



# CLIFF BUNGALOW TOWNHOMES

BY URBAN AVAS

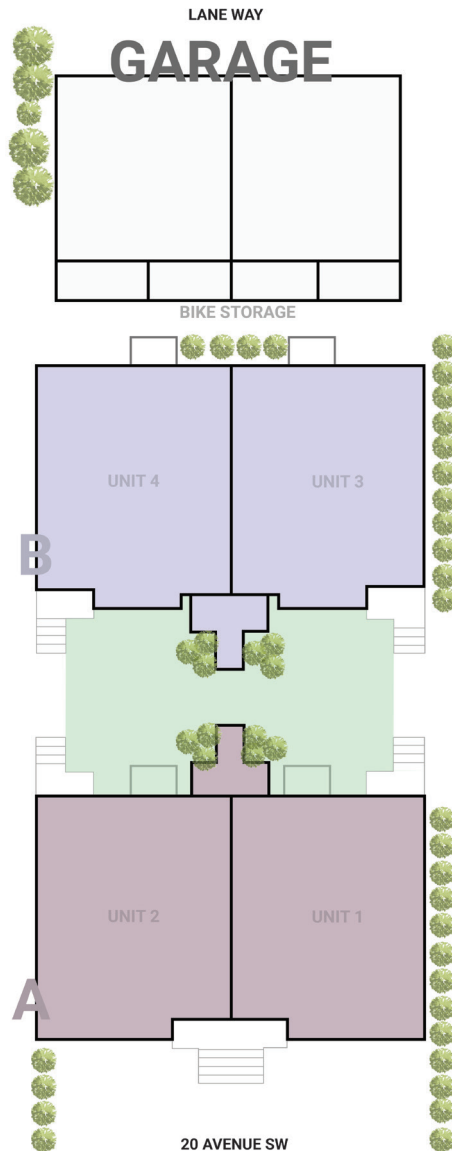


524 20 AVENUE SW



# CLIFF BUNGALOW AVAS

RENTING RE-IMAGINED



**CLIFF BUNGALOW TOWNHOMES** by Urban Avas is a collection of 4 townhomes and 4 lower suites, ideally situated in the heart of sought-after Mission. Intentionally designed for the urban dweller who wants it all, these beautiful units offer stylish interiors, and unbeatable amenities of 4th Street SW and 17th Avenue located right at your doorstep.



# FLOOR PLANS

3-BEDROOM TOWNHOME

BUILDING A + B



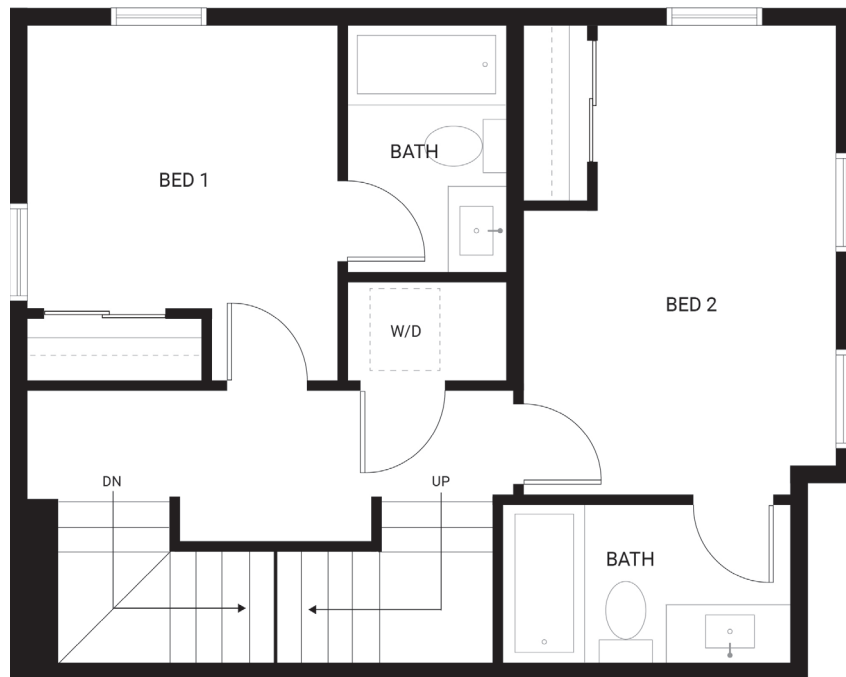
## MAIN FLOOR

460 SQ FT

# FLOOR PLANS

3-BEDROOM TOWNHOME

BUILDING A + B



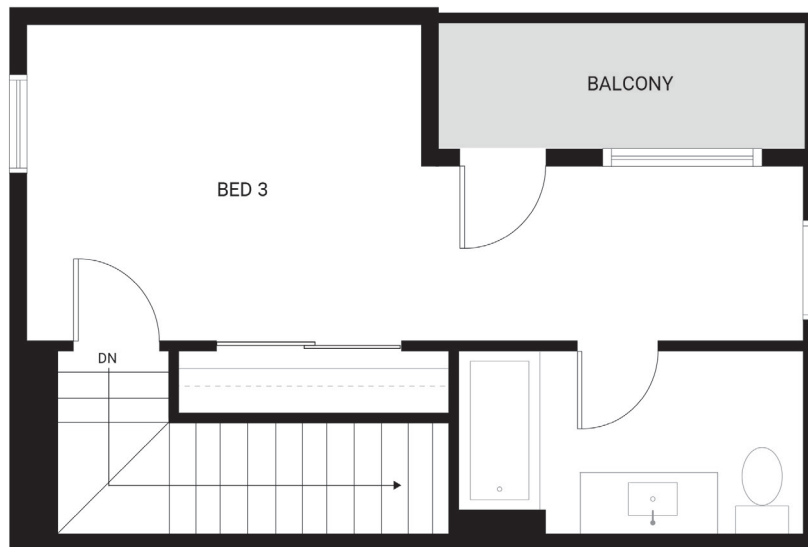
## SECOND FLOOR

445 SQ FT

# FLOOR PLANS

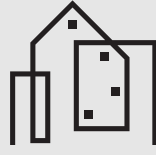
3-BEDROOM TOWNHOME

BUILDING A + B



## THIRD FLOOR

290 SQ FT



# SPECIFICATIONS

## 3-BEDROOM TOWNHOME

### FEATURES

- 3-storey walkup townhome in the heart of Cliff Bungalow/Misson
- 1,195 square feet of living space
- Three bedrooms (each with a closet/wardrobe)
- Private 4-piece ensuite in all bedrooms
- Main floor guest bathroom (powder room)
- Full-sized stainless-steel Samsung appliance package in kitchen
- Second floor laundry room with full-sized washer and dryer
- Custom-built soft-close kitchen and bathroom cabinetry
- Quartz countertops throughout
- Oversized windows throughout with custom window coverings (including blackout blinds)

### EXTERIOR

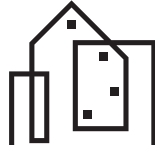
- Premium brick and hardie board siding
- Low maintenance dual-pane vinyl windows
- Brushed concrete walkways and rear patio
- Full landscaping package
- Private courtyard with dedicated outdoor space for each townhome unit

### PARKING

- Single reserved parking stall in detached garage

### UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Shaw WIFI\*



# FLOOR PLANS

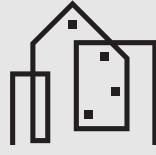
1-BEDROOM LOWER SUITE

BUILDING A + B



## LOWER SUITE

475 SQ FT



# SPECIFICATIONS

## 1-BEDROOM SUITE

### FEATURES

- Upscale 1-bedroom suite in the heart of Cliff Bungalow/Mission
- 475 square feet of living space
- 4-piece bathroom with soaker tub
- Office/Flex Space
- Full-sized stainless-steel Samsung appliance package
- Laundry closet with washer and dryer
- Custom-built soft-close kitchen and bathroom cabinetry
- Quartz countertops throughout
- Large windows throughout with custom window coverings (including blackout blinds)

### EXTERIOR

- Premium brick and hardie board siding
- Low maintenance dual-pane vinyl windows
- Brushed concrete walkways and rear patio
- Full landscaping package

### PARKING

- Street parking

### UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Shaw WIFI\*