



Presented by:  
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Active

R2526155

Board: V

1/2 Duplex

1315 E 20TH AVENUE

Vancouver East

Knight

VSV 1P4

Residential Attached

\$1,649,900 (LP)

(SP)

Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.): **122**

Lot Area (sq.ft.): **6,039.00**

Flood Plain:

Council Apprv?:

Exposure: **North**

If new, GST/HST inc?: **No**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Frontage (feet): **49.50**

Frontage (metres): **15.09**

Bedrooms: **4**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Maint. Fee: **\$0.00**

Original Price: **\$1,649,900**

Approx. Year Built: **2020**

Age: **1**

Zoning: **RT-10**

Gross Taxes: **\$0.00**

For Tax Year: **2020**

Tax Inc. Utilities?:

P.I.D.: **800-141-236**

Tour: **Virtual Tour URL**

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: **Gas - Natural**

Fuel/Heating: **Radiant**

Outdoor Area: **Balcony(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: **1**

Total Parking: **1**

Covered Parking: **1**

Parking: **Garage; Single**

Parking Access: **Lane**

Locker:

Dist. to Public Transit:

Units in Development: **3**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood**

Maint Fee Inc:

Legal: **LOT # BLOCK 60 DISTRICT LOT 301 PLAN 187**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Heat Recov. Vent., Microwave**



## 1315 East 20<sup>th</sup> Avenue, Vancouver

Another fantastic ½ duplex by Indra Homes featuring 4 bedrooms, 3.5 bath plus family room in the coveted Kensington-Cedar Cottage neighbourhood. The open kitchen is perfect for entertaining with a large island, Fisher & Paykel appliances and quartz countertops. The high ceilings in the living room and Master bedroom are sure to impress. The lower level features one of the bedrooms, the large family room and direct access to the outdoors. Stay comfortable year-round with the A/C, in-floor radiant heat, HRV & fireplace. Enjoy the outdoors on the main level balcony or the patio that leads to the fenced back yard. Feel secure with the built-in security system, private garage and 2/5/10 Warranty. Located in the Charles Dickens Elementary & Sir Charles Tupper Secondary School catchments.

**\$1,649,900**

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Personal Real Estate Corporation

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**Macdonald Realty Ltd.**

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QUALIFIED MEMBER FIRM

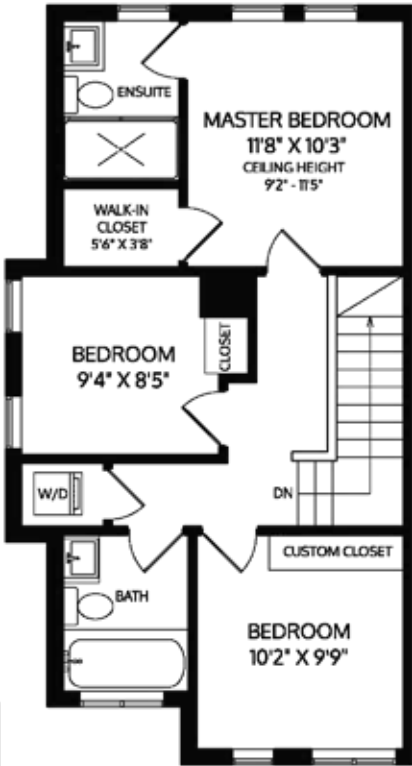




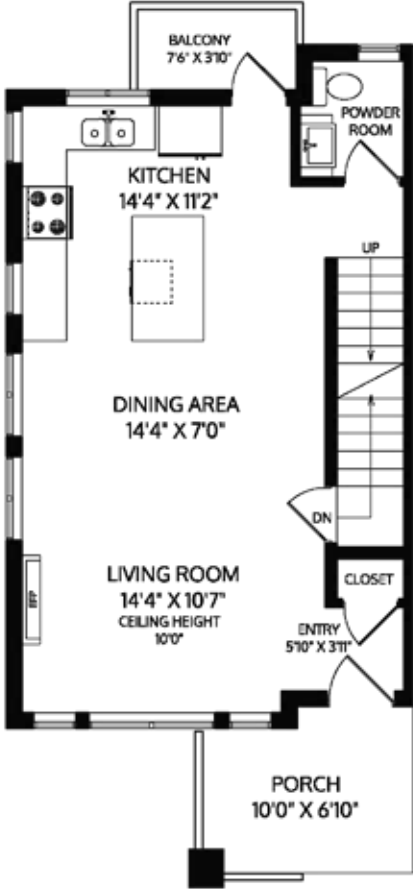
1315 East 20<sup>th</sup> Avenue, Vancouver

Main Floor:	589 sq.ft.
Upper Floor:	631 sq.ft.
Lower Floor:	591 sq.ft.
<b>Total:</b>	<b>1811 sq.ft.</b>
Patio:	79 sq.ft.
Porch:	78 sq.ft.
Balcony:	33 sq.ft.

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

