



Presented by:
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Active
R2766398
Board: V
1/2 Duplex

872 E 22 AVENUE
Vancouver East
Fraser VE
V5V 1V7

Residential Attached
\$1,799,900 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,799,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2023**
Frontage(feet): **33.00** Bathrooms: **4** Age: **0**
Frontage(metres): **10.06** Full Baths: **3** Zoning: **RS1**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **4,026.00** For Tax Year: **2023**
Flood Plain: **No** P.I.D.: **031-882-277** Tax Inc. Utilities?: **No**
View: **Yes : North Shore Mountains** Tour:
Complex / Subdiv: **Cedar Cottage**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 1 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9100 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, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **588**
Finished Floor (Above): **581**
Finished Floor (AbvMain2): **336**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,505 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,505 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: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **Crawl**
Crawl/Bsmt. Ht: **4'** # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

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	Living Room	18'8 x 12'11			x	1	Main	2	No
Main	Kitchen	10'10 x 9'2			x	2	Above	4	No
Main	Dining Room	13'4 x 9'2			x	3	Above	3	Yes
Above	Primary Bedroom	12'6 x 11'0			x	4	Above	3	Yes
Above	Walk-In Closet	9'1 x 5'5			x	5			
Above	Bedroom	11'6 x 9'1			x	6			
Abv Main 2	Primary Bedroom	14'7 x 12'6			x	7			
					x	8			

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

Located in the popular Cedar Cottage neighbourhood, this stunning 3 bed, 3.5 bath front duplex is perfectly designed for your growing family. The generous kitchen with island features Fisher Paykel appliances and quartz countertops. The Primary bedroom located on the 2nd floor has a large walk-in closet and ensuite. The secondary Primary bedroom is located on the top floor featuring ensuite bath and balcony. Stay comfortable year-round with air conditioning, in-floor radiant heat & fireplace. There is plenty of storage with the private garage & crawl space. Enjoy peace of mind with the fully fenced yard, security system & 2-5-10 New Home Warranty. Walk to nearby Charles Dickens Elementary & Sir Charles Tupper Secondary. Open House Thur Apr 13th 5-630pm/April 15/16th Sat & Sun 2-4pm