



Presented by:
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Active
R2746479
Board: V
1/2 Duplex

4380 QUEBEC STREET
Vancouver East
Main
V5V 3L4

Residential Attached
\$1,650,000 (LP)
(SP) M



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,699,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1910**
Frontage(feet): **29.25** Bathrooms: **3** Age: **113**
Frontage(metres): **8.92** Full Baths: **2** Zoning: **RS-7**
Depth / Size (ft.): **105** Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **3,071.25** For Tax Year: **2022**
Flood Plain: **No** P.I.D.: **031-861-512** Tax Inc. Utilities?:
View: **No :** Tour:
Complex / Subdiv:
First Nation
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2022**
Rain Screen: **Full**
Metered Water:
R.I. Plumbing: **No**

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

Legal: **STRATA LOT 1 DISTRICT LOT 632 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8941 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, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **479**
Finished Floor (Above): **482**
Finished Floor (AbvMain2): **484**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,445 sq. ft.**
Unfinished Floor: **0**

Units in Development: **2**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata: **2** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Grand Total: **1,445 sq. ft.**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

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



4380 Quebec Street, Vancouver

Asanti Homes is proud to introduce this gorgeous 3 bed, 2½ bath half duplex in the coveted Riley Park neighbourhood. The spacious kitchen offers a built-in oven, microwave, counter seating and custom dining table. The quartz countertops and oversized sink are sure to impress. The Primary Bedroom located on the top floor features a large ensuite with double sinks and walk-in closet. The private outdoor patios have a built-in bench and gas for your fire pit. Enjoy peace of mind with the private garage, a built-in security system and 2-5-10 New Home Warranty. This home is on a quiet tree-lined street yet just steps away from the vibrant restaurants and shops of Main Street as well as the nearby parks, recreation and aquatic centre.

\$1,650,000

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QUALIFIED MEMBER FIRM

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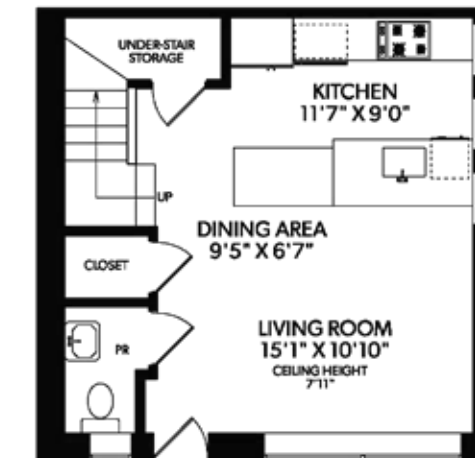
4380 QUEBEC STREET, VANCOUVER

Main Floor:	479 sq.ft.
Upper Floor:	482 sq.ft.
Top Floor:	484 sq.ft.
Total:	1,445 sq.ft.
Garage:	199 sq.ft.

TOP FLOOR



MAIN FLOOR



UPPER FLOOR

