



Presented by:  
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**Active**  
**R2682269**  
Board: V  
Townhouse

**4538 QUEBEC STREET**  
Vancouver East  
Main  
VSV 3L9

Residential Attached  
**\$2,088,800** (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:  
View:  
Complex / Subdiv: **Q29**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

If new, GST/HST inc?: **No**  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**  
P.I.D.: **800-153-591**

Original Price: **\$2,088,800**  
Approx. Year Built: **2022**  
Age: **0**  
Zoning: **RS-1**  
Gross Taxes: **\$0.00**  
For Tax Year: **2021**  
Tax Inc. Utilities?:  
Tour:

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

Style of Home: **3 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: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **LOT 2, BLOCK 7, PLAN VAP3099, DISTRICT LOT 633, NEW WESTMINSTER LAND DISTRICT, W 1/2 OF LOT A**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security System**

Finished Floor (Main):	<b>808</b>	Units in Development:	<b>4</b>	Tot Units in Strata:	<b>4</b>	Locker:	<b>No</b>
Finished Floor (Above):	<b>418</b>	Exposure:	<b>West</b>	Storeys in Building:	<b>3</b>		
Finished Floor (AbvMain2):	<b>0</b>	Mgmt. Co's Name:		Mgmt. Co's #:			
Finished Floor (Below):	<b>574</b>	Maint Fee:	<b>\$0.00</b>	Council/Park Apprv?:	<b>No</b>		
Finished Floor (Basement):	<b>0</b>	Maint Fee Includes:					
Finished Floor (Total):	<b>1,800 sq. ft.</b>						
Unfinished Floor:	<b>0</b>						
Grand Total:	<b>1,800 sq. ft.</b>						

Suite: **None**  
Basement: **Fully Finished, Separate Entry**  
Crawl/Bsmt. Ht: **# of Levels: 3**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'4 x 10'6			x	1	Main	4	No
Main	Kitchen	11'4 x 8'			x	2	Above	3	Yes
Main	Dining Room	17'4 x 6'11			x	3	Below	4	No
Main	Nook	12'5 x 9'9			x	4			
Main	Storage	7'6 x 5'5			x	5			
Above	Bedroom	12'8 x 10'11			x	6			
Below	Bedroom	13'7 x 10'10			x	7			
Below	Bedroom	12'1 x 11'3			x	8			



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## 4538 Quebec Street, Vancouver

Introducing Q29, stunning 3 & 4 bedroom character retention townhomes in the sought after Riley Park. This spacious 3 bed/3 bath home on two levels is perfect for your growing family. This home features an open kitchen with counter seating, Fisher & Paykel/Blomberg appliances, and quartz countertops. The A/C, radiant in-floor heat and gas fireplace will keep you comfortable year-round. The skylights, over-height ceilings and expansive windows make this home spacious and bright. Enjoy peace of mind with built-in security system and the 2-5-10 New Home Warranty. Perfectly located on a quiet tree-lined street in the Riley Park. These homes are close to shops, parks and recreation amenities. General Wolfe Elementary & Eric Hamber Secondary catchment.

**\$2,088,800**

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Personal Real Estate Corporation

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QUALIFIED MEMBER FIRM

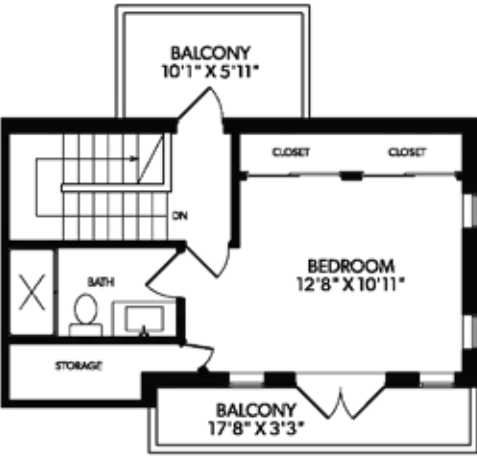




4538 Quebec Street, Vancouver

Main Floor:	808 sq.ft.
Upper Floor:	418 sq.ft.
Lower Floor:	574 sq.ft.
<b>Total:</b>	<b>1800 sq.ft.</b>
Balcony:	70 sq.ft.

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

