

Active
R2800723
 Board: V, Attached
 1/2 Duplex

4629 ROSS STREET

Vancouver East
 Knight
 V5V 4T8

\$2,399,900 (LP)
 (SP)



DOM: **1** List Date: **7/20/2023** Expiry Date: **10/31/2023**
 Prev. Price: **\$0** Original Price: **\$2,399,900** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2023**
 Frontage (feet): **49.50** Bedrooms: **4** Age: **0**
 Frontage (metres): **15.09** Bathrooms: **4** Zoning: **RS-1**
 Depth/Size: **122** Full Baths: **3** Gross Taxes: **\$0.00**
 Sq. Footage: **6,039.00** Half Baths: **1** For Tax Year:
 Flood Plain: **No** P.I.D.: **800-163-239** Tax Inc. Utilities?: **No**
 View: **Yes : North Shore Mountains** Tour:
 Complex / Subdiv: **Kensington-Cedar Cottage**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Fibreglass**

Total **2** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single, Open**
 Dist. to Public Transit: **3** Dist. to School Bus: **3**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **:**
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 19, BLOCK 7, PLAN VAP3432, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 663436L) OF LOT 2, E PT OF BLK 7, & DL 392** Municipal Charges

Amenities: **Air Cond./Central, Garden, In Suite Laundry**
 Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire**
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **811**
 Finished Floor (Above): **878**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **464**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,153 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,153 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:
 Bylaw Restrictions: **No Restrictions**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:
 Tot Units in Strata:
 Storeys in Building: **3**
 Mgmt. Co's #:
 Council/Park Apprv:
 Locker: **No**
 # of Pets:
 Cats:
 Dogs:

Suite: **Legal Suite**
 Basement: **Fully Finished, Separate Entry**
 Crawl/Bsmt. Ht: **4'** # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **11**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	8'3 x 7'9	Bsmt	Living Room	15'9 x 13'9	1	Main	2	No
Main	Living Room	15'3 x 14'11	Bsmt	Bedroom	9'4 x 8'5	2	Above	4	Yes
Main	Kitchen	15'7 x 14'11	Below	Kitchen	4' x 8'	3	Above	4	No
Main	Dining Room	12'10 x 9'10			x	4	Bsmt	4	No
Above	Primary Bedroom	14'9 x 13'2			x	5			
Above	Bedroom	10'2 x 9'7			x	6			
Above	Bedroom	10'3 x 8'11			x	7			
Above	Den	8'11 x 7'11			x	8			

List Broker 1: **Macdonald Realty - Office: 604-263-1911** List Broker 3:
 List Desig Agt 1: **Sean Stevens PREC* - Phone: 604-782-0821** **contact@seanstevens.ca**
 List Broker 2:
 List Desig Agt 2: **3**
 Sell Broker 1:
 Sell Sales Rep 1: **2** **3:**
 Owner: **Sanjeev Singh Gill & Harkaval James Gill**
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER**
 Appointments: **Touchbase**
 Call: **Sean**
 Phone: **604-782-0821**
 Occupancy: **Vacant**

Realtor **Sq Ft professionally measured by GMS Floorplans (Strata plan may differ), One of Sellers is a licensed Realtor, Completion is approx**
 Remarks: **September/October 2023. Offers as they are presented. Rare side by side Duplex with 1 Bedroom suite. Please do not go on the property without permission.**

Rare 3 Bedroom+Den Side by Side Duplex with lockoff 1 bed suite situated on a large 49.5x122 ft lot. Generous size main living space featuring a stunning kitchen with integrated appliances and large island for entertaining. The kitchen leads out through a floor to ceiling sliding door for seamless inside/outside living in the summer months. Upstairs boasts 3 bedrooms+ Den, Laundry and a large primary suite with towering ceilings. The lower level contains a 1 bedroom suite that can either be incorporated with the main house or enjoy the extra income of a legal suite. This floorplan is flawless and absolutely perfectly designed for any Buyers needs. 1 Garage parking and 1 extra pad parking to store all the toys. School Catchment: Sir Richard McBride Elementary/Sir Charles Tupper Secondary