



Presented by:
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Active
R2882554

Board: V
1/2 Duplex

2035 E 35TH AVENUE

Vancouver East
Victoria VE
V5P 1B8

Residential Attached

\$1,850,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,850,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet): 44.40	Bathrooms: 4	Age: 0
Frontage(metres):	Full Baths: 4	Zoning: R1-1
Depth / Size (ft.): 109.7	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 010-897-534	Tax Inc. Utilities?: No
View: Yes :North Shore Mountains		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: 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, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **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, Open**
Dist. to Public Transit: **1** Dist. to School Bus: **4**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **LOT B, BLOCK 1, PLAN VAP6386, PART N1/2, DISTRICT LOT 394, NEW WESTMINSTER LAND DISTRICT, OF LOT 8**

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, Heat Recov. Vent., Microwave, Security System**

Finished Floor (Main): 625	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 629	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 507	Maint Fee Includes:		
Finished Floor (Total): 1,761 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,761 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'5 x 11'11	Bsmt	Living Room	13'5 x 12'0	1	Main	4	No
Main	Dining Room	11'4 x 8'3	Bsmt	Dining Room	5'5 x 5'5	2	Above	4	No
Main	Kitchen	12'2 x 7'11	Bsmt	Bedroom	11'6 x 8'6	3	Above	4	Yes
Main	Family Room	10'11 x 8'11				4	Bsmt	4	No
Above	Primary Bedroom	11'5 x 10'11				5			
Above	Bedroom	8'8 x 8'4				6			
Above	Bedroom	12'3 x 8'6				7			
Bsmt	Kitchen	15'8 x 5'				8			

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

Rare 3 Bedroom Side by Side Duplex with lock-off 1 bed suite situated on a large 44.4x109.7 ft lot. Generous size main living space featuring a stunning kitchen with stainless steel appliances and large island for entertaining. The kitchen connects to a secondary family room making the space perfect for entertaining large families. Upstairs boasts 3 bedrooms, Laundry and a large primary suite with mountain views. Enjoy the extra income of a legal 1 bedroom suite with an entrance off the front allowing for a private back yard to the main house. This floorplan is flawless and absolutely perfectly designed for any Buyers needs. 1 Garage parking and 1 extra pad parking with potential for a 3rd parking to store all the toys. Open House Thursday May 16th 4-6pm, Sat and Sun May 18th/19th 2-4 pm