



Presented by: Sean P Stevens PREC*

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Active
R2913306

Board: V
1/2 Duplex

1 736 E 32ND AVENUE

Vancouver East
Fraser VE
V5V 2Y6

Residential Attached

\$1,699,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,699,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 33.00	Bathrooms: 4	Age: 0
Frontage(metres):	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 112	Half Baths: 1	Gross Taxes: \$7,480.69
Sq. Footage: 3,696.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 800-171-720	Tax Inc. Utilities?: No
View: Yes : North Vancouver		Tour:
Complex / Subdiv: Cedar Cottage		
First Nation:		
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, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
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: **1** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **LOT 27A, BLOCK 2, PLAN VAP1985, DISTRICT LOT 391 & 392, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Sprinkler - Fire**

Finished Floor (Main):	565
Finished Floor (Above):	578
Finished Floor (AbvMain2):	310
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,453 sq. ft.
Unfinished Floor:	0
Grand Total:	1,453 sq. ft.

Units in Development: **2**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

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

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: **4'** # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

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

of Pets: Cats: Dogs:

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

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

Indra Homes presents this stunning 3 bed, 3.5 bath front duplex perfectly designed for your growing family. The open kitchen features Fisher Paykel appliances and quartz countertops. There are two bedrooms including the primary on the second level and a large bedroom on the upper level with an en-suite bath, large closet and private balcony. Stay comfortable year-round with forced air Heating and cooling & fireplace. There is plenty of storage with the private garage and mechanical room. Enjoy peace of mind with the fully fenced North facing yard with view of the North Shore mountains, security system and 2-5-10 New Home Warranty. School catchment Sir Richard McBride Elementary & Sir Charles Tupper Secondary. Open House Thur Aug 8th 430 to 630, Sat/Sun Aug 10th/11th 2-4pm