



Presented by:  
**Sean Stevens PREC\***

Macdonald Realty  
Phone: 604-782-0821  
http://www.seanstevens.ca  
contact@seanstevens.ca



**Active**  
**R2765582**  
Board: V  
1/2 Duplex

**3108 E GEORGIA STREET**  
Vancouver East  
Renfrew VE  
V5K 2L1

Residential Attached  
**\$1,425,000** (LP)   
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,425,000**  
Meas. Type: Bedrooms: **3** Approx. Year Built: **2023**  
Frontage(feet): Bathrooms: **4** Age: **0**  
Frontage(metres): Full Baths: **3** Zoning: **RS-1**  
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**  
Sq. Footage: **0.00** For Tax Year: **2023**  
Flood Plain: P.I.D.: **800-159-471** Tax Inc. Utilities?: **No**  
View: **Yes :Southern View** 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:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel:  
Fuel/Heating: **Electric, Heat Pump, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single**  
Dist. to Public Transit: **3 BLKS** Dist. to School Bus: **1 BLK**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 34, BLOCK 84, PLAN VAP1861, DISTRICT LOT THSL, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Sprinkler - Fire**

Finished Floor (Main): **508**  
Finished Floor (Above): **540**  
Finished Floor (AbvMain2): **346**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,394 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,394 sq. ft.**

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

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite:  
Basement: **Crawl**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **6**

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'9 x 7'7	x			1	Main	2	No
Main	Living Room	14'8 x 12'4	x			2	Above	4	No
Main	Foyer	6'5 x 3'10	x			3	Above	4	Yes
Above	Bedroom	10'2 x 9'1	x			4	Abv Main 2	4	Yes
Above	Bedroom	11'13 x 8'11	x			5			
Abv Main 2	Bedroom	13'6 x 10'4	x			6			
			x			7			
			x			8			

Listing Broker(s): **RE/MAX Select Realty**

**Macdonald Realty**

**Introducing a new 1/2 duplex in the desirable Renfrew neighbourhood known for being quiet and family-friendly, making it a great place to raise a family. This spacious 1394 sq. ft. home offers 3 bedrooms and 4 baths with plenty of storage areas and a single car (EV ready) garage. Notable features include air conditioning, radiant heating, stainless steel appliances, and quartz countertops. Hardwood flooring throughout the home adds a touch of luxury and elegance. The construction quality and finishing are unparalleled. Conveniently located with easy access to downtown Vancouver and Highway 1, shopping on Hastings St. and just steps to AR Lord Elementary.**