

Active
R2905087
 Board: V, Attached
 1/2 Duplex

478 E 21ST AVENUE

Vancouver East
 Fraser VE
 V5V 1R4

\$2,588,800 (LP)
 (SP)



DOM: **2** List Date: **7/10/2024** Expiry Date: **9/30/2024**
 Prev. **\$0** Original Price: **\$2,588,800** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2024**
 Frontage (feet): **41.50** Bedrooms: **4** 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.: **800-171-166** 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: **2 Storey w/Bsmt.**
 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: **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** Municipal Charges
 Amenities: **Air Cond./Central, In Suite Laundry** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 743	Units in Development: 2	Tot Units in Strata: 2	Locker:
Finished Floor (Above): 749	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 740	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): 2,232sq. ft.	Bylaw Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 2,232sq. ft.	# or % of Rentals Allowed:		
Suite: Legal Suite	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: Fully Finished, Separate Entry	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 3			
# of Kitchens: 2 # of Rooms: 11			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	4'10 x 4'6	Bsmt	Kitchen	12'0 x 7'6	1	Main	2	No
Main	Living Room	14'3 x 12'6	Bsmt	Bedroom	11'4 x 10'4	2	Above	5	Yes
Main	Dining Room	11'1 x 7'11	Bsmt	Den	9'6 x 7'11	3	Above	4	No
Main	Kitchen	17'7 x 8'10			x	4	Bsmt	3	No
Above	Primary Bedroom	12'8 x 11'3			x	5			
Above	Bedroom	10'5 x 9'6			x	6			
Above	Bedroom	9'10 x 9'8			x	7			
Bsmt	Living Room	13'5 x 12'0			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 Stevens**
 Phone: **604-782-0821**
 Occupancy: **Vacant**

Realtor **Professionally Measured by GMS, Non-registered Strata Property – contact L.R, buyer to verify if important. Property contains legal suite,**
 Remarks: **Bylaws can be provided upon request, Self-Managed Strata. Open House Sat/Sun July 13th/14th 2:00-4:00pm**

Zail Properties presents this South facing 2232 SF 1/2 duplex in the desirable Main Street neighborhood. The main level boasts 743 sqft of living space providing a spacious house feel. Large luxury kitchen with custom cabinets, Caeserstone 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 3 bedrooms on one level with all the storage the family needs. The primary bedroom has a custom built in closet and spa style ensuite bathroom. The walk-out basement consists of a 1 bed+ Den suite can be rented or incorporated into the main house. Garage Parking with EV. Open House Sat/Sun July 12th/14th 2-4pm