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**Dexter Realty**  
560-2608 Granville Street  
Vancouver, BC  
V6H 3V3



3641 West 7th Avenue, Vancouver, BC, V6R 1W5, Canada



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<b>Property Value</b>	sold for sold for \$620,000
<b>Type</b>	1/2 Duplex
<b>Parking</b>	none
<b>Year Built</b>	1988
<b>Taxes</b>	3204
<b>Living Area</b>	1,309 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1 full & 1 half

## Description

Extremely well maintained front half of Duplex, only a few blocks from the ocean. This unit features a cozy and comfortable 1,300 sq.ft with 2 bedrooms, recreation room & 1.5 bathrooms. Relax in front of your beautifully mantled wood burning fireplace. Additional features include a washer, dryer, fridge, stove, microwave and a built in water filter system all in cared for condition. Enjoy your south facing bay windows looking out to a private patio in a quiet treed neighbourhood. New fencing with a 5 year old roof, new thermo-windows throughout and a private single car garage. This is a self-managed building with no strata fees. Recreation, shopping, schools and ocean sunsets are only a few blocks away.

