

#602 - 3581 East Kent Avenue North

\$479,900



Welcome to Avalon 2 in Vancouver's last waterfront community. Home has been FULLY PAINTED and is MOVE IN READY. Perfect laid out AIR CONDITIONED and CONCRETE 1 BED & FLEX with no wasted space, 9' ceilings, cheater ensuite & a balcony overlooking the courtyard. The gorgeous kitchen is a chef's dream w/gas cooktop & premium integrated appliance. Spacious bedroom & spa-inspired bath w/heated flooring, floating vanity, mood lighting & soaker tub. Amazing amenities include exercise room, sky lounge, entertainment lounge, courtyard, garden plots, meeting rm & guest suites. River District has it all - Save On, Shoppers, Starbucks, Local, Everything Wine, transit & of course, the riverfront walkways & cycle paths. 1 parking & locker incl.

KEY INFORMATION

ADDRESS: #602 - 3581 East Kent Avenue North

PRICE: \$479,900

AREA: South Marine

TYPE: 1 Bedroom + 1 Bathroom + Flex + Balcony

SQ FT: 511 SF* + 36 SF Balcony

YEAR BUILT: 2020

STRATA FEES: \$360.40

FEATURES

VIEWS: Courtyard

PARKING: 1 (P1 - 198)

LOCKER: Underground (P2-10-419)

PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary

*Strata plan shows 506 SF

** Some photos have been virtually staged



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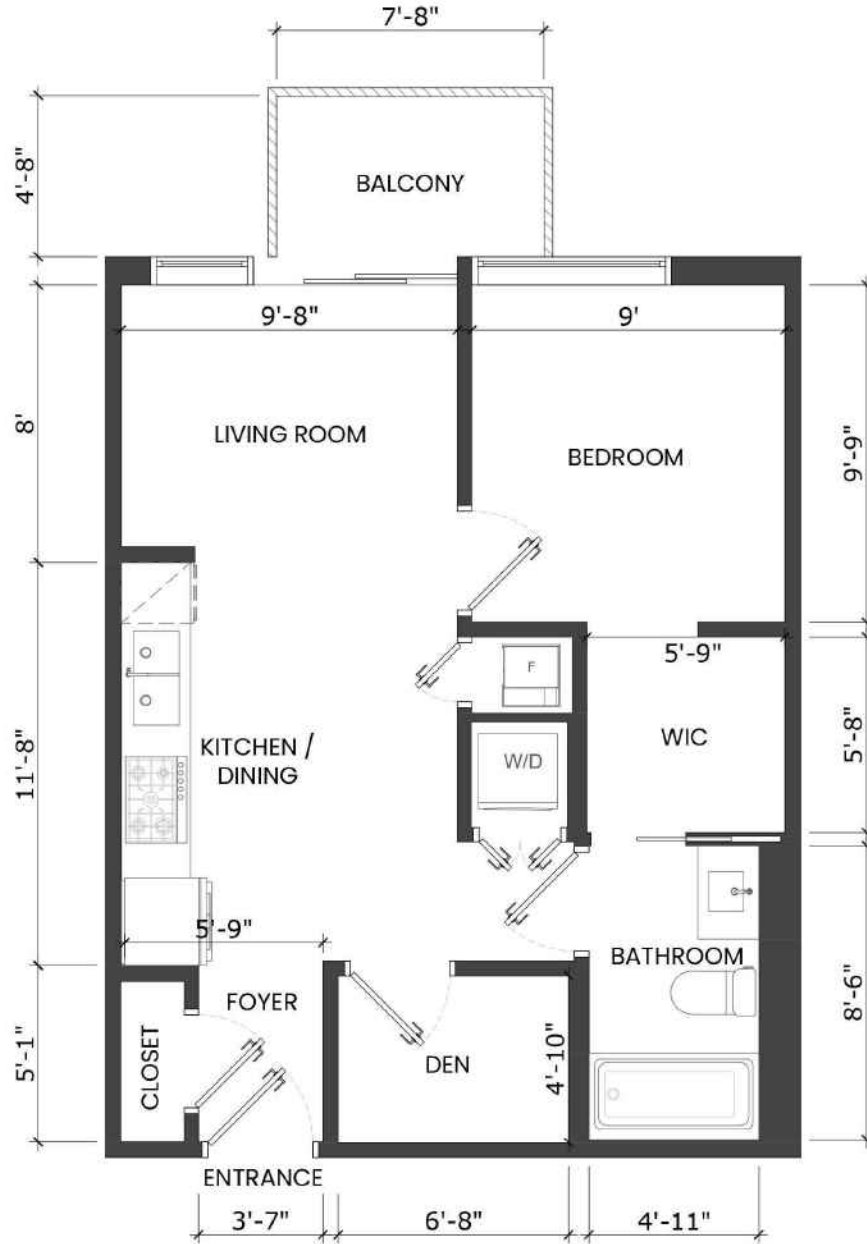
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602-3581 EAST KENT AVENUE NORTH, VANCOUVER, BC

MAIN FLOOR TOTAL: 511 SQ.FT.

BALCONY: 36 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOWS 506 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 9'-0"



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Presented by:
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Chow & Kai Group
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Active

R3165602

Board: V

Apartment/Condo

602 3581 E KENT AVENUE NORTH

Vancouver East
South Marine
V5S 0H6

Residential Attached

\$479,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **030-991-234**
View: **Yes : Courtyard View**
Complex / Subdiv: **AVALON 2**
First Nation:
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$479,900**
Approx. Year Built: **2020**
Age: **6**
Zoning: **CD-1**
Gross Taxes: **\$1,665.15**
For Tax Year: **2026**
Tax Inc. Utilities?:
Tour:

Style of Home: **1 Storey, Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2026**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 286 DISTRICT LOT 331 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6476 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **511**
Finished Floor (Above): **0**
Finished Floor (AbyMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **511 sq. ft.**
Unfinished Floor: **0**
Grand Total: **511 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1** # of Levels: **1**
of Rooms: **6**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **First Service**
Maint Fee: **\$360.40**
Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Recreation Facility, Snow removal**

Tot Units in Strata: **359** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	5'9" x 11'8"			x	1	Main	4	Yes
Main	Living Room	9'8" x 8'			x	2			
Main	Bedroom	9' x 9'9"			x	3			
Main	Walk-In Closet	5'9" x 5'8"			x	4			
Main	Flex Room	6'8" x 4'10"			x	5			
Main	Patio	7'8" x 4'8"			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public
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