



Presented by:
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Active
R2603619
Board: V
Townhouse

3259 W KING EDWARD AVENUE
Vancouver West
Dunbar
V6L 1V6

Residential Attached
\$1,699,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,699,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2021**
Frontage(feet): **50.00** Bathrooms: **3** Age: **0**
Frontage(metres): **15.24** Full Baths: **3** Zoning: **RS-5**
Depth / Size (ft.): **122** Half Baths: **0** Gross Taxes: **\$0.00**
Sq. Footage: **6,100.00** P.I.D.: **031-318-738** For Tax Year: **2021**
Flood Plain: View: **:** Tax Inc. Utilities?:
Complex / Subdiv: **Boulevard/Dunbar** Tour: **Virtual Tour URL**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
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) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 4, PLAN EPS7196, DISTRICT LOT 139, 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, CithWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Heat Recov. Vent., Microwave, Security System**

Finished Floor (Main):	744	Units in Development:	4	Tot Units in Strata:	4	Locker:	Yes
Finished Floor (Above):	726	Exposure:	South	Storeys in Building:	3		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	Self Managed	Mgmt. Co's #:			
Finished Floor (Below):	0	Maint Fee:	\$245.26	Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes:	Snow removal				
Finished Floor (Total):	1,470 sq. ft.						
Unfinished Floor:	0						
Grand Total:	1,470 sq. ft.						
Suite:	None	Bylaws Restrictions:	No Restrictions	# of Pets:		Cats:	
Basement:	None	Restricted Age:				Dogs:	
Crawl/Bsmt. Ht:		# or % of Rentals Allowed:					
# of Kitchens:	1	Short Term(<1yr)Rnt/Lse Alwd?:	No				
		Short Term Lse-Details:					

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13' x 9'11"			x	1	Main	4	No
Main	Dining Room	11'9 x 5'7"			x	2	Above	4	Yes
Main	Kitchen	14'4 x 9'2"			x	3	Above	4	No
Main	Bedroom	14'6 x 10'1"			x	4			
Main	Walk-In Closet	7'4 x 6'4"			x	5			
Above	Master Bedroom	14'9 x 9'9"			x	6			
Above	Walk-In Closet	6'2 x 3'4"			x	7			
Above	Bedroom	14'9 x 9'9"			x	8			



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3259 West King Edward Avenue, Vancouver

Vandwell Developments presents this stunning 3 bedroom, 3 bathroom character retention townhome in the sought after Dunbar neighborhood. The kitchen features an integrated fridge & dishwasher, gas cooktop and range, and built-in microwave. The quartz countertop and island is perfect for entertaining. The master bedroom has a large custom closet and ensuite with walk-in shower and double sinks. Stay comfortable with the A/C, HRV, in-floor radiant heat and a cozy gas fireplace. The oak engineered flooring, custom lighting and closets are sure to impress. Enjoy the outdoors on one of the two decks. There is a built in security system and 2/5/10 New Home Warranty. Lord Kitchener Elementary. Bonus Storage Locker Included. Opens by appointment only 2-4pm Sat & Sun.

\$1,699,000

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QUALIFIED MEMBER FIRM



3259 West King Edward Ave, Vancouver

Main Floor:	744 sq.ft.	Deck:	49 sq.ft.
Upper Floor:	726 sq.ft.	Balcony:	54 sq.ft.
TOTAL:	1470 sq.ft.		

