



Presented by:
Sean Stevens PREC*

Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R2730992
Board: V
1/2 Duplex

2835 KITCHENER STREET

Vancouver East
Renfrew VE
V5K 3E4

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



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: No | Original Price: \$1,699,900 |
| Meas. Type: | Bedrooms: 3 | Approx. Year Built: 2022 |
| Frontage(feet): 33.00 | Bathrooms: 4 | Age: 0 |
| Frontage(metres): | Full Baths: 3 | Zoning: RS-1 |
| Depth / Size (ft.): 127 | Half Baths: 1 | Gross Taxes: \$0.00 |
| Sq. Footage: 4,191.00 | P.I.D.: 031-780-504 | For Tax Year: |
| Flood Plain: | | Tax Inc. Utilities?: |
| View: No | | Tour: Virtual Tour URL |
| Complex / Subdiv: | | |
| First Nation Reserve: | | |
| Services Connctd: Natural Gas, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

| | | | |
|---|---------------------------------------|-------------------------------|-----------------------------|
| Style of Home: 3 Storey | Total Parking: 1 | Covered Parking: 1 | Parking Access: Lane |
| Construction: Frame - Wood | Parking: Garage; Single | | |
| Exterior: Fibre Cement Board, Mixed, Wood | Dist. to Public Transit: 1 | Dist. to School Bus: 4 | |
| Foundation: Concrete Perimeter | Title to Land: Freehold Strata | | |
| | Property Disc.: Yes | | |
| Renovations: | Fixtures Leased: : | | |
| # of Fireplaces: 1 | R.I. Fireplaces: | | |
| Fireplace Fuel: Electric | Reno. Year: | | |
| Fuel/Heating: Hot Water, Natural Gas, Radiant | Rain Screen: | | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard | Metered Water: | | |
| Type of Roof: Asphalt | R.I. Plumbing: | | |
| | Fixtures Rmvd: : | | |
| | Floor Finish: Hardwood, Tile | | |

Legal: **STRATA LOT 2 SECTION 32 BLOCK 52 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8782 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Paved Road, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling**

| | | | |
|--|---|-------------------------------|-------------------|
| Finished Floor (Main): 609 | Units in Development: 2 | Tot Units in Strata: 2 | Locker: No |
| Finished Floor (Above): 650 | Exposure: | Storeys in Building: 3 | |
| Finished Floor (AbvMain2): 343 | 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): 1,602 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 1,602 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | # of Pets: | Cats: Dogs: |
| Suite: | 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 Levels: 3 | | | |
| # of Rooms: 6 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|------------|----------------|-------------|-------|------|------------|------|------------|-------------|----------|
| Main | Living Room | 17'6 x 13'9 | | | | 1 | Main | 2 | No |
| Main | Dining Room | 10'11 x 9'0 | | | | 2 | Above | 4 | No |
| Main | Kitchen | 10'6 x 9'5 | | | | 3 | Above | 4 | Yes |
| Above | Master Bedroom | 12'3 x 11'2 | | | | 4 | Abv Main 2 | 3 | No |
| Below | Bedroom | 11'5 x 9'8 | | | | 5 | | | |
| Abv Main 2 | Bedroom | 13'3 x 11'2 | | | | 6 | | | |
| | | x | | | | 7 | | | |
| | | x | | | | 8 | | | |



2835 Kitchener Street, Vancouver

Asanti Developments is proud to present this gorgeous 3 bed, 3.5 bath-1/2 duplex on a beautiful tree lined street. The large open kitchen features integrated appliances, quartz countertops and a peninsula for casual dining and perfect for entertaining. The primary bedroom features a large ensuite and curbless walk-in shower. Stay comfortable year-round with the A/C, gas fireplace and in-floor radiant heat beneath the brushed oak engineered floors. Enjoy indoor/outdoor living with the eclipse doors that connect seamlessly at grade to the patio and fully fenced yard. Stay secure with the private garage, security system and 2-5-10 New Home Warranty. Walking distance to Sir Mathew Begbie Elementary and in the Templeton Secondary Catchment.

\$1,699,900

Sean Stevens 604.782.0821

Personal Real Estate Corporation
E contact@seanstevens.ca W seanstevens.ca



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.

Kerrisdale Office
O: 604.263.1911 | F: 604.266.3514 | www.macrealty.com



QUALIFIED MEMBER FIRM

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

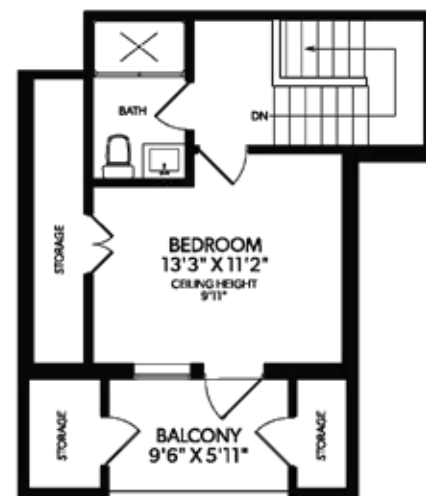


2835 KITCHENER STREET, VANCOUVER

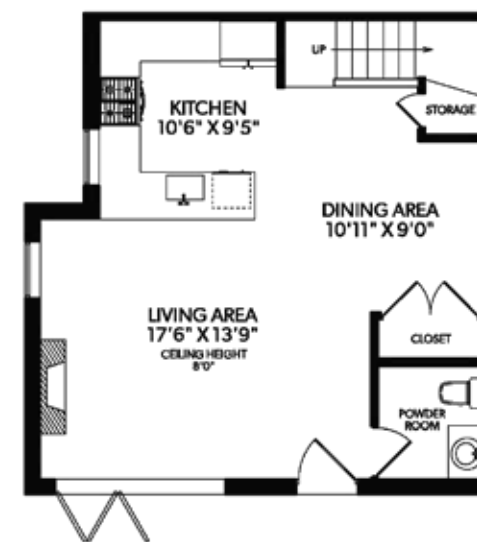
Main Floor: 609 sq.ft.
 Second Floor: 650 sq.ft.
 Third Floor: 375 sq.ft.
Total: 1634 sq.ft.

Balcony: 66 sq.ft.

TOP FLOOR



MAIN FLOOR



UPPER FLOOR

