



Presented by: Sean P Stevens PREC*

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Active
R2871014
Board: V
Townhouse

3232 COLUMBIA STREET
Vancouver West
Cambie
V5Y 1Y7

Residential Attached
\$1,699,900 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,699,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2024**
Frontage(feet): **54.50** Bathrooms: **3** Age: **0**
Frontage(metres): **16.61** Full Baths: **2** Zoning: **RT-5**
Depth / Size (ft.): **147.37** Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **8,031.00** For Tax Year:
Flood Plain: **No** P.I.D.: **800-169-054** Tax Inc. Utilities?: **No**
View: **No** Tour:
Complex / Subdiv: **Columbia Residences**
First Nation
Services Connctd: **Community, 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: **Glass, Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **2** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **LOT 1, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, 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**

Finished Floor (Main): **562**
Finished Floor (Above): **595**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,157 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,157 sq. ft.**

Units in Development: **5** Tot Units in Strata: **5** Locker: **Yes**
Exposure: Storeys in Building: **2**
Mgmt. Co's Name: Mgmt. Co's #:
Maint Fee: **\$359.17** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: **4'0** # of Levels: **2**
of Kitchens: **1** # of Rooms: **6**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'8 x 3'10			x	1	Main	2	No
Main	Living Room	11'3 x 13'0			x	2	Above	4	Yes
Main	Dining Room	10'0 x 10'0			x	3	Above	4	No
Main	Kitchen	10'0 x 10'2			x	4			
Above	Primary Bedroom	13'2 x 10'6			x	5			
Above	Bedroom	12'4 x 10'1			x	6			
		x			x	7			
		x			x	8			

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

Mizan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and modern luxury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 level floorplan with large living spaces and bedrooms located on 1 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood with the ability to walk to Cambie/Main Street amenities. This home has an EV capable parking and a secure storage locker. Enjoy the security of the 2/5/10 warranty and the quality of an established builder. School Catchment:Simon Fraser Elementary/Eric Hamber Secondary. Completion set for May/24. Open House Sat/Sun April 20th/21st 2-4pm