



Presented by:
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Active
R2903638

Board: V
Townhouse

3215 CLARK DRIVE

Vancouver East
Knight
V5V 4Y1

Residential Attached

\$1,299,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,299,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet): 55.01	Bathrooms: 3	Age: 0
Frontage(metres): 16.77	Full Baths: 2	Zoning: RT-5
Depth / Size (ft.): 98.64	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 5,426.00	P.I.D.: 032-254-512	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	

Style of Home: **2 Storey, Carriage/Coach House**
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: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **None**
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 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, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 536	Units in Development: 3	Tot Units in Strata: 3	Locker: No
Finished Floor (Above): 585	Exposure:	Storeys in Building: 2	
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): 0	Maint Fee Includes:		
Finished Floor (Total): 1,121 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,121 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: 2	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:		

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

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

Mizan Developments presents this 1121 SF 2 level fully detached Coach House in the desirable Cedar Cottage neighborhood on a quiet location on Clark Drive. The main level boasts 536 sq ft of living space with an open concept kitchen with custom cabinets, large pantry, Corian countertops and integrated Fisher Paykel Appliance package. There is a full size dining room for entertaining and a generous living room with a gas fireplace leading out onto the large at grade patio. Upstairs you will find 2 bedrooms + Flex . The primary bedroom features a large ensuite bathroom and private outdoor space. Home includes engineered hardwood flooring , crawl space, cooling (Heat Pump), and alarm system. Open House Thur, July 11th 4:30-630pm, Sat/Sun July 13th/14th 2-4pm