



Presented by: Sean P Stevens PREC*

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Active
R2942292

Board: V
Townhouse

2507 W 37TH AVENUE

Vancouver West
MacKenzie Heights
V6N 2T3

Residential Attached

\$2,588,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$2,588,800
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet): 71.40	Bathrooms: 4	Age: 0
Frontage(metres): 21.76	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 137.6	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 9,825.00	P.I.D.: 800-173-965	For Tax Year: 2024
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: The Heights	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Heat Pump, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing: **Yes**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport; Single**
Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 12, BLOCK 18, PLAN VAP2977, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 8**

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

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Wine Cooler**

Finished Floor (Main): 655	Units in Development: 5	Tot Units in Strata: 5	Locker: Yes
Finished Floor (Above): 690	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 655	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$496.39	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal, Water		
Finished Floor (Total): 2,000 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,000 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **10**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'2 x 3'5	Below	Flex Room	16'5 x 9'0	1	Main	2	No
Main	Living Room	13'6 x 10'11	Below	Bedroom	9'6 x 8'2	2	Above	5	Yes
Main	Dining Room	13'6 x 8'8			x	3	Above	4	No
Main	Kitchen	13'8 x 13'6			x	4	Below	4	No
Above	Primary Bedroom	16'11 x 10'2			x	5			
Above	Bedroom	10'0 x 9'2			x	6			
Above	Bedroom	11'7 x 8'3			x	7			
Below	Family Room	17'10 x 10'8			x	8			

Listing Broker(s): **Macdonald Realty**

Welcome to The Heights, an exclusive collection of 5 luxury townhomes offering elegance, functionality, and style in every detail! This 4-bed, 3.5-bath residence spans 3 thoughtfully designed levels. The main floor boasts a spacious living room, a dining area perfect for family gatherings, and a gourmet kitchen with a 4'x10' island, custom oak cabinetry, integrated Sub-Zero fridge, Wolf 6-burner stove, and a large pantry. The upper level is a family retreat with 3 beds+ a primary suite with hotel-inspired ensuite. The versatile lower level includes a cozy theater/rec room, bedroom/office, and flexible gym space and exterior entry. Enjoy large front and back yards, covered parking, ample storage, and unbeatable walkability to all of Kerrisdale's amenities. Open House Thur 4-630, Sat/Sun 2-4