



Presented by:
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Active
R2553892
 Board: V
 1/2 Duplex

2761 CHARLES STREET
 Vancouver East
 Renfrew VE
 V5K 3A6

Residential Attached
\$1,358,800 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.): **108**
 Lot Area (sq.ft.): **0.00**
 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): **33.00**
 Frontage (metres): **10.06**
 Bedrooms: **4**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 Maint. Fee: **\$0.00**

Original Price: **\$1,358,800**
 Approx. Year Built: **2021**
 Age: **0**
 Zoning: **RS-1**
 Gross Taxes: **\$0.00**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 P.I.D.: **031-286-674**
 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:
 Fuel/Heating: **Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Locker: **N**
 Dist. to School Bus:
 Total Units in Strata: **2**

Dist. to Public Transit:
 Units in Development: **2**
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc:
 Legal: **STRATA LOT 2 SECTION 23 TOWN OF HASTINGS SUBURBANLANDS GROUP 1 NEWWESTMINSTER DISTRICT STRATA PLAN EPS7044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Refrigerator, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 7'8			x			x
Main	Dining Room	7'11 x 5'2			x			x
Main	Living Room	9'7 x 7'11			x			x
Above	Master Bedroom	12'11 x 8'3			x			x
Above	Bedroom	9'8 x 7'9			x			x
Above	Bedroom	7'7 x 6'7			x			x
Below	Kitchen	11'4 x 7'9			x			x
Below	Living Room	11'4 x 10'10			x			x
Below	Bedroom	8'11 x 7'11			x			x
					x			x

Finished Floor (Main):	355	# of Rooms: 9	# of Kitchens: 2	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	498	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	435	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total):	1,288 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Grg Dr Ht:
Grand Total:	1,288 sq. ft.	Basement: Fully Finished, Separate Entry			6				
					7				
					8				



2761 Charles Street, Vancouver

Gorgeous 3 bedroom PLUS a legal 1 bedroom suite 1/2 duplex on quiet street in the Renfrew/Hastings Sunrise neighbourhood. Perfect for the growing family, this home offers an open kitchen with Kitchenaid appliances, quartz countertops and 3 bedrooms and 2 bathrooms on the same level. Stay cozy with the in-floor radiant heat and HRV. The 1 bedroom suite includes a full kitchen with LG appliances and a separate washer & dryer. Enjoy the outdoors on your private deck and fenced yard. Stay secure with the storage, 1 garage parking, 1 pad parking and 2/5/10 Warranty. Located in the Lord Nelson Elementary and Templeton Secondary School catchment.

\$1,358,800

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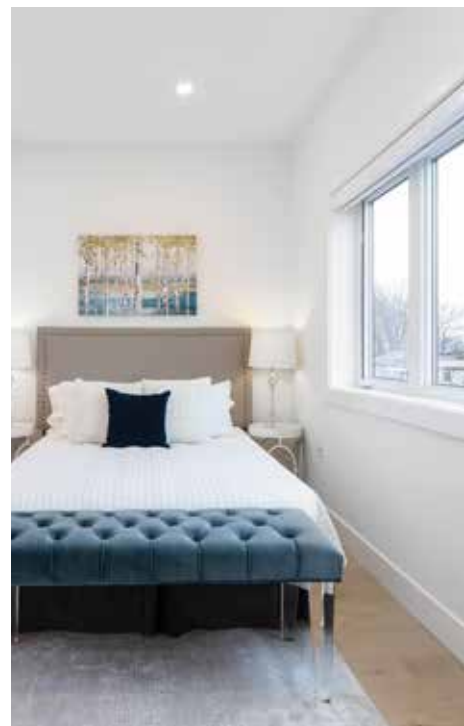
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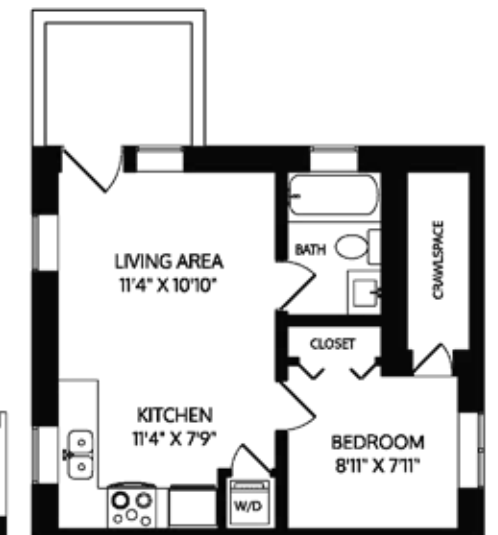
Main Floor: 355 sq.ft.
 Upper Floor: 498 sq.ft.
 Lower Floor: 435 sq.ft.
Total: 1288 sq.ft.

Crawlspace: 43 sq.ft.
 Patio: 63 sq.ft.
 Deck: 113 sq.ft.

UPPER FLOOR



LOWER FLOOR



MAIN FLOOR

