

Active

R2800718

Board: V , Attached

Townhouse

3238 COLUMBIA STREET

Vancouver West

Mount Pleasant VW

V5Y 1Y7

\$1,799,900 (LP)

(SP)

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DOM: 0

Prev. Price: \$0

Meas. Type: Feet

Frontage (feet): 54.50

Frontage (metres): 16.61

Depth/Size: 147.37

Sq. Footage: 8,031.00

Flood Plain: No

View: No

Complex / Subdiv: Cambie

First Nation Reserve:

Services Connctd:

Sewer Type:

List Date: 7/21/2023

Original Price: \$1,799,900

If new,GST/HST inc?: No

Bedrooms: 2

Bathrooms: 3

Full Baths: 2

Half Baths: 1

P.I.D.: 800-163-242

Expiry Date: 10/30/2023

Sold Date:

Approx. Year Built: 2024

Age: 0

Zoning: RS-5

Gross Taxes: \$0.00

For Tax Year:

Tax Inc. Utilities?: No

Tour:

Style of Home: 2 Storey, Carriage/Coach House

Construction: Frame - Wood

Exterior: Fibre Cement Board

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: Natural Gas, Radiant

Outdoor Area: Patio(s)

Type of Roof: Fibreglass

Reno. Year:

Rain Screen: Full

Metered Water:

R.I. Plumbing:

Total 1

Covered Parking: 1

Parking Access: Lane

Parking: Garage; Single

Dist. to Public Transit: 3

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Hardwood, Tile

Dist. to School Bus: 3

Land Lease Expiry Year:

Legal: LOT 1, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Air Cond./Central, Bike Room, In Suite Laundry

Site Influences: Central Location, Lane Access

Features:

Finished Floor (Main): 542

Finished Floor (Above): 641

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,183 sq. ft.

Unfinished Floor: 0

Grand Total: 1,183 sq. ft.

Units in Development: 5

Exposure:

Mgmt. Co's Name:

Maint Fee: \$355.68

Maint Fee Includes: Garbage Pickup, Gardening, Snow removal

Bylaw Restrictions: No Restrictions

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Tot Units in Strata: 5

Storeys in Building: 2

Mgmt. Co's #:

Council/Park Apprv:

Locker: Yes

of Pets:

Cats:

Dogs:

Suite:

Basement: Crawl

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels: 2

of Rooms: 5

Floor

Type

Dimensions

Main

Living Room

12'0 x 11'2

Main

Kitchen

9'0 x 8'0

Main

Dining Room

9'10 x 9'0

Above

Primary Bedroom

13'4 x 11'2

Above

Bedroom

12'6 x 10'8

x

x

x

Floor

Type

Dimensions

x

x

x

x

x

x

Bath

Floor

#Pieces

Ensuite?

1

Main

2

No

2

Above

4

No

3

Above

3

Yes

4

5

6

7

8

List Broker 1: Macdonald Realty - Office: 604-263-1911

List Broker 2: Sean Stevens PREC* - Phone: 604-782-0821

List Broker 3: contact@seanstevens.ca

Appointments: Touchbase

Call: Sean

Phone: 604-782-0821

List Desig Agt 1: 3

List Desig Agt 2: 3

Sell Broker 1: 2

Sell Sales Rep 1: 3:

Owner: 1264679 B.C. Ltd.

Commission: 3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER

Occupancy: Under Construction

Realtor Sq Ft professionally measured by GMS Floorplans (Strata plan may differ), this is a rare 2 level detached townhouse. Completion is approx

Remarks:Jan/Feb 2024. Built by Mizan Developments. All homes have large Storage locker and EV capability.

Mizan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and modern luxury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 level floorplan with large living spaces and bedrooms located on 1 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood with the ability to walk to Cambie/Main Street amenities. All homes have an EV capable parking and large secure storage locker. Enjoy the security of the 2/5/10 warranty and the quality of an established builder. School Catchment:Simon Fraser Elementary/Eric Hamber Secondary. Completion set for Jan/Feb 2024. Book a private appoint at our Presentation office