

Presented by:

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Active R2529191 Board: V

3020 W KING EDWARD AVENUE

Vancouver West

Residential Attached \$1,749,900 (LP)

Dunbar V6L 1V6

(SP) M



Sold Date: Frontage (feet): 50.00 Original Price: \$1,749,900 Meas. Type: Feet Frontage (metres): 15.24 Approx. Year Built: 2021 Depth / Size (ft.): 122 Bedrooms: Age: Lot Area (sq.ft.): 6,100.00 Bathrooms: 3 Zoning: RS-5 Flood Plain: Full Baths: \$0.00 Gross Taxes: Council Apprv?: 0 2021 Half Baths: For Tax Year: Exposure: South \$0.00 Tax Inc. Utilities?: Maint. Fee: If new, GST/HST inc?: No

If new, GST/HST inc?: **No**Mgmt. Co's Name:

P.I.D.: **800-143-272**Tour:

Mgmt. Co's Phone:

View:

Metered Water:

R.I. Fireplaces:

of Fireplaces: 0

Complex / Subdiv: Boulevard/Dunbar

Total Parking:

Parking: None

Dist. to Public Transit:

Property Disc.: Yes

Fixtures Leased: No:

Fixtures Rmvd: No:

Floor Finish:

Units in Development: 4

Title to Land: Freehold Strata

Hardwood

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Parking Access:

Dist. to School Bus:

Total Units in Strata: 8

Locker:

Covered Parking:

Sewer Type: City/Municipal

Style of Home: 2 Storey w/Bsmt.
Construction: Frame - Wood
Exterior: Fibre Cement Board

Concrete Perimeter Reno. Year:

R.I. Plumbing:

Renovations: Water Supply: City/Municipal

Fireplace Fuel: Fuel/Heating: Radiant

Outdoor Area: Rooftop Deck Type of Roof: Asphalt

Maint Fee Inc:

Foundation:

Rain Screen:

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

eatures: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave,

Floor	Type	Dime	nsions	Floor	Type	Dim	nensions	Floor	Ту	pe	Dimensions
Main	Dining Room	13'	x 7'1				x				×
Main	Living Room	13'	x 10'10				x				×
Main	Kitchen	12'9					x				×
Main	Bedroom		x 8'11				x				x
Main	Walk-In Closet		x 3'11				x				x
Above	Master Bedroom		x 12'2				x				×
Above	Walk-In Closet	4'11 :					x				×
Below	Bedroom	11'10	x 9'10				×				×
X			X				x				×
			X				X				X
Finished Floor	r (Main):	760	# of Roo	ms: 8 # of Kit	chens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor	(Above):	356	Crawl/Bs	mt. Height:			1	Main	4	No	Barn:
Finished Floor	r (Below):	290	Restricte	d Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor		0	# of Pets			ogs:	3	Below	3	Yes	Pool:
Finished Floor	r (Total): 1, 4	406 sq. ft.	# or % c	of Rentals Allowed	l:		4				Garage Sz:
			Bylaws: I	No Restrictions			5				Grg Dr Ht:
Unfinished Flo		0					6				
Grand Total:	1,4	406 sq. ft.	Basemen	t: Fully Finished			7				
							8				



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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.

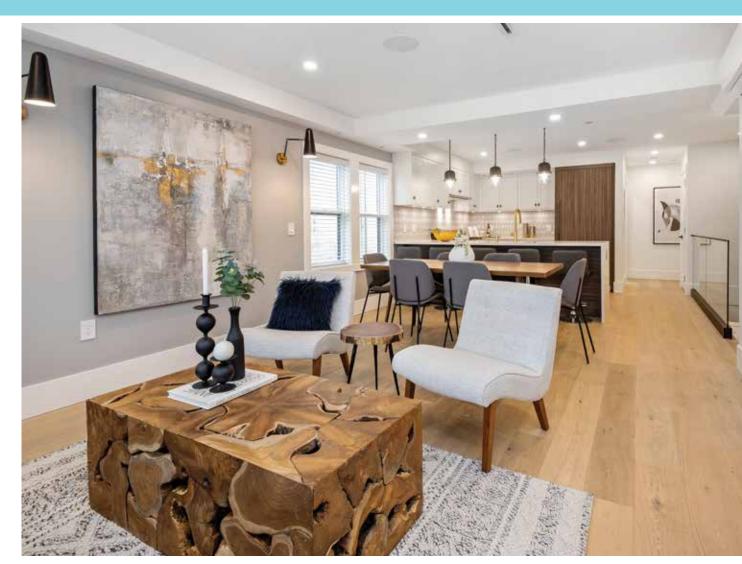
\$1,749,900

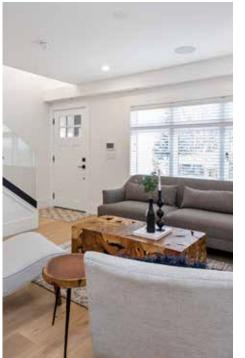
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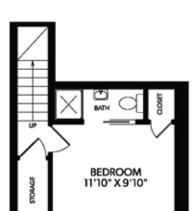
3020 West King Edward Ave, Vancouver

Main Floor: 760 sq.ft. Roof Deck: 272 sq.ft.

Upper Floor: 356 sq.ft.
Lower Floor: 290 sq.ft.

TOTAL: 1406 sq.ft.





LOWER FLOOR

