



Presented by:  
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**Active**  
**R2774020**

Board: V  
1/2 Duplex

**4840 INVERNESS STREET**

Vancouver East  
Knight  
V5V 4X6

Residential Attached

**\$1,549,900** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,549,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2023</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>0</b>	Age: <b>0</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>0</b>	Zoning: <b>RS-1</b>
Depth / Size (ft.): <b>110</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>3,630.00</b>	P.I.D.: <b>800-161-416</b>	For Tax Year: <b>2023</b>
Flood Plain: <b>No</b>	View: <b>Yes : Mountain</b>	Tax Inc. Utilities?: <b>Yes</b>
Complex / Subdiv:		Tour:
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(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: **1** Dist. to School Bus: **3**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 3, BLOCK 5, PLAN VAP1956, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC E OF 10 FT NOW LANE, OF LOT 6, & DL 392**

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

Site Influences: **Central Location, Lane Access**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>548</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>523</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>298</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,369 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets:	Cats: Dogs:
Grand Total: <b>1,369 sq. ft.</b>	Restricted Age:		
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'11 x 13'10			x	1			
Main	Kitchen	13'10 x 9'11			x	2			
Main	Dining Room	6' x 6'			x	3			
Above	Primary Bedroom	13'11 x 9'10			x	4			
Above	Walk-In Closet	7'6 x 3'2			x	5			
Above	Bedroom	10'1 x 7'9			x	6			
Abv Main 2	Bedroom	13'6 x 9'5			x	7			
		x			x	8			

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

**Introducing a gorgeous new 3 bed/3.5 bath 1/2 duplex by Lidher Homes. Located on a quiet tree lined street in the coveted Kensington-Cedar Cottage, the luxury finishes abound in this home. The large kitchen features Fisher Paykel appliances, eating area, and quartz countertops. The Living room features a lots of light and fireplace with built in cabinets. Primary bedroom offers a walk-in closet and ensuite. The open Upper level can be utilized as a 3rd bedroom, rec room, office or gym. The A/C and radiant in-floor heat will keep you comfortable year-round. Enjoy the Summer in the large East facing back yard with patio. Enjoy peace of mind with the secure garage, security system and 2-5-10 Warranty. Open House Thur May 4th 5-630pm/Sat & Sun May 6th/7th 2-4pm**