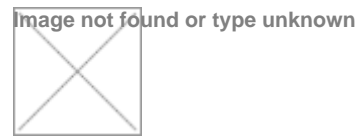


Kasha Riddle
Phone: 604-803-7070
Mobile:
Fax:
Email: kashariddle@gmail.com

RE/MAX CREST REALTY
101-2609 Westview Drive
North Vancouver, BC

3057 Penticton St, Vancouver , BC, V5M 3C5, Canada



Property Value	\$1,248,800
Type	House
Style	House
Basement	Yes, Unfinished
Parking	2
Year Built	1949
Living Area	1,747 sq.ft.
Lot Frontage	39.99 ft
Lot Depth	120 ft
Lot Size Area	4,798 sq.ft.
Bedrooms	2
Bathroom	1 full
School District	Lane access / Detached garage/ open

Description

Attention builders/investors or young families FIRST TIME EVER ON THE MARKET! (RS-1 Zoning) Build your dream home, renovate or simply move in just like it is! - SUNNY & FLAT West facing approx 4,798 SQFT LOT w/Lane access & plenty of SW exposed sunshine hitting inside & out. Spotless fully grassed front & back yards. Absolute prime QUIET location that looks South to Beaconsfield Park across the street for the kids with its playground, sports field and community gardens. Mature fall colored trees stretch in tandem up and down Penticton Street giving the area SUCH A BEAUTIFUL COMMUNITY! Quick access to central urban shopping, restaurants, cafes, transit & the Skytrain station a short walk away. Existing house is very livable and features 2 bedrooms up, a bright kitchen overlooking the backyard, large living room with original hardwood, a wood burning fireplace & a large wide open unfinished basement with ground level door access that opens right up to the enjoyment of the backyard. (Endless potential down, very suitable)

