

Active
R2896648
 Board: V, Attached
 1/2 Duplex

2033 E 35TH AVENUE

Vancouver East
 Victoria VE
 V5P 1B8

\$1,790,000 (LP)
 (SP)



DOM: **3** List Date: **6/18/2024** Expiry Date: **8/31/2024**
 Prev. **\$0** Original Price: **\$1,790,000** Sold Date:
 Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: **2024**
 Frontage (feet): **44.40** Bedrooms: **4** Age: **0**
 Frontage (metres): Bathrooms: **4** Zoning: **R1-1**
 Depth/Size: **109.7** Full Baths: **4** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2023**
 Flood Plain: **No** P.I.D.: **800-170-173** Tax Inc. Utilities?: **No**
 View: **Yes : North Shore Mountains** Tour: **Virtual Tour URL**
 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: **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**

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** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 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** 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, Heat Recov. Vent., Microwave, Security System**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **625**
 Finished Floor (Above): **627**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **504**
 Finished Floor (Total): **1,756sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,756sq. ft.**

Units in Development: **2**
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:
 Bylaw Restrictions: **No Restrictions**
 Restricted Age:

Tot Units in Strata: **2** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #:
 Council/Park Apprv:
 # of Pets: Cats: Dogs:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#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			x	4	Bsmt	4	No
Above	Primary Bedroom	11'5 x 10'11			x	5			
Above	Bedroom	8'8 x 8'4			x	6			
Above	Bedroom	12'3 x 8'6			x	7			
Bsmt	Kitchen	15'8 x 5'			x	8			

List Broker 1: **Macdonald Realty - OFC: 236-471-5707**
 List Desig Agt 1: **Sean P Stevens PREC* - Phone: 604-782-0821**
 List Broker 2:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2**
 Owner: **1282972 B.C. LTD., INC.NO. BC1282972**
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER.**

List Broker 3:
contact@seanstevens.ca

Appointments: **Touchbase**
 Call: **Sean**
 Phone: **604-782-0821**

Occupancy: **Vacant**

Realtor **Professionally Measured by GMS, Non-registered Strata Property – contact L.R, buyer to verify if important. General BC Strata Bylaws in place,**
 Remarks: **Self-Managed Strata. Open House Sat June 22nd 2:30 to 4:30pm/Sun June 23rd 12-1:30pm**

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 Sat June 22nd 2:30 to 4:30pm/Sun June 23rd 12-1:30pm