



Presented by:
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Active
R2745170
Board: V
Townhouse

4536 QUEBEC STREET
Vancouver East
Main
V5V 3L9

Residential Attached
\$1,549,900 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **59.00**
Frontage(metres): **17.98**
Depth / Size (ft.): **121**
Sq. Footage: **7,139.00**
Flood Plain: **No**
View: **No**
Complex / Subdiv:
First Nation
Services Connctd: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?: **No**
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
P.I.D.: **031-735-843**

Original Price: **\$1,549,900**
Approx. Year Built: **2022**
Age: **1**
Zoning: **RS-1**
Gross Taxes: **\$0.00**
For Tax Year: **2022**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Metal**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

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: **1** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 4, PLAN EPS8638, DISTRICT LOT 633, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm**

| | | | | | | | | | | | |
|----------------------------|--|----------------|--------------------------------|--|-----------------|----------------------|--|---|---------|--|-------|
| Finished Floor (Main): | | 912 | Units in Development: | | 4 | Tot Units in Strata: | | 4 | Locker: | | No |
| Finished Floor (Above): | | 0 | Exposure: | | | Storeys in Building: | | 2 | | | |
| Finished Floor (AbvMain2): | | 0 | Mgmt. Co's Name: | | Self Managed | Mgmt. Co's #: | | | | | |
| Finished Floor (Below): | | 591 | Maint Fee: | | \$0.00 | Council/Park Apprv?: | | | | | |
| Finished Floor (Basement): | | 0 | Maint Fee Includes: | | | | | | | | |
| Finished Floor (Total): | | 1,503 sq. ft. | | | | | | | | | |
| Unfinished Floor: | | 0 | | | | | | | | | |
| Grand Total: | | 1,503 sq. ft. | Bylaws Restrictions: | | No Restrictions | | | | | | |
| Suite: | | | Restricted Age: | | | # of Pets: | | | Cats: | | Dogs: |
| Basement:Crawl | | | # or % of Rentals Allowed: | | | | | | | | |
| Crawl/Bsmt. Ht: 4' | | # of Levels: 2 | 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 | 17'6 x 14'9 | | | x | 1 | Main | 3 | No |
| Main | Dining Room | 8'0 x 8'0 | | | x | 2 | Below | 4 | Yes |
| Main | Kitchen | 12'6 x 9'9 | | | x | 3 | Below | 3 | Yes |
| Main | Bedroom | 10'8 x 10'8 | | | x | 4 | | | |
| Below | Primary Bedroom | 10'4 x 9'9 | | | x | 5 | | | |
| Below | Primary Bedroom | 9'10 x 9'4 | | | x | 6 | | | |
| | | x | | | x | 7 | | | |
| | | x | | | x | 8 | | | |



4536 Quebec Street, Vancouver

This spacious 3 bed & 3 bath COACH HOME features a large open kitchen with Fisher & Paykel/Blomberg appliances, and quartz countertops. One bedroom can be found on the main floor and 2 bedrooms with ensuites on the lowers level. The AC will keep you cool in the summer and the radiant in-floor heat & gas fireplace will keep you cozy in the winter. Enjoy your morning coffee on the large wrap around deck & have peace of mind with garage parking, built-in security system & the 2-5-10 New Home Warranty. Perfectly located on a quiet tree-lined street in the Riley Park neighbourhood, this coach home is close to shops, parks and recreation amenities. General Wolfe Elementary & Eric Hamber Secondary catchment.

\$1,549,900

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Macdonald Realty Ltd.

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QUALIFIED MEMBER FIRM



4536 Quebec Street, Vancouver

| | |
|---------------|--------------------|
| Main Floor: | 912 sq.ft. |
| Lower Floor: | 591 sq.ft. |
| Total: | 1503 sq.ft. |
| Deck: | 222 sq.ft. |
| Garage: | 382 sq.ft. |

