



Presented by:
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Active
R2529191
 Board: V
 Townhouse

3020 W KING EDWARD AVENUE
 Vancouver West
 Dunbar
 V6L 1V6

Residential Attached
\$1,749,900 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.): **122**
 Lot Area (sq.ft.): **6,100.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **South**
 If new, GST/HST inc?: **No**
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View:
 Complex / Subdiv: **Boulevard/Dunbar**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet): **50.00**
 Frontage (metres): **15.24**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 Maint. Fee: **\$0.00**

Original Price: **\$1,749,900**
 Approx. Year Built: **2021**
 Age: **0**
 Zoning: **RS-5**
 Gross Taxes: **\$0.00**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 P.I.D.: **800-143-272**
 Tour:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Radiant**
 Outdoor Area: **Rooftop Deck**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Locker:
 Dist. to Public Transit:
 Units in Development: **4**
 Title to Land: **Freehold Strata**
 Total Units in Strata: **8**

Reno. Year:
 R.I. Plumbing:
 Dist. to School Bus:
 Total Units in Strata: **8**

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc:
 Legal: **LOT #, BLOCK 17, PLAN VAP5751, DISTRICT LOT 139, NEW WESTMINSTER LAND DISTRICT, OF LOT 4**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13' x 7'1			x			x
Main	Living Room	13' x 10'10			x			x
Main	Kitchen	12'9 x 9'2			x			x
Main	Bedroom	9'6 x 8'11			x			x
Main	Walk-In Closet	4'11 x 3'11			x			x
Above	Master Bedroom	12'6 x 12'2			x			x
Above	Walk-In Closet	4'11 x 4'5			x			x
Below	Bedroom	11'10 x 9'10			x			x
					x			x
					x			x

Finished Floor (Main):	760	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	356	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	290	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	3	Yes	Pool:
Finished Floor (Total):	1,406 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Grg Dr Ht:
Grand Total:	1,406 sq. ft.	Basement: Fully Finished			6				
					7				
					8				



3020 West King Edward Ave., Vancouver

Introducing the Boulevards, Vandwell Developments latest offering in the coveted MacKenzie Heights neighbourhood. This stunning character retention townhome features 3 bedroom & 3 full bathrooms, each on its' own level. The open kitchen features quartz countertops, ntegrated fridge & dishwasher, gas cooktop & range & built-in microwave. The master bedroom boasts a large closet, walk in shower & double doors that lead to your private roof top deck. Stay comfortable with the A/C, HRV & in-floor radiant heat. Attention to detail is everywhere with custom closets, engineered oak floors & custom lighting. Enjoy peace of mind with the fully installed security system, off street parking & 2/5/10 New Home Warranty. Lord Kitchener Elementary & Prince of Wales Secondary school catchments.

\$1,749,900

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QUALIFIED MEMBER FIRM

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\$1,749,900

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3020 West King Edward Ave, Vancouver

Main Floor: 760 sq.ft.
Upper Floor: 356 sq.ft.
Lower Floor: 290 sq.ft.
TOTAL: 1406 sq.ft.

Roof Deck: 272 sq.ft.

