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4525 Clarendon Street, Vancouver

This gorgeous new 3 bedroom PLUS legal studio suite, ½ duplex by Mizan Developments is ideally located on a tree-lined street in the Renfrew Heights neighbourhood. The open kitchen has room for dining, quartz countertop & backsplash, Blomberg stainless steel appliance package and has a balcony, perfect for barbequing. The living room is nicely separated from the kitchen with glass railing and boasts a large front porch & mountain views. Upstairs you will find 3 bedrooms on one level plus extra storage. The studio suite on the lower level includes a 2-burner cooktop, microwave and fridge, with direct access to the private covered porch and entrance. Enjoy peace of mind with the attached garage with extra room for tools & bicycles, a built-in security system and 2-5-10 new home warranty.

\$949,900

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Macdonald Realty Ltd.

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Active

R2535116

Board: V

Townhouse

4525 CLARENDON STREET

Vancouver East


Collingwood VE

V5R 3H8

Residential Attached

\$949,900 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Depth / Size (ft.):

Lot Area (sq.ft.): 6,093.00

Flood Plain:

Council Apprv?:

Exposure: Southwest

If new, GST/HST inc?:No

Mgmt. Co's Name:

Mgmt. Co's Phone:

View:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

Frontage (feet):

Frontage (metres):

Bedrooms: 2

Bathrooms: 2

Full Baths: 1

Half Baths: 1

Maint. Fee: \$0.00

Original Price: \$949,900

Approx. Year Built: 2020

Age: 1

Zoning: RT-11

Gross Taxes: \$0.00

For Tax Year: 2020

Tax Inc. Utilities?:

P.I.D.: 031-270-921

Tour: Virtual Tour URL

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Fibre Cement Board

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

Water Supply: City/Municipal

Fireplace Fuel:

Fuel/Heating: Baseboard

Outdoor Area: Patio(s) & Deck(s)

Type of Roof: Asphalt

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: 0

Total Parking: 1

Covered Parking:

Parking Access: Lane

Locker: N

Dist. to Public Transit:

Units in Development: 4

Title to Land: Freehold Strata

Property Disc.: Yes

Fixtures Leased:No :

Fixtures Rmvd: No :

Floor Finish: Hardwood

Maint Fee Inc:

Legal: STRATA LOT 4 DISTRICT LOT 52 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7265 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: Lane Access, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Microwave, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'8 x 9'2			x			x
Main	Kitchen	12'3 x 5'4			x			x
Main	Living Room	13'2 x 9'10			x			x
Above	Bedroom	12'3 x 11'3			x			x
Above	Bedroom	13'8 x 9'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 480

Finished Floor (Above): 523

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,003 sq. ft.

Unfinished Floor: 0

Grand Total: 1,003 sq. ft.

of Rooms: 5

Crawl/Bsmt. Height:

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Bylaws: No Restrictions

Basement: None

Bath: 1

2

3

4

5

6

7

8

Floor: Main

Above

of Pieces: 2

4

Ensuite?: No

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

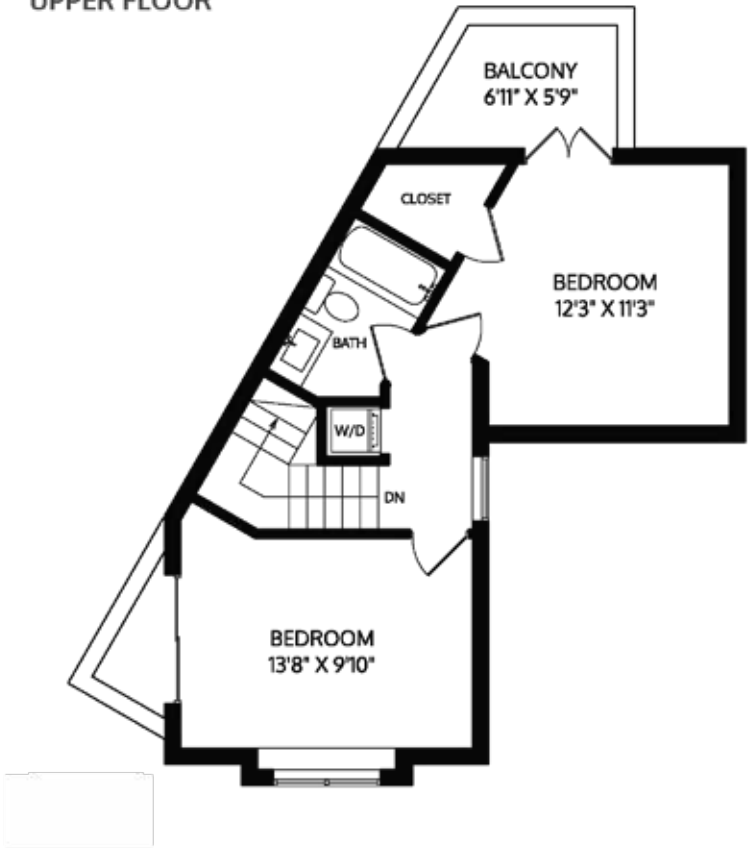
Grg Dr Ht:



4525 Clarendon Street, Vancouver

Main Floor:	480 sq.ft.	Deck:	180 sq.ft.
Upper Floor:	523 sq.ft.	Balconies:	90 sq.ft.
Total:	1003 sq.ft.		

UPPER FLOOR



MAIN FLOOR

