



Presented by:
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SEAN STEVENS
 PERSONAL REAL ESTATE CORPORATION

Active
R2621330
 Board: V
 1/2 Duplex

1662 W 63RD AVENUE
 Vancouver West
 South Granville
 V6P 2H8

Residential Attached
\$2,288,800 (LP)
 (SP) **M**



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$2,288,800**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2021**
 Frontage(feet): **49.50** Bathrooms: **4** Age: **0**
 Frontage(metres): **15.09** Full Baths: **3** Zoning: **RS-1**
 Depth / Size (ft.): **116** Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **5,742.00** P.I.D.: **031-446-256** For Tax Year: **2021**
 Flood Plain: _____ Tax Inc. Utilities?: _____
 View: _____ Tour: **Virtual Tour URL**
 Complex / Subdiv: _____
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Gas - Natural** Metered Water: _____
 Fuel/Heating: **Radiant** R.I. Plumbing: _____
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single, Open**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 2 DISTRICT LOT 325 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EP57808 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, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave, Security System**

Finished Floor (Main): 699	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 693	Exposure: South	Stores in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 692	Maint Fee: \$0.00	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: _____		
Finished Floor (Total): 2,084 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,084 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets: _____	Cats: _____ Dogs: _____

Suite: **Legal Suite**
 Basement: **Fully Finished, Separate Entry**
 Crawl/Bsmt. Ht: _____ # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **13**
 # or % of Rentals Allowed: _____
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: _____

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



1662 West 63rd Avenue, Vancouver

Asanti homes is proud to present this stunning new side-by-side 1/2 duplex located on a quiet tree-lined street in South Granville. This spacious home has 3 beds all on the 2nd level, 2.5 baths, a bonus family room PLUS a legal 1 bed/1 bath suite on the lower level. The open kitchen has a large island and features an integrated Fisher & Paykel/Blomberg appliance package, quartz countertops and leads to a south facing deck and fully fenced yard, perfect for entertaining. The primary bedroom has a large walk-in closet and spacious walk-in shower. Stay comfortable year-round with the A/C, HRV, cozy gas fireplace and in-floor radiant heat. Enjoy peace of mind with the private garage, parking pad, security system and 2/5/10 Warranty. School catchments Dr. RE McKechnie Elem and Magee Secondary.

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QUALIFIED MEMBER FIRM

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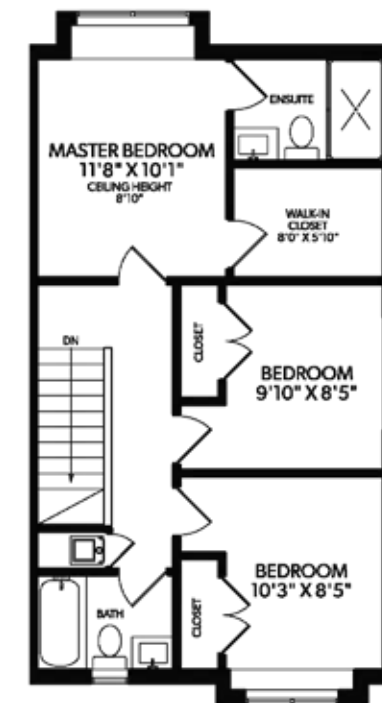
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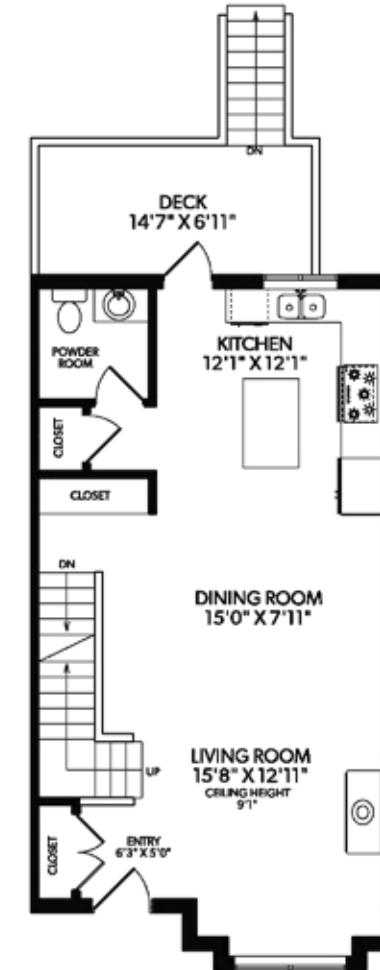
1662 West 63rd Avenue, Vancouver

Main Floor:	699 sq.ft.	Deck:	139 sq.ft.
Upper Floor:	693 sq.ft.	Garage:	260 sq.ft.
Lower Floor:	692 sq.ft.		
Total:	2084 sq.ft.		

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

