

Active
R2840548
 Board: V, Attached
 1/2 Duplex

1 2736 E GEORGIA STREET

Vancouver East
 Renfrew VE
 V5K 2K2

\$1,479,900 (LP)
 (SP)



DOM: **1** List Date: **1/8/2024** Expiry Date: **5/31/2024**
 Prev. **\$0** Original Price: **\$1,479,900** Sold Date:
 Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: **2024**
 Frontage (feet): **35.00** Bedrooms: **3** Age: **0**
 Frontage (metres): Bathrooms: **4** Zoning: **R1-1**
 Depth/Size: Full Baths: **3** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2023**
 Flood Plain: **No** P.I.D.: **032-088-957** Tax Inc. Utilities?:
 View: **Yes : North Shore** Tour:
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Renovations:
 #of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Forced Air, Heat Pump**
 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: **4** Dist. to School Bus: **4**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 1 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9909 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V** Municipal Charges

Amenities: **Air Cond./Central, In Suite Laundry**
 Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): 565	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 578	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 298	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): 1,441sq. ft.	Bylaw Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,441sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1	# of Levels: 3		
	# of Rooms: 6		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	13'9 x 12'10			x	1	Main	2	No
Main	Kitchen	13'0 x 7'11			x	2	Above	4	Yes
Main	Dining Room	11'6 x 7'1			x	3	Above	4	Yes
Above	Primary Bedroom	12'7 x 12'1			x	4	Abv Main 2	3	Yes
Above	Bedroom	11'6 x 9'0			x	5			
Abv Main 2	Primary Bedroom	10'1 x 9'1			x	6			
					x	7			
					x	8			

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:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2** 3:
 Owner: **1100625 B.C. LTD., INC.NO. BC1100625**
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER**
 Appointments: **Touchbase**
 Call: **Sean**
 Phone: **604-782-0821**
 Occupancy: **Vacant**

Realtor **Sq Ft professionally measured by GMS Floorplans (Strata plan may differ), this is a front of a Front and Back Duplex. Very Quiet location. Built**
 Remarks: **by Asanti homes, General BC Strata Bylaws in place, OPEN HOUSE Jan 13th/14th 2-4pm**

Introducing Asanti homes newest 1/2 duplex in the desirable Renfrew neighbourhood known for being quiet and family-friendly, making it a great place to raise a family. This spacious 1441sq. ft. North facing home offers 3 bedrooms 3.5 bathrooms with 2 ensuite bathrooms. Notable features include heat pump forced air heating/cooling for year-around comfort, integrated fisher and paykel appliances, custom storage cabinetry, quartz countertops, Gas Fireplace, built in Kitchen bench w/storage and hardwood flooring. The construction quality and finishing are unparalleled. This North facing home is conveniently located with easy access to downtown Vancouver and Highway 1, shopping and AR Lord Elementary/Our Lady of Sorrows/Templeton Secondary/Notre Dame Secondary. OPEN HOUSE Jan 13th/14th 2-4pm