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**CENTURY 21 In Town Realty**  
421 Pacific Street  
Vancouver, BC  
V6Z 2P5

3681 West 12th Avenue, Twenty on the PA, Vancouver, BC, V6R 2N5, Canada

MLS®# R2176746



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<b>Property Value</b>	sold for sold for \$1,200,000
<b>Type</b>	Townhouse
<b>Style</b>	Townhouse
<b>Parking</b>	2 cars
<b>Year Built</b>	2004
<b>Taxes</b>	\$2681.
<b>Living Area</b>	1,225 sq.ft.
<b>Bedrooms</b>	2 Bedrooms+Den
<b>Bathrooms</b>	2 full
<b>School District</b>	Vancouver West
<b>Maintenance Fee</b>	395.00

## Description

Charming, one level townhouse right across from Almond Park! This home is bright, south facing, quiet and has incredible flow. Open concept dining, living and kitchen w/ no wasted space. Features include crown moulding, built in library, electric fireplace, gas stove, breakfast bar, tons of storage, freshly painted and direct access to two side by side parking. Spacious master w/ walk in closet and ensuite. Den can be used as a nursery or home office. 2nd bedroom has built in murphy bed. 150sqft patio with lots of sunshine, great for BBQ's. Within 2 steps you are at lush Almond park. Walk to Spanish Banks, Broadway, shops and grocery. Sneak Peak Thursday June 15th 5-630pm. Open Houses June 17th/18th 2-4pm. Don't miss this one! Rare offering at Twenty on the Park!



