

# Welcome to the Santa Barbara

## Suite 19 - 3036 W 4<sup>th</sup> Avenue

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Kitsilano - One of the nicest neighbourhoods in Vancouver with the friendliest Residents  
Rarely available, 2 level Townhome located on the "quiet side" of the inner Courtyard  
South facing Balcony off the Kitchen and Dining room - BBQ's OK

Bright Open-concept living as well as gleaming Hardwood Floors and a Gas Fireplace  
Fabulous Hunter Douglas custom made blinds to fit the many windows;

Main floor includes high quality Lumnette Privacy Sheers & Nantucket Blinds  
Upstairs also feature's Hunter Douglas - Duette & Applause Blinds (also included)

Laundry is located on same floor as Bedrooms

XLarge Storage Locker #12 is secure and located in heated hallway on the first floor of the building - Length 8'6" x Depth 6' Height 7'2"

1 Parking Stall in Underground Garage, # 2, plus lots of street parking or rent from other residents in the building

Rentals Allowed with minimum 1 year Lease

Pets Allowed 1 Dog or 2 Cats or 1 Dog + 1 Cat

52 Units in Strata

Bike Stands in secure underground

Low Maintenance Fees - \$349.50 - include; Gas, Hot Water, Management, Gardening

2017 Envelope Study and 2015 Depreciation report available

Short closing dates preferred by Sellers, but flexibility will be considered

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Link to Photo Gallery [http://www.vopenhouse.ca/vid/24137\\_Santa/Gallery/](http://www.vopenhouse.ca/vid/24137_Santa/Gallery/)