

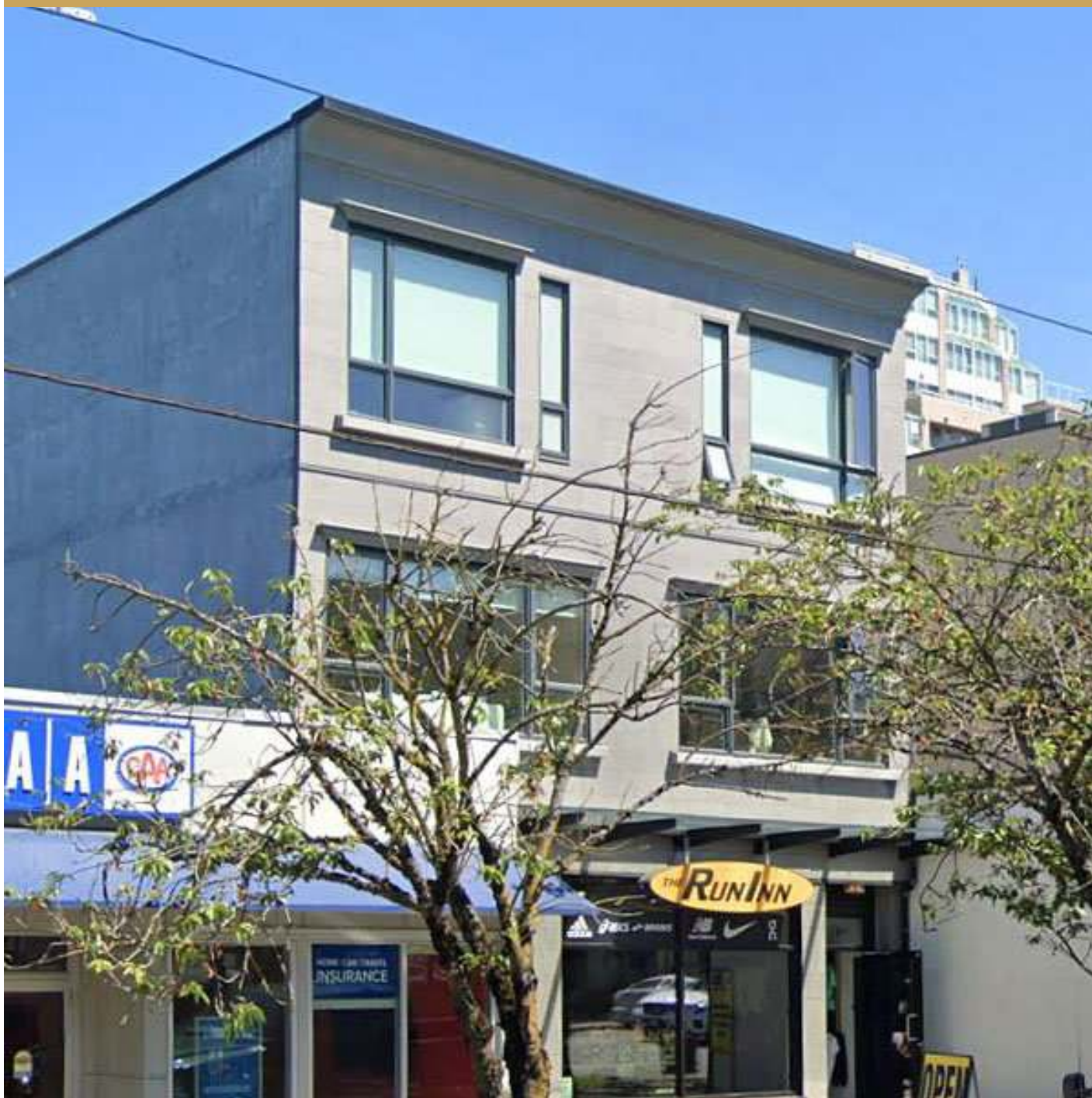
BUILDING BROCHURE

MODENA - 2333 41ST BUILDING

2333 WEST 41st Ave. · Vancouver, BC V6M 2A3 · Kerrisdale



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BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



YEAR BUILT 2012	SUITES 5	CONSTRUCTION Frame - Wood	EXTERIOR Mixed
TITLE TO LAND Freehold Strata	STRATA PLAN EPS744		MANAGEMENT Confidential

Overview

Modena - 2333 West 41st Avenue, Vancouver, BC V6M 2A3, Canada. Strata Plan EPS744 - 2 storeys with 5 units in strata. Completed 2012. Crossroads are West 41st Avenue and Balsam Street located is in the Kerrisdale neighborhood in Vancouver. Maintenance fees include garbage pickup and gardening.

Nearby parks include Elm Park, Kerrisdale Centennial Park and Kerrisdale Park. Nearby School Spanish Teaching Services, Pierres's French Tutoring, AOMA - Academy, of Modern Art, Alla Breve School of Music, Point Grey Secondary School and Bumblebee Pre-School Society.

Supermarkets and Grocery stores nearby are Safeway Marpole, Safeway King Edward, Safeway West Broadway and Safeway Oakridge.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



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