



Presented by:
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Active
R2618814
Board: V
Townhouse

3255 W KING EDWARD AVENUE

Vancouver West
Dunbar
V6L 1V6

Residential Attached

\$1,559,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,559,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2021**
Frontage(feet): **50.00** Bathrooms: **3** Age: **0**
Frontage(metres): **15.24** Full Baths: **2** Zoning: **RS-5**
Depth / Size (ft.): **122** Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **6,100.00** P.I.D.: **031-318-703** For Tax Year: **2021**
Flood Plain: View: **:** Tax Inc. Utilities?:
Complex / Subdiv: **Boulevard/Dunbar** Tour: **Virtual Tour URL**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 1, PLAN EPS7196, DISTRICT LOT 139, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Heat Recov. Vent., Microwave, Security System**

Finished Floor (Main): 1,444	Units in Development: 4	Tot Units in Strata: 4	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$263.50	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Snow removal		
Finished Floor (Total): 1,444 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,444 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'1 x 12'6			x	1	Main	2	No
Main	Dining Room	10'2 x 7'10			x	2	Main	5	Yes
Main	Kitchen	15'11 x 10'4			x	3	Main	4	No
Main	Bedroom	10'3 x 10'			x	4			
Main	Bedroom	15'2 x 8'6			x	5			
Main	Master Bedroom	11'1 x 11'1			x	6			
					x	7			
					x	8			



3255 West King Edward Avenue, Vancouver

Welcome to the Boulevards in the historic Dunbar neighbourhood, a 3 bdrm, 2.5 bath townhome. Built by Vandwell Developments, this beautiful character retention home features two toned cabinets, kitchen island with a quartz countertop and waterfall edge, integrated fridge and dishwasher and built in microwave. The pantry and magic corner offer extra storage. The master bath features a custom shower with rain shower head, separate bathtub and double sinks. There are custom built in cabinets in entry and all bedrooms. Enjoy outdoor living on one of the two private patios. Have peace of mind with the fully installed security system, off street parking and 2/5/10 Warranty. Lord Kitchener Elementary & Prince of Wales Secondary school catchments.

\$1,559,900

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QUALIFIED MEMBER FIRM

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3255 West King Edward Ave, Vancouver

Main Floor: 1444 sq.ft.
TOTAL: 1444 sq.ft.

Patios: 156 sq.ft.

MAIN FLOOR

