



Presented by:
Sean Stevens PREC*

Sean Stevens and Associates
Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R2832005
Board: V
1/2 Duplex

2 2736 E GEORGIA STREET
Vancouver East
Renfrew VE
V5K 2K2

Residential Attached
\$1,550,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,550,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2023**
Frontage(feet): **35.00** Bathrooms: **4** Age: **0**
Frontage(metres): Full Baths: **3** Zoning: **R1-1**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** For Tax Year:
Flood Plain: P.I.D.: **032-088-965** Tax Inc. Utilities?:
View: : Tour:
Complex / Subdiv:
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: **Fibre Cement Board**
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**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **4** Dist. to School Bus: **4**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 2 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9909 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, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

| | | | |
|--|---|-------------------------------|-------------------|
| Finished Floor (Main): 574 | Units in Development: 2 | Tot Units in Strata: 2 | Locker: No |
| Finished Floor (Above): 562 | Exposure: | Storeys in Building: 3 | |
| Finished Floor (AbvMain2): 287 | 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): 1,423 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 1,423 sq. ft. | Bylaws Restrictions: No Restrictions | # of Pets: | Cats: Dogs: |
| Suite: None | Restricted Age: | | |
| Basement: None | # or % of Rentals Allowed: | | |
| Crawl/Bsmt. Ht: # of Levels: 3 | Short Term(<1yr)Rnt/Lse Alwd?: No | | |
| # of Kitchens: 1 # of Rooms: 6 | Short Term Lse-Details: | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|------------|-----------------|--------------|-------|------|------------|------|------------|-------------|----------|
| Main | Living Room | 13'11 x 10'7 | | | x | 1 | Main | 2 | No |
| Main | Kitchen | 12'7 x 9'9 | | | x | 2 | Above | 4 | Yes |
| Main | Dining Room | 7'11 x 6'11 | | | x | 3 | Above | 3 | Yes |
| Above | Primary Bedroom | 13'11 x 12'2 | | | x | 4 | Abv Main 2 | 3 | Yes |
| Above | Bedroom | 9'5 x 8'10 | | | x | 5 | | | |
| Abv Main 2 | Primary Bedroom | 12'2 x 12'1 | | | x | 6 | | | |
| | | | | | x | 7 | | | |
| | | | | | x | 8 | | | |

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

Introducing Asanti homes newest 1/2 duplex in the desirable Renfrew neighbourhood known for being quiet and family-friendly, making it a great place to raise a family. This spacious 1423 sq. ft. South facing home offers 3 bedrooms all with their own ensuite bathrooms. Notable features include forced air heating and cooling for year around comfort, integrated fisher and paykel appliances, Custom storage cabinetry, quartz countertops and hardwood flooring. The construction quality and finishing are unparalleled. This South facing home is conveniently located with easy access to downtown Vancouver and Highway 1, shopping and AR Lord Elementary/Templeton Secondary. Open House Thur Nov 16th 5-630pm, Sat/Sun Nov 18/19th 2-4pm