

Active
R2840530
 Board: V, Detached
 House/Single Family

4748 INVERNESS STREET

Vancouver East
 Knight
 V5V 4X6

\$3,178,000 (LP)
 (SP)



Days on Market: **1** List Date: **1/8/2024** Expiry Date: **5/31/2024**
 Previous Price: **\$0** Original Price: **\$3,178,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST **No** Approx. Year Built: **2023**
 Frontage (feet): **33.00** Bedrooms: **5** Age: **1**
 Frontage (metres): **10.06** Bathrooms: **5** Zoning: **R1-1**
 Depth / Size: **110** Full Baths: **4** Gross Taxes: **\$0.00**
 Lot Area (sq.ft.): **3,630.00** Half Baths: **1** For Tax Year: **2023**
 Lot Area (acres): **0.08** Rear Yard Exp: **East** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **016-912-802** Tour:
 View: **:**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **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**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Electric, Natural Gas**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **2** Dist. to School Bus: **3**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood**

Type of Roof: **Asphalt**

Legal: **LOT 9, BLOCK 5, PLAN VAP2451, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EXC E, OF LOT 1, & DL 392** Municipal Charges
 Amenities:
 Site Influences: **Central Location, Lane Access, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Security - Roughed In, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum - Built In**
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	814	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	862	Main	Foyer	6'10 x 5'9	Bsmt	Bedroom	10'8 x 8'10	Floor #Pcs
Finished Floor (AbvMain2):	919	Main	Kitchen	11'3 x 17'2				Main 2
Finished Floor (Below):	0	Main	Living Room	12'6 x 11'10				Above 5
Finished Floor (Basement):	0	Main	Dining Room	14'0 x 9'5				Above 4
Finished Floor (Total):	2,595 sq. ft.	Main	Family Room	12'3 x 8'9				Below 4
Unfinished Floor:	0	Above	Primary Bedroom	14'4 x 11'6				Bsmt 3
Grand Total:	2,595 sq. ft.	Above	Walk-In Closet	9'2 x 6'8				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'7 x 11'11				
		Above	Bedroom	10'7 x 10'3				
		Below	Recreation Room	11'3 x 14'5				
		Below	Bedroom	10'8 x 9'3				
		Bsmt	Living Room	10'10 x 11'4				
		Bsmt	Kitchen	10'10 x 8'0				

Suite: **Legal Suite**
 Basement: **Full**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **14**
 Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions:
 PAD Rental:
 Maint. Fee:

List Broker 1: **Macdonald Realty - Office: 604-263-1911** List Broker 3:
 List Desig Agt 1: **Sean Stevens PREC* - Phone: 604-782-0821** **contact@seanstevens.ca**
 List Broker 2: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **Sean**
 Buyer's Broker 1: Phone: **604-782-0821**
 Buyer's Agent 1: 2: 3:
 Owner: **CAMBRIDGE NORTH PROPERTIES LTD., INC.NO. BC1252897**
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER.**
 Occupancy: **Vacant**

Realtor **Built by Medallion Homes, Legal SUITE, outdoor F/P, built in BBQ, and much more. Professionally measured by Key Plan. Open House, Thur**
 Remarks: **Jan 11th 4-630pm, Sat/Sun Jan 13th/14th 2-4pm**

Masterfully crafted residence by Medallion Homes. Step into luxury with this spacious 5-bedroom, 4.5-bathroom haven, boasting an open-concept main floor that seamlessly blends living, dining, and entertaining. Highlighting the media room and a versatile office space, perfect for work or relaxation. Experience culinary delight in your gourmet kitchen, leading to a stunning back deck with a built-in gas fireplace, where you can enjoy cozy evenings. Elevate your outdoor gatherings with a built in BBQ. 1-bedroom suite (Option of 2- bed suite), offering privacy and comfort for guests/ rental income. EV-ready to accommodate your modern lifestyle. Every detail has been carefully curated to offer you an unparalleled living experience. Open House, Thur Jan 11th 4-630pm, Sat/Sun Jan 13th/14th 2-4pm