



Presented by:  
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**Active**  
**R2842341**

Board: V  
1/2 Duplex

**4629 ROSS STREET**

Vancouver East  
Knight  
V5V 4T8

Residential Attached

**\$2,350,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$2,350,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>49.50</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres): <b>122.00</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>6,039.00</b>	P.I.D.: <b>032-107-391</b>	For Tax Year: <b>2023</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Kensington Cedar Cottage</b>	First Nation	Tour: <b>Virtual Tour URL</b>
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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: **STRATA LOT 1 DISTRICT LOT 392 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLANEPS9718 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TOTHE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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):	<b>811</b>
Finished Floor (Above):	<b>878</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>464</b>
Finished Floor (Total):	<b>2,153 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>2,153 sq. ft.</b>

Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Exposure:	Storeys in Building: <b>3</b>	
Mgmt. Co's Name:	Mgmt. Co's #:	
Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Maint Fee Includes:		

Suite: **Legal Suite**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: **4'** # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **11**

Bylaws Restrictions: **No Restrictions**  
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	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 Thursday Jan 18th 5-630, Sat/Sun Jan 20th/21st 2-4pm**