



Presented by:
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Active
R2903652

Board: V
1/2 Duplex

3225 CLARK DRIVE

Vancouver East
Knight
V5V 4Y1

Residential Attached

\$1,949,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,949,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet): 55.01	Bathrooms: 4	Age: 0
Frontage(metres): 16.77	Full Baths: 3	Zoning: RT-5
Depth / Size (ft.): 98.64	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 5,426.00	P.I.D.: 032-254-521	For Tax Year: 2023
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Cedar Cottage	First Nation	Tour:
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**

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: **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 2 DISTRICT LOT 301 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10619 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNINTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 612	Units in Development: 3	Tot Units in Strata: 3	Locker: No
Finished Floor (Above): 679	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 325	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): 1,616 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,616 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'5 x 3'8			x	1	Main	2	No
Main	Living Room	12'0 x 11'1			x	2	Above	3	Yes
Main	Kitchen	13'5 x 8'6			x	3	Above	4	No
Main	Dining Room	13'11 x 6'11			x	4	Abv Main 2	3	Yes
Above	Primary Bedroom	11'6 x 10'11			x	5			
Above	Bedroom	9'9 x 9'0			x	6			
Above	Bedroom	9'5 x 9'4			x	7			
Abv Main 2	Bedroom	12'9 x 9'8			x	8			

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

Mizan Developments presents this 1616SF 4 bedroom side by side duplex in the desirable Cedar Cottage neighborhood on a quiet location on Clark Drive. The main level boasts 612 sq ft of living space with a large open concept kitchen with custom cabinets, large pantry, Corian countertops and integrated Fisher Paykel Appliance package. There is a full size dining room for the large family and a generous living room with a gas fireplace leading out onto the fully fenced yard and at grade patio. Upstairs you will find the sought after primary bedroom with ensuite along with 2 bedrooms on the same level. The 3rd floor consists of a secondary primary bedroom or convert it into the bonus rec/guest room. Home includes engineered hardwood flooring, garage parking with EV capability, crawl space.