

Active
R2905089
 Board: V, Attached
 1/2 Duplex

480 E 21ST AVENUE

Vancouver East
 Fraser VE
 V5V 1R4

\$2,299,900 (LP)
 (SP)



DOM: **2** List Date: **7/10/2024** Expiry Date: **9/30/2024**
 Prev. **\$0** Original Price: **\$2,299,900** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2024**
 Frontage (feet): **41.50** Bedrooms: **3** Age: **0**
 Frontage (metres): **12.65** Bathrooms: **4** Zoning: **R1-1**
 Depth/Size: **122** Full Baths: **3** Gross Taxes: **\$0.00**
 Sq. Footage: **5,063.00** Half Baths: **1** For Tax Year:
 Flood Plain: **No** P.I.D.: **800-171-167** Tax Inc. Utilities?: **No**
 View: **No :** Tour:
 Complex / Subdiv: **Main Street**
 First Nation Reserve:
 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** Reno. Year:
 Fuel/Heating: **Electric, Forced Air, Heat Pump** Rain Screen: **Full**
 Outdoor Area: **Patio(s) & Deck(s)** Metered Water:
 Type of Roof: **Asphalt** R.I. Plumbing:
 Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **3** Dist. to School Bus: **2**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 8, BLOCK 27, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, EXC PT IN EXPL PL VAP3510**
 Amenities: **Air Cond./Central, In Suite Laundry**
 Site Influences: **Central Location, Shopping Nearby**
 Features:
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **718** Units in Development: **2** Tot Units in Strata: **2** Locker:
 Finished Floor (Above): **633** Exposure:
 Finished Floor (AbvMain2): **412** Mgmt. Co's Name:
 Finished Floor (Below): **0** Maint Fee: **\$0.00** Storeys in Building: **3**
 Finished Floor (Basement): **0** Maint Fee Includes:
 Finished Floor (Total): **1,763sq. ft.** Bylaw Restrictions: **No Restrictions** # of Pets:
 Unfinished Floor: **0** Restricted Age: Cats: Dogs:
 Grand Total: **1,763sq. ft.** # or % of Rentals Allowed:
 Suite: **None** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Basement: **Crawl** Short Term Lse-Details:
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	18'0 x 13'9			x	1	Main	2	No
Main	Dining Room	11'0 x 8'1			x	2	Above	4	Yes
Main	Kitchen	12'2 x 9'1			x	3	Above	4	Yes
Above	Primary Bedroom	10'8 x 9'10			x	4	Abv Main 2	4	Yes
Above	Bedroom	10'5 x 10'0			x	5			
Above	Den	11'6 x 7'2			x	6			
Abv Main 2	Primary Bedroom	15'6 x 14'4			x	7			
					x	8			

List Broker 1: **Macdonald Realty - OFC: 236-471-5707** List Broker 3:
 List Desig Agt 1: **Sean P Stevens PREC* - Phone: 604-782-0821** **contact@seanstevens.ca**
 List Broker 2:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2** 3:
 Owner: **AMARDEEP SINGH MUNDI**
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER**
 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. Bylaws can be provided upon request, Self-Managed Strata. Open House Sat/Sun July 13th/14th 2:00-4:00pm**

Zail Properties presents this 3 Bedroom + Flex 1763SF 1/2 duplex in the desirable Main Street neighborhood. The main level boasts 718 sq ft of living space providing a spacious house feel. Large luxury kitchen with custom cabinets, Caesarstone countertops, integrated Fisher Paykel Appliance package and a large island accompany the full size dining room for family and friends. Living room is a generous size with F/P, Custom millwork and boasts a 9' ceiling . Upstairs you will find 2 bedrooms + Flex room great for the kids or home office. All 3 bedrooms in the home have ensuite bathrooms. The 3rd level bedroom can easily become the primary bedroom or convert it into the family room for everyone to enjoy. Garage Parking with EV. Open House Sat/Sun July 12th/14th 2-4pm