



Presented by:
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Active
R2719504
Board: V
1/2 Duplex

6905 BUTLER STREET
Vancouver East
Killarney VE
V5S 3L1

Residential Attached
\$1,899,900 (LP)
(SP)



Sold Date: _____
Meas. Type: **Feet**
Frontage(feet): **40.50**
Frontage(metres): **12.34**
Depth / Size (ft.): **143.24**
Sq. Footage: **5,801.22**
Flood Plain: _____
View: _____
Complex / Subdiv: _____
First Nation Reserve: _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?: **No**
Bedrooms: **5**
Bathrooms: **5**
Full Baths: **4**
Half Baths: **1**
P.I.D.: **031-734-120**

Original Price: **\$1,999,900**
Approx. Year Built: **2022**
Age: **0**
Zoning: **RS-1**
Gross Taxes: **\$0.00**
For Tax Year: **2021**
Tax Inc. Utilities?: _____
Tour: _____

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: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single, Open**
Dist. to Public Transit: _____
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Dist. to School Bus: _____

Legal: **STRATA LOT 2 DISTRICT LOT 338 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8551 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, Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Wine Cooler**

Finished Floor (Main): 684	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 693	Exposure: West	Storeys in Building: _____	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 674	Maint Fee: \$0.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: _____		
Finished Floor (Total): 2,051 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,051 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets: _____	Cats: _____ Dogs: _____

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

Restricted Age: _____
or % of Rentals Allowed: _____
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

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



6905 Butler Street, Vancouver

Truly stunning 5 bed, 4.5 baths, new back duplex with a large private west facing yard & a 1 or 2 bdrm legal suite in the popular & quiet Killarney neighbourhood. Below the main floor, an optional Flex/Den/Media/Bed room with a full bathroom. Contains traditional design features, luxury & functional finishes & quality workmanship. Fisher & Paykel integrated appliances, gas cooktop, custom peninsula & cabinets, over 9' ceilings, abundance of light, built-in vacuum, A/C, in-floor radiant heat & gas fireplace. 3 bdrms on upper level with steam shower in ensuite, built-in security system, sound system & 2-5-10 New Home Warranty! 40.5 x 143 (5801 sqft) property, private garage as well as a 2nd parking spot. Must See!

\$1,899,900



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Macdonald Realty Ltd.

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QUALIFIED MEMBER FIRM



6905 Butler Street, Vancouver

Main Floor: 684 sq.ft.
 Upper Floor: 693 sq.ft.
 Lower Floor: 674 sq.ft.
Total: 2051 sq.ft.

Deck: 160 sq.ft.
 Patio: 146 sq.ft.

