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**3195 Oak Street**

**Vancouver, BC**

**V6H 2L2**

**2935 10TH AVENUE, Vancouver West, BC, V6K 2K5, Canada**

**MLS®# R2107244**

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<b>Property Value</b>	\$2,788,000
<b>Type</b>	House
<b>Style</b>	2 Storey w/Bsmt.
<b>Basement</b>	Full
<b>Year Built</b>	1924
<b>Taxes</b>	8296.54
<b>Living Area</b>	2,378 sq.ft.
<b>Lot Depth</b>	122 ft
<b>Lot Size Area</b>	6,100 sq.ft.
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3 full
<b>Maintenance Fee</b>	\$0.00

## Description

On a fine tree-lined street, this Kitsilano home sits on 50ft lot, that affords plenty of space and privacy. It's close to all the great amenities that the Broadway & McDonald area has to offer: great transit, restaurants, coffee shops, food stores, great schools, & much more. Many options for this property: one could hold it as is (it has good revenue; and there is upside!) or upgrade a little or a lot; build now, or in the future. A bright, two bedroom suite sits on the garden level. This 4 bedroom, 2 bathroom (main + upper floors) home is well kept with updates over the years. It has an old school fireplace, a charming front porch, and in the backyard, a carport, expansive decks, gardens and plenty of green space.



