



Presented by:
Sean Stevens PREC*

Sean Stevens and Associates
Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R2843076

Board: V
1/2 Duplex

1176 E 26 AVENUE

Vancouver East
Knight
V5V 2J7

Residential Attached

\$1,635,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,635,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2023**
Frontage(feet): **49.50** Bathrooms: **4** Age: **1**
Frontage(metres): **15.09** Full Baths: **3** Zoning: **RT-10**
Depth / Size (ft.): **115.5** Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **5,717.00** P.I.D.: **032-100-728** For Tax Year: **2023**
Flood Plain: **No** View: Tax Inc. Utilities?: **No**
View: Tour:
Complex / Subdiv: **Cedar Cottage**
First Nation
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: **Glass, 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**

Total Parking: **1** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **2** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2 OF LOT 2 DISTRICT LOTS 391 AND 392 GROUP 1 NEW WESTMINSTERDISTRICT STRATA PLAN EPS9856 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM V**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**
Site Influences: **Central Location**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 586	Units in Development: 3	Tot Units in Strata: 3	Locker: Yes
Finished Floor (Above): 564	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 350	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): 1,500 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,500 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 6	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'7 x 13'2	x			1	Main	2	No
Main	Dining Room	12'5 x 9'10	x			2	Above	4	Yes
Main	Kitchen	11'9 x 9'6	x			3	Above	4	Yes
Above	Primary Bedroom	10'11 x 10'8	x			4	Abv Main 2	3	No
Above	Primary Bedroom	10'3 x 9'8	x			5			
Abv Main 2	Bedroom	10'9 x 10'7	x			6			
			x			7			
			x			8			

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

Introducing a gorgeous new 3 bed/2.5 bath side by side 1/2 duplex by Asanti Homes. Located on a quiet tree lined street in the coveted Cedar Cottage neighbourhood, the luxury finishes abound in this home. The large kitchen features Fisher Paykel appliances, eating area, and quartz countertops. The living room includes a stunning fireplace and custom coffered ceilings which are sure to impress. The second level Primary bedroom includes a large walk-in shower. The open Upper level can be utilized as a 3rd bedroom, rec room, office or gym. The A/C and forced air heat will keep you comfortable year-round. Enjoy peace of mind with the secure garage, security system and 2-5-10. Open House Sat/Sun Jan 27th/28th 2-4pm