



Presented by:
Sean P Stevens PREC*

Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



Active
R2929613

Board: V
 1/2 Duplex

1 533 E 51ST AVENUE

Vancouver East
 South Vancouver
 V5X 1E1

Residential Attached

\$1,499,900 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,499,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 3	Age: 0
Frontage(metres):	Full Baths: 2	Zoning: R1-1
Depth / Size (ft.): 130	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 3,484.00	P.I.D.: 800-172-884	For Tax Year: 2024
Flood Plain: No	View: No :	Tax Inc. Utilities?: No
Complex / Subdiv: First Nation	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour:
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: **Electric**
 Fuel/Heating: **Electric, Forced Air, Heat Pump**
 Outdoor Area: **Fenced Yard, Patio(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: **2** Dist. to School Bus: **1**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 2, BLOCK 4, PLAN EPP128481, PART S1/2, DISTRICT LOT 650, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TO BLK 8**

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

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Heat Recov. Vent., Microwave, Security System, Sprinkler - Fire**

Finished Floor (Main): 516	Units in Development: 2	Tot Units in Strata: 2	Locker:
Finished Floor (Above): 576	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 314	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): 1,406 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,406 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 3			
# of Kitchens: 1 # of Rooms: 8			

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

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

Introducing a gorgeous new south facing 3 bed/2.5 bath 1/2 duplex by Asanti Homes. Located on a quiet tree lined street in the South Vancouver neighbourhood, the luxury finishes abound in this home. The large kitchen features Fisher Paykel appliances, eating area, and quartz countertops. The living room includes a fireplace and patio doors creating seamless indoor/outdoor entertaining. The second level Primary Bedroom ensuite includes a large walk-in shower and double sinks. The Upper level can be utilized as a 3rd bedroom, rec room, office or gym. The A/C and forced air heat will keep you comfortable year-round. Enjoy peace of mind , security system and 2-5-10. Garage Parking with EV Capability. Open House Thur, Sept 26 4:30-6:30pm, Sat-Sun 2:00-4:00pm