



Presented by:  
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**Active**  
**R2773234**

Board: V  
House/Single Family

**892 E 22ND AVENUE**

Vancouver East  
Fraser VE  
V5V 4L5

Residential Detached

**\$3,799,900** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,799,900**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2023**  
Frontage(feet): **33.00** Bathrooms: **6** Age: **0**  
Frontage(metres): **10.06** Full Baths: **5** Zoning: **RS-1**  
Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$0.00**  
Lot Area (sq.ft.): **4,023.54** Rear Yard Exp: **South** For Tax Year:  
Lot Area (acres): **0.09** P.I.D.: **031-650-139** Tax Inc. Utilities?: **Yes**  
Flood Plain: **No** View: **Yes: North Shore Mountains** Tour: **Virtual Tour URL**  
Complex/Subdiv: **Cedar Cottage**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Glass, Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**  
Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT C, BLOCK 18, PLAN EPP113838, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Bike Room**

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security - Roughed In, Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main):	1,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	911	Main	Foyer	6'3 x 3'9	Bsmt	Bedroom	9'7 x 9'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'9 x 12'9	Below	Living Room	16'1 x 11'1	Main 3
Finished Floor (Below):	735	Main	Dining Room	11'11 x 9'2	Below	Kitchen	14'10 x 11'9	Above 5
Finished Floor (Basement):	1,020	Main	Kitchen	15'9 x 11'5	Above	Bedroom	10'10 x 10'2	Above 5
Finished Floor (Total):	3,673sq. ft.	Main	Family Room	15'4 x 12'11			x	Bsmt 4
Unfinished Floor:	0	Above	Primary Bedroom	13'10 x 13'6			x	Below 2
Grand Total:	3,673sq. ft.	Above	Walk-In Closet	10'1 x 5'1			x	Below 4
Flr Area (Det'd 2nd Res):	735sq. ft.	Above	Bedroom	10'3 x 10'3			x	
		Above	Bedroom	10'3 x 9'3			x	
		Above	Laundry	10'1 x 5'7			x	
		Bsmt	Media Room	16'8 x 12'0			x	
		Bsmt	Bedroom	9'7 x 8'7			x	
		Bsmt	Living Room	17'8 x 12'11			x	

Suite: **Legal Suite**  
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **17**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: Maint. Fee:

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

**Welcome to your dream home in the heart of Cedar Cottage, one of Vancouver's most sought-after neighborhoods. This stunning Craftsman-style detached house is a rare find, boasting 4 bedrooms and a 1-bedroom suite, offering ample space for you and your family. The spacious 2938 sq ft home features a 735 sq ft laneway behind the house, providing privacy and a serene environment for your family. The corner lot offers plenty of natural light and a rooftop deck for entertaining guests or enjoying quiet evenings with your family. The house also boasts a private backyard, storage locker and EV parking. The kitchen is every home cook's dream, with a large waterfall island and plenty of space for meal preparation. Open House Thursday 5-630pm, Sat/Sun 2-4pm**