




Presented by:  
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**Active**  
**R2553905**  
Board: V  
1/2 Duplex

**2751 CHARLES STREET**  
Vancouver East  
Renfrew VE  
V5K 3A6

Residential Attached  
**\$1,308,800 (LP)**  
(SP) **M**



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.): **108**  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **South**  
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: **\$1,308,800**  
Approx. Year Built: **2021**  
Age: **0**  
Zoning: **RS-1**  
Gross Taxes: **\$0.00**  
For Tax Year: **2021**  
Tax Inc. Utilities?:  
P.I.D.: **031-286-631**  
Tour: **Virtual Tour URL**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Fibre Cement Board</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>2</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>2</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel:	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Radiant</b>	# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Patio(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Hardwood</b>	

Maint Fee Inc:  
Legal: **STRATA LOT 1 SECTION 23 TOWN OF HASTINGS SUBURBAN LANDS NEW WESTMINSTER DISTRICT STRATA PLAN EPS7042 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON In Suite Laundry**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 7'9			x			x
Main	Dining Room	12'2 x 6'			x			x
Main	Living Room	12'8 x 8'3			x			x
Above	Master Bedroom	13'5 x 8'3			x			x
Main	Foyer	5'7 x 3'7			x			x
Above	Bedroom	7'10 x 6'8			x			x
Above	Bedroom	9'8 x 7'8			x			x
Above	Master Bedroom	13'5 x 8'3			x			x
Below	Media Room	11'11 x 10'9			x			x
		x			x			x

Finished Floor (Main): <b>436</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>510</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>302</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,248 sq. ft.</b>	# or % of Rentals Allowed:			4	Below	3	Yes	Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,248 sq. ft.</b>	Basement: <b>Fully Finished</b>			7				
				8				



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## 2751 Charles Street, Vancouver

Beautiful south facing 1/2 duplex featuring 3 bedroom, 3.5 bathroom PLUS a bonus media room. Located in the Renfrew/Hastings Sunrise neighbourhood on a quiet street, this home features an open kitchen with Kitchenaid appliances, quartz countertops, oak engineered floors and 3 bedrooms and 2 bathrooms on one level. Stay comfortable with the in-floor radiant heat and HRV. The lower level features a media room, separate bathroom and a huge crawl space. Enjoy the sun on your porch and fully fenced yard. Have peace of mind with garage parking and 2/5/10 Warranty. Located in the Lord Nelson Elementary and Templeton Secondary School catchment.

**\$1,308,800**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

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QUALIFIED MEMBER FIRM





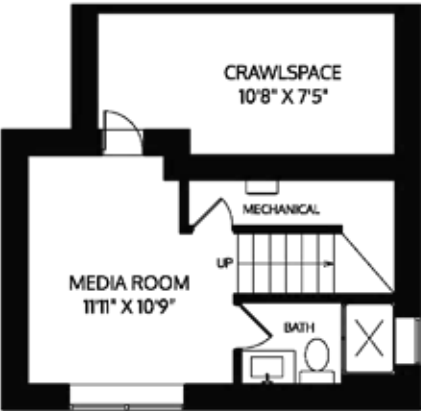
2751 Charles Street, Vancouver

Main Floor:	436 sq.ft.	Crawlspace:	134 sq.ft.
Upper Floor:	510 sq.ft.		
Lower Floor:	302 sq.ft.		
Total:	1248 sq.ft.		

UPPER FLOOR



LOWER FLOOR



MAIN FLOOR

