

Active
R3151359
Board: V
1/2 Duplex

3206 E GEORGIA STREET

Vancouver East
Renfrew VE
V5K 2L3

Residential Attached

\$1,399,900 (LP) 

(SP)



Sold Date:		If new, GST/HST	No
Meas. Type:	Feet	Bedrooms:	3
Frontage(feet):	33.00	Bathrooms:	4
Frontage(metres):	10.06	Full Baths:	3
Depth / Size (ft.):		Half	1
Sq. Footage:	0.00		
Flood Plain:	No	P.I.D.:	800-188-213
View:	:		
Complex / Subdiv:			
First Nation Reserve:			
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer		
Sewer Type:	City/Municipal	Water Supply:	City

Original Price: **\$1,399,900**
 Approx. Year Built: **2026**
 Age: **0**
 Zoning: **R1-1**
 Gross Taxes: **\$0.00**
 For Tax Year: **2026**
 Tax Inc. Utilities?: **No**
 Tour:

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

Renovations:
of R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered
R.I.

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public: **3** Dist. to School: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: LOT 1, BLOCK 85, PLAN VAP4226, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, OF LOT 2

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

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Sprinkler - Fire**

Finished Floor (Main):	539
Finished Floor (Above):	551
Finished Floor (AbvMain2):	329
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,419 sq. ft.
Unfinished Floor:	0
Grand Total:	1,419 sq. ft.

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:
 Mgmt. Co's #:
 Council/Park Apprv?:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **8**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'6 x 3'6			x	1	Main	2	No
Main	Living Room	11'2 x 10'4			x	2	Above	4	Yes
Main	Kitchen	11'5 x 8'6			x	3	Above	4	No
Main	Dining Room	9'4 x 8'10			x	4	Abv Main 2	4	Yes
Above	Primary Bedroom	11'0 x 9'11			x	5			
Above	Bedroom	10'7 x 9'1			x	6			
Abv Main 2	Bedroom	14'10 x 11'4			x	7			
Abv Main 2	Patio	8'10 x 4'8			x	8			

Listing Broker(s): **Macdonald Realty**

Asanti Homes is pleased to present its newest 1/2 duplex in the family-friendly Hasting Sunrise neighbourhood. This spacious 1418 sq. ft. North/West facing home offers 3 bedrooms/2.5 Baths situated on 3 generous levels. Notable features include forced-air heating and cooling for year-round comfort, integrated Fisher and Paykel appliances, Custom BCG cabinetry, quartz countertops and hardwood flooring through-out. This North/West facing corner lot is conveniently located with easy access to downtown Vancouver, North Vancouver, Burnaby, Highway 1, shopping and AR Lord Elementary, Our Lady of Sorrows, Templeton Secondary, and Notre Dame Secondary. Open House Sat/Sun August 1st/2nd 2-4pm