



Presented by:  
**Sean Stevens PREC\***  
Macdonald Realty  
Phone: 604-782-0821  
<http://www.seanstevens.ca>  
[contact@seanstevens.ca](mailto:contact@seanstevens.ca)



**Active**  
**R2542424**  
Board: V  
Townhouse

**3016 W KING EDWARD AVENUE**  
Vancouver West  
Dunbar  
V6L 1V6

Residential Attached  
**\$1,299,900** (LP)  
(SP)

Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.): **130.3**  
Lot Area (sq.ft.): **5,733.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **South**  
If new, GST/HST inc?: **No**  
Mgmt. Co's Name: **Self Managed**  
Mgmt. Co's Phone:  
View:  
Complex / Subdiv: **BLVD in Mackenzie Heights**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Frontage (feet): **44.00**  
Frontage (metres): **13.41**  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$172.81**

Original Price: **\$1,299,900**  
Approx. Year Built: **2021**  
Age: **0**  
Zoning: **RS-5**  
Gross Taxes: **\$0.00**  
For Tax Year: **2021**  
Tax Inc. Utilities?:  
P.I.D.: **800-144-370**  
Tour: **Virtual Tour URL**

Style of Home: <b>2 Storey</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:
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>4</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>4</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Radiant</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Hardwood</b>	

Maint Fee Inc: **Snow removal**  
Legal: **LOT # OF LOT 4 BLOCK 17 DISTRICT LOT 139 PLAN 5751**

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

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Heat Recov. Vent.,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Dining Room	7'6 x 7'			x			x
Above	Kitchen	11'1 x 7'			x			x
Above	Living Room	16'5 x 15'2			x			x
Above	Bedroom	10'11 x 10'			x			x
Main	Bedroom	10'11 x 10'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>286</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>680</b>	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>966 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>966 sq. ft.</b>	Basement: <b>None</b>			7				
					8				



Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

**Macdonald Realty Ltd.**

Main St. Office  
O: 604.876.8776 | F: 604.876.8623 | [www.macrealty.com](http://www.macrealty.com)



## 3016 West King Edward Ave., Vancouver

Introducing the Boulevards, Vandwell Developments latest offering in the coveted MacKenzie Heights neighbourhood. This stunning South facing 2 level Coach House features 2 bedroom & 2 full bathrooms with an attached garage. The open kitchen features quartz countertops, integrated fridge & dishwasher, Wolf gas cooktop & range & built-in microwave. Stay comfortable with the A/C, HRV & in-floor radiant heat. Attention to detail is everywhere with custom closets, engineered oak floors & custom lighting. Enjoy peace of mind with the fully installed security system, off street parking & 2/5/10 New Home Warranty. Lord Kitchener Elementary & Prince of Wales Secondary school catchments.

**\$1,299,900**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

E [contact@seanstevens.ca](mailto:contact@seanstevens.ca) W [seanstevens.ca](http://seanstevens.ca)

Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement.



QUALIFIED MEMBER FIRM





3016 West King Edward Ave, Vancouver

Main Floor:	286 sq.ft.	Porch:	57 sq.ft.
Upper Floor:	680 sq.ft.	Balcony:	39 sq.ft.
<b>TOTAL:</b>	<b>966 sq.ft.</b>		

