



Presented by:
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Active
R2755617
Board: V
1/2 Duplex

3106 E GEORGIA STREET

Vancouver East
Renfrew VE
V5K 2L1

Residential Attached
\$1,448,000 (LP)
(SP)



Sold Date:		If new,GST/HST inc?: No	Original Price: \$1,448,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2023	
Frontage(feet):	Bathrooms: 4	Age: 0	
Frontage(metres):	Full Baths: 4	Zoning: RS-1	
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00	
Sq. Footage: 0.00		For Tax Year: 2023	
Flood Plain:	P.I.D.: 800-159-470	Tax Inc. Utilities?: No	
View: Yes :Southern View		Tour:	
Complex / Subdiv:			
First Nation:			
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
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: **0** R.I. Fireplaces: **0**
 Fireplace Fuel:
 Fuel/Heating: **Electric, Heat Pump, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **3** Dist. to School Bus: **1**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 34, BLOCK 84, PLAN VAP1861, DISTRICT LOT THSL, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Sprinkler - Fire**

Finished Floor (Main): 497	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 523	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 351	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,371 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,371 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:

Suite:
 Basement:**Crawl**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **6**

Restricted Age:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?:
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'4 x 9'0			x	1	Main	3	No
Main	Living Room	11'6 x 10'1			x	2	Above	4	No
Main	Dining Room	10'3 x 5'0			x	3	Above	4	Yes
Above	Bedroom	10'2 x 9'1			x	4	Abv Main 2	4	Yes
Above	Bedroom	11'13 x 8'11			x	5			
Abv Main 2	Bedroom	13'5 x 10'3			x	6			
					x	7			
					x	8			



3106 East Georgia Street, Vancouver

Introducing a new 1/2 duplex in the desirable Renfrew neighbourhood known for being quiet and family-friendly, making it a great place to raise a family. This spacious 1371 sq. ft home offers 3 bedrooms and 4 baths with plenty of storage areas including easy access to a crawl space and a single car (EV ready) garage. The South-facing backyard provides ample sunlight throughout the day. Notable features include air-conditioning, radiant heating, stainless steel appliances, and quartz countertops. Hardwood flooring throughout the home adds a touch of luxury and elegance. The construction quality and finishing are unparalleled. Conveniently located with easy access to downtown Vancouver and Highway 1, shopping on Hastings St. and just steps to AR Lord Elementary.

\$1,448,000



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QUALIFIED MEMBER FIRM

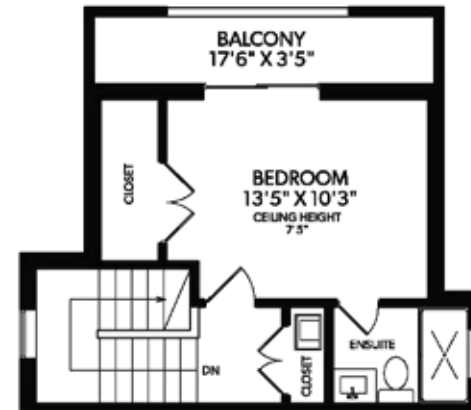


3106 EAST GEORGIA STREET, VANCOUVER

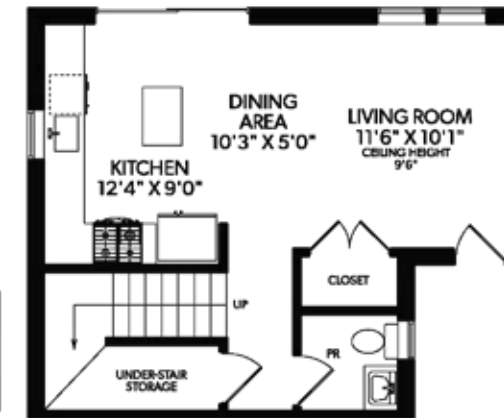
Main Floor: 497 sq.ft.
 Upper Floor: 523 sq.ft.
 Top Floor: 351 sq.ft.
Total: 1,371 sq.ft.

Balcony: 72 sq.ft.

TOP FLOOR



MAIN FLOOR



UPPER FLOOR

