sq.ft.



\*Ceiling height - 8' 1" to 9' 0"

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



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