

BUILDING BROCHURE

POINT+KITS

3669 WEST 11th Ave. · Vancouver, BC V6R 2K4 · Kitsilano



Scan to view online



Unit Mix

2 Bedroom

1 unit
927 – 927 sf
from \$1,199,000

5 Bedroom

2 units
2,633 – 2,928 sf
from \$2,478,729

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$2,478,729	5 / 3ba	2633 sf	\$941	2023-06-23
\$3,400,000	5 / 5ba	2928 sf	\$1,161	2022-08-29
\$1,199,000	2 / 2ba	927 sf	\$1,293	2021-05-11

YEAR BUILT 2019	LEVELS 4	SUITES 5	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAP2402	DEVELOPER Tygate Properties
ARCHITECT Matthew Cheng Architect Inc.			

Overview

Point + Kits - 3669 West 11th Avenue, Vancouver, BC V6R 2K4. New building code high standard Wood frame with concrete perimeter up to 2 storey flooring and noise insulation filling (1-1/1/4 concrete in between walls and floor/ ceiling).

Inside, these luxury two & three bedroom townhomes showcase Miele / Blomberg Appliances, Caesarstone Quartz Countertops, Porcelain Wall Tiles, Slate Flooring, European White Oak Hardwood, glass showers modern Bathroom amenities, and European Real Hardwood Cabinets.

The property is located just east of Alma Street on West 11th Avenue, within close proximity to downtown Vancouver, walking distance to parks, beaches and popular streets such as Dunbar and West Broadway, close to prestige schools and UBC, steps away from transits , shopping , beaches and parks.

Amenities & Features

✓ Air Cond./central

✓ Bike Storage

✓ Elevator

✓ Storage

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

✓ Water

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

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



Les Twarog

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