



Presented by:
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Active
R2778570

Board: V
1/2 Duplex

4838 INVERNESS STREET

Vancouver East
Knight
V5V 4X6

Residential Attached

\$1,529,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,529,900
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: RS-1
Depth / Size (ft.): 110	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 3,630.00	P.I.D.: 800-161-583	For Tax Year: 2023
Flood Plain: No	View: No	Tax Inc. Utilities?: Yes
Complex / Subdiv: First Nation	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour:
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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): 525	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 517	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 304	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,346 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,346 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 3			
# of Kitchens: 1 # of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'9 x 10'5			x	1	Main	2	No
Main	Kitchen	13'3 x 10'7			x	2	Above	3	Yes
Main	Dining Room	6'11 x 5'5			x	3	Above	4	No
Above	Primary Bedroom	13'10 x 9'5			x	4	Abv Main 2	3	Yes
Above	Walk-In Closet	8'4 x 3'1			x	5			
Above	Bedroom	9'4 x 8'7			x	6			
Abv Main 2	Bedroom	14'0 x 9'4			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 neighbourhood, the luxury finishes abound in this home. kitchen features Fisher Paykel appliances, eating area, and quartz countertops. The living room features lots of natural light and a fireplace with built-in cabinets. The 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 west facing yard. Have peace of mind with the secure garage, security system and 2-5-10 Warranty. Open House Thur May 18th 5-630pm/Sat & Sun May 20th/21st 2-4pm.