



Presented by:
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Active
R2827513
Board: V
1/2 Duplex

4631 ROSS STREET
Vancouver East
Knight
V5V 4T8

Residential Attached
\$2,399,900 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$2,399,900**
Meas. Type: Bedrooms: **4** Approx. Year Built: **2023**
Frontage(feet): **49.50** Bathrooms: **4** Age: **0**
Frontage(metres): **122.00** Full Baths: **3** Zoning: **RS1**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$6,781.55**
Sq. Footage: **6,039.00** For Tax Year: **2023**
Flood Plain: **No** P.I.D.: **800-164-431** Tax Inc. Utilities?: **No**
View: : Tour: **Virtual Tour URL**
Complex / Subdiv: **Kensington Cedar Cottage**
First Nation
Services Connctd: **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, Metal**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water, 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: **2** 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, Tile**

Legal: **LOT 19, BLOCK 7, PLAN VAP3432, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 663436L) OF LOT 2, E PT OF BLK 7, & DL 392**

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

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm**

| | | | |
|--|---|-------------------------------|-------------------|
| Finished Floor (Main): 813 | Units in Development: 2 | Tot Units in Strata: 2 | Locker: No |
| Finished Floor (Above): 853 | Exposure: | Storeys in Building: 3 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: | Mgmt. Co's #: | |
| Finished Floor (Below): 0 | Maint Fee: \$0.00 | Council/Park Apprv?: | |
| Finished Floor (Basement): 464 | Maint Fee Includes: | | |
| Finished Floor (Total): 2,130 sq. ft. | | | |
| Unfinished Floor: 0 | Bylaws Restrictions: No Restrictions | # of Pets: | Cats: Dogs: |
| Grand Total: 2,130 sq. ft. | Restricted Age: | | |
| Suite: Legal Suite | # or % of Rentals Allowed: | | |
| Basement: Fully Finished | Short Term (<1yr)Rnt/Lse Alwd?: No | | |
| Crawl/Bsmt. Ht: 4' | Short Term Lse-Details: | | |
| # of Kitchens: 2 | | | |
| # of Levels: 3 | | | |
| # of Rooms: 11 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|-------------|-------------|------|-------|-------------|----------|
| Main | Foyer | 8'3 x 7'9 | Bsmt | Living Room | 14'5 x 7'10 | 1 | Main | 2 | No |
| Main | Living Room | 15'3 x 14'4 | Bsmt | Kitchen | 10'11 x 4'7 | 2 | Above | 4 | No |
| Main | Dining Room | 12'10 x 9'10 | Bsmt | Bedroom | 9'4 x 8'5 | 3 | Above | 5 | Yes |
| Main | Kitchen | 15'7 x 14'11 | | | | 4 | Bsmt | 4 | No |
| Above | Primary Bedroom | 14'4 x 13'2 | | | | 5 | | | |
| Above | Bedroom | 10'5 x 10'2 | | | | 6 | | | |
| Above | Bedroom | 10'3 x 9'10 | | | | 7 | | | |
| Above | Den | 9'0 x 8'9 | | | | 8 | | | |

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

Rare 3 Bedroom +Den Side by Side Duplex with lock-off 1 bed suite situated on a large 49.5x122 ft lot. Generous size main living space featuring a stunning kitchen with integrated appliances and large island for entertaining. The kitchen leads out through a floor to ceiling sliding door for seamless inside/outside living in the summer months. Upstairs boasts 3 bedrooms+ Den, Laundry and a large primary suite with towering ceilings. The lower level contains a 1 bedroom suite that can either be incorporated with the main house or enjoy the extra income of a legal suite. This floorplan is flawless and absolutely perfectly designed for any Buyers needs. 1 Garage parking and 1 extra pad parking to store all the toys. Open House 5-630pm Thur Oct 26th, Sat/Sun Oct 28th/29th 2-4pm