



# Presented by: Sean Stevens PREC\*

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**Active**  
**R2840941**

Board: V  
1/2 Duplex

## 2540 TRIUMPH STREET

Vancouver East  
Hastings Sunrise  
V5K 1S8

Residential Attached

**\$1,698,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,698,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size (ft.): <b>122</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>4,026.00</b>	P.I.D.: <b>800-166-597</b>	For Tax Year: <b>2023</b>
Flood Plain: <b>No</b>	View: <b>Yes : Mountains/Downtown</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv:		Tour:
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Fibre Cement Board**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 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: **1** Dist. to School Bus: **3**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 7, BLOCK 35, PLAN VAP364, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>557</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>557</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>323</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,437 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,437 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>		

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **7**

Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

# of Pets: Cats: Dogs:

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

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

**Four Corners Homes presents this stunning 3 bedroom, 3.5 bath North facing 1/2 duplex on Triumph Street in Hasting Sunrise. Enjoy indoor-outdoor living with large patio doors leading to a generous deck & fully fenced private yard with North exposure. Kitchen features integrated Fisher & Paykel appliances, quartz countertops and custom cabinetry/storage. The heat pump will keep you comfortable year-round with both heat & A/C. This 33x122 fully fenced property 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: Tillicum (Hastings Annex)/Hastings Elementary/Laura Secord Elementary. OPEN HOUSE Jan13th/14th Sat/Sun 2-4pm**