



Presented by:
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Active Residential Attached
R2913317 **2 736 E 32ND AVENUE**
 Board: V Vancouver East
 1/2 Duplex Fraser VE
V5V 2Y6 **\$1,799,900 (LP)**
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,799,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 33.00	Bathrooms: 4	Age: 0
Frontage(metres):	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 112	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 3,696.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 800-171-721	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Cedar Cottage		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric, Forced Air, Heat Pump**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **1** Dist. to School Bus: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 27A, BLOCK 2, PLAN VAP1985, DISTRICT LOT 391 & 392, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Sprinkler - Fire**

Finished Floor (Main): 589	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 610	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 330	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,529 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Grand Total: 1,529 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed:		
Basement: Crawl	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: 4'	Short Term Lse-Details:		
# of Kitchens: 1			
# of Levels: 3			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'1 x 8'9	x			1	Main	2	No
Main	Dining Room	12'1 x 6'11	x			2	Above	4	No
Main	Living Room	14'4 x 12'3	x			3	Above	4	Yes
Main	Foyer	5'9 x 4'6	x			4	Abv Main 2	3	Yes
Above	Primary Bedroom	11'8 x 11'4	x			5			
Above	Bedroom	10'11 x 10'4	x			6			
Abv Main 2	Bedroom	14'10 x 12'1	x			7			
			x			8			

Listing Broker(s): **Macdonald Realty**

Indra Homes presents this stunning 3 bed, 3.5 bath South facing back 1/2 duplex perfectly designed for your growing family. The open kitchen features Fisher Paykel appliances and quartz countertops. There are two bedrooms including the primary on the second level and a large bedroom on the upper level with an en-suite bath, large closet and private balcony. Stay comfortable year-round with forced air Heating and cooling & fireplace. There is plenty of storage with the private garage and mechanical room. Enjoy peace of mind with the fully fenced South facing yard with lots of light, security system and 2-5-10 New Home Warranty. School catchment Sir Richard McBride Elementary & Sir Charles Tupper Secondary. Open House Thur Aug 8th 430 to 630, Sat/Sun Aug 10th/11th 2-4pm