Presented by:

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Macdonald Realty

Active
R2669086
Board: V
Townhouse

4540 QUEBEC STREET
Vancouver East
Main
V5V 3L9

Residential Attached
$1,999,900 (LP)
(SP) Ⓜ

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$2,099,900**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**2022**
Frontage(feet):	**59.00**	Bathrooms:	**3**	Age:	**0**
Frontage(metres):	**17.98**	Full Baths:	**3**	Zoning:	**RS-1**
Depth / Size (ft.):	**121**	Half Baths:	**0**	Gross Taxes:	**$0.00**
Sq. Footage:	**7,139.00**			For Tax Year:	**2021**
Flood Plain:		P.I.D.:	**800-152-357**	Tax Inc. Utilities?:	
View:	:			Tour:	**Virtual Tour URL**
Complex / Subdiv:	**Q29**				

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**   Water Supply: **City/Municipal**

Style of Home:	**2 Storey**	Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**	
Construction:	**Frame - Wood**	Parking: **Open**	
Exterior:	**Fibre Cement Board**	Dist. to Public Transit:	Dist. to School Bus:
Foundation:	**Concrete Perimeter**	Title to Land: **Freehold Strata**	
		Property Disc.: **Yes**	
Renovations:		Reno. Year:	Fixtures Leased: **No** :
# of Fireplaces: **1** R.I. Fireplaces:		Rain Screen:	
Fireplace Fuel: **Gas - Natural**		Metered Water:	Fixtures Rmvd: **No** :
Fuel/Heating: **Radiant**		R.I. Plumbing:	
Outdoor Area: **Patio(s) & Deck(s)**			Floor Finish: **Hardwood**
Type of Roof: **Asphalt**			

Legal: **LOT 2, BLOCK 7, PLAN VAP3099, DISTRICT LOT 633, NEW WESTMINSTER LAND DISTRICT, W 1/2 OF LOT A**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Security System**

Finished Floor (Main):	**1,100**	Units in Development: **4**	Tot Units in Strata:	**4**	Locker: **No**
Finished Floor (Above):	**474**	Exposure: **East**	Storeys in Building:	**3**	
Finished Floor (AbvMain2):	**0**	Mgmt. Co's Name:	Mgmt. Co's #:		
Finished Floor (Below):	**0**	Maint Fee: **$0.00**	Council/Park Apprv?:	**No**	
Finished Floor (Basement):	**0**	Maint Fee Includes:			
Finished Floor (Total):	**1,574 sq. ft.**				
Unfinished Floor:	**0**				
Grand Total:	**1,574 sq. ft.**	Bylaws Restrictions: **No Restrictions**			
Suite: **None**		Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: **None**		# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	# of Levels: **2**	Short Term(<1yr)Rnt/Lse Alwd?: **No**			
# of Kitchens: **1**	# of Rooms: **7**	Short Term Lse-Details:			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'1 x 13'11			x	1	Main	3	Yes
Main	Kitchen	16'1 x 11'			x	2	Main	4	No
Main	Dining Room	10'9 x 8'11			x	3	Above	4	No
Main	Master Bedroom	12'2 x 10'2			x	4			
Main	Bedroom	10'9 x 9'9			x	5			
Above	Bedroom	11'3 x 7'3			x	6			
Above	Bedroom	12'4 x 8'3			x	7			
		x			x	8			

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Leading REAL ESTATE COMPANIES OF THE WORLD®

4540 Quebec Street, Vancouver

Introducing Q29, stunning 3 & 4 bedroom character retention townhomes in the sought after Riley Park. This spacious 4 bed/3 bath home on two levels is perfect for your growing family. This home features an open kitchen with counter seating, Fisher & Paykel/Blomberg appliances, and quartz countertops. The A/C, radiant in-floor heat and gas fireplace will keep you comfortable year-round. The skylights, over-height ceilings and expansive windows make this home spacious and bright. Enjoy peace of mind with built-in security system and the 2-5-10 New Home Warranty. Perfectly located on a quiet tree-lined street in the Riley Park. These homes are close to shops, parks and recreation amenities. General Wolfe Elementary & Eric Hamber Secondary catchment.
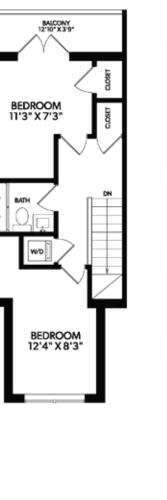
$1,999,900

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Leading REAL ESTATE COMPANIES OF THE WORLD®

LP LUXURY PORTFOLIO INTERNATIONAL®

QUALIFIED MEMBER FIRM

4540 Quebec Street, Vancouver

Main Floor:	1100 sq.ft.
Upper Floor:	474 sq.ft.
Total:	**1574 sq.ft.**
Porch:	156 sq.ft.

UPPER FLOOR

BALCONY 12'10" X 3'9"

BEDROOM 11'3" X 7'3"

CLOSET

CLOSET

BATH

DN

W/D

BEDROOM 12'4" X 8'3"

MAIN FLOOR

BEDROOM 12'2" X 10'2"

BEDROOM 10'9" X 9'9"

ENSUITE

CLOSET

BATH

KITCHEN 16'1" X 11'0"

UNDER-STAIR STORAGE

CLOSET

UP

LIVING AREA 16'1" X 13'11"
CEILING HEIGHT 9'9"

DINING AREA 10'9" X 8'11"

PORCH 30'2" X 5'0"