

Active

R2835008

Board: V , Attached

1/2 Duplex

2035 KITCHENER STREET

Vancouver East

Grandview Woodland

V5L 2W6

\$1,978,000 (LP)

(SP)

DOM: 0

Prev. \$0

Meas. Type: Feet

Frontage (feet): 36.60

Frontage 11.16

Depth/Size: 122.23

Sq. Footage: 4,473.62

Flood Plain: No

View: Yes : North Shore Mountains

Complex / Subdiv: Grandview Woodland

First Nation

Services Connctd:

Sewer Type:

List Date: 11/27/2023

Original Price: \$1,978,000

If new,GST/HST inc?: No

Bedrooms: 4

Bathrooms: 4

Full Baths: 3

Half Baths: 1

P.I.D.: 800-166-060

Approx. Year Built: 2023

Age: 0

Zoning: RT-5

Gross Taxes: \$0.00

For Tax Year: 2023

Tax Inc. Utilities?: No

Tour:

Expiry Date: 2/29/2024

Sold Date:

Style of Home: 3 Storey

Construction: Frame - Wood

Exterior: Glass, Fibre Cement Board

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: 1

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

R.I. Plumbing:

Total 1

Covered Parking: 1

Parking Access: Lane

Parking: Garage; Single

Dist. to Public 3

Title to Land: Freehold Strata

Seller's Registered Owner

Property Disc.: Yes:

Fixtures :

Fixtures Rmvd: :

Floor Finish: Hardwood, Tile

Dist. to School Bus: 3

Land Lease Expiry Year:

Legal: LOT 26, BLOCK C, PLAN VAP715, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 193085L) OF LOT 3, & BLK D OF BLK 136, & VAP1771

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Air Cond./Central, In Suite Laundry

Site Influences: Central Location, Lane Access, Private Yard, Recreation Nearby

Features:

Finished Floor 698

Finished Floor 743

Finished Floor (AbvMain2): 378

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,819 sq. ft.

Unfinished Floor: 0

Grand Total: 1,819 sq. ft.

Units in Development: 2

Exposure:

Mgmt. Co's Name:

Maint Fee: \$0.00

Maint Fee Includes:

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: 2

Storeys in Building: 3

Mgmt. Co's #:

Council/Park Apprv:

of Pets:

Cats:

Dogs:

Locker: No

Suite:

Basement: None

Crawl/Bsmt. Ht: # of Levels: 3

of Rooms: 8

Floor Type Dimensions

Main Kitchen 15'4 x 9'5

Main Dining Room 15'4 x 9'0

Main Living Room 16'1 x 12'6

Above Primary Bedroom 11'11 x 11'7

Above Bedroom 11'7 x 10'2

Above Bedroom 11'11 x 8'8

Abv Main Bedroom 15'3 x 10'0

Abv Main Storage 5'0 x 4'9

Floor Type Dimensions

x

x

x

x

x

x

x

Bath Floor #Pieces Ensuite?

1 Main 2 No

2 Above 4 Yes

3 Above 4 No

4 Abv Main 2 3 No

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

Buyer's Broker 1:

Buyer's Agent 1: 1301474 B.C. LTD., INC.NO. BC1301474

Owner:

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

Occupancy: Vacant

Realtor Builder: Four Corner Homes, Professionally Measured by GMS, buyer to verify if important. General BC Strata Bylaws in place, Self-Managed

Remarks:Strata. OPEN HOUSE THURSDAY NOV 30th 5-630pm.

Four Corners Homes presents this stunning 4 bedroom, 3.5 bath 1/2 duplex on a quiet tree lined street in prime Grandview Woodland. Enjoy indoor-outdoor living with 2 large patio doors leading to a generous deck & fully fenced private yard. Kitchen features integrated Fisher & Paykel appliances, quartz countertops, custom cabinetry/storage and appliance garage. Stay comfortable year-round with A/C, in-floor radiant heat, HRV & fireplace. This large oversized fully fenced view lot will provide a great space for the family to enjoy. Peace of mind with a private garage, security system w/ cameras, 2-5-10 warranty and a quality build by a local expert. School Catchment: Lord Nelson Elementary, Templeton Secondary Open House Thur Nov 30th 5-630pm, Dec 2nd/3rd Sat and Sun 2-4pm