



Presented by:  
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**Active**  
**R2760888**

Board: V  
1/2 Duplex

**6676 DAWSON STREET**

Vancouver East  
Killarney VE  
V5S 2W1

Residential Attached

**\$2,098,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$2,098,000</b>
Meas. Type:	Bedrooms: <b>5</b>	Approx. Year Built: <b>2023</b>
Frontage(feet): <b>40.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RS-1</b>
Depth / Size (ft.): <b>141.08</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>031-852-939</b>	For Tax Year:
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>Killarney</b>	Complex / Subdiv: <b>Killarney</b>	Tour: <b>Virtual Tour URL</b>
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stone, Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit: **2** Dist. to School Bus: **4**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 1, PLAN EPS8975, PART SW1/4, DISTRICT LOT 337, 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: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>681</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>685</b>	Exposure:	Storeys in Building: <b>2</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>679</b>	Maint Fee Includes:		
Finished Floor (Total): <b>2,045 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>2,045 sq. ft.</b>	Restricted Age:		
Suite: <b>Legal Suite</b>	# or % of Rentals Allowed:		
Basement: <b>Fully Finished, Separate Entry</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term Lse-Details:		
# of Kitchens: <b>2</b> # of Rooms: <b>13</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'2 x 11'1	Above	Bedroom	9'10 x 7'8	1	Main	2	No
Main	Dining Room	11'2 x 8'7	Bsmt	Living Room	15'7 x 14'1	2	Above	4	No
Main	Kitchen	8'4 x 6'4	Bsmt	Kitchen	6' x 6'	3	Above	4	Yes
Main	Family Room	12'8 x 9'9	Bsmt	Bedroom	11'6 x 8'10	4	Bsmt	4	No
Above	Primary Bedroom	11'10 x 10'1	Bsmt	Bedroom	9'0 x 8'0	5			
Above	Walk-In Closet	5'0 x 4'3			x	6			
Above	Bedroom	11'1 x 9'7			x	7			
Above	Walk-In Closet	5'3 x 3'3			x	8			

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

**This stunning 5 bed, 3.5 bath new side by side duplex with locked-off legal 2bdrm suite in the popular & quiet, sought after Killarney neighbourhood. Rare westcoast contemporary designed duplex w luxury finishes & quality workmanship. Features include Fisher Paykel integrated appliances, gas cooktop, custom island & cabinets, 9' ceilings, abundance of light, 3 bdrms on top floor with generous size primary bedroom, built-in security system & 2-5-10 New Home Warranty! Comfortable year-round w/air conditioning, in-floor radiant heat, fireplace, patio, West Facing front yard & large east facing backyard with 2 parking (1 garage). Prime location, close to many amenities, shopping, schools, recreation and community centre. \*\*Please have your buyers agent schedule a private showing today! \*\***