



**Robert Matthews**

Phone:  
Mobile: 604-328-9006  
Fax:  
Email: [robert@robertmatthews.ca](mailto:robert@robertmatthews.ca)

RE/MAX City Realty  
Vancouver, BC

2986 West 11th Avenue, Kitsilano, Vancouver, BC, Canada

MLS@# R2561120



<b>Property Value</b>	\$2,498,000
<b>Type</b>	House
<b>Basement</b>	Yes, Finished
<b>Parking</b>	2 (1 Garage)
<b>Year Built</b>	1925
<b>Taxes</b>	7896
<b>Living Area</b>	2,087 sq.ft.
<b>Lot Frontage</b>	122 ft
<b>Lot Depth</b>	39.40 ft
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full

### Description

This beautiful character home sits on a coveted south-facing 40' x 122' lot in the heart of Kits. The home features 2 large bedrooms on the main, updated kitchen and bathroom as well as a large fully finished basement with 2 bedroom, full bathroom as well as a large rec room. Sunny backyard has lots of potential. Set on a lovely street in a sought-after neighbourhood. Lots of possibilities here!

