



Presented by:  
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**Active**  
**R2935883**

Board: V  
1/2 Duplex

**2 620 E 46TH AVENUE**

Vancouver East  
Fraser VE  
V5W 2A3

Residential Attached

**\$1,848,800** (LP)

(SP)



Sold Date:		If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,848,800</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>3</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>33.00</b>		Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres): <b>10.06</b>		Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size (ft.): <b>122</b>		Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>4,026.00</b>		P.I.D.: <b>800-173-360</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>			Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>			Tour: <b>Virtual Tour URL</b>
Complex / Subdiv:			
First Nation:			
Services Connctd:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>

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**  
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: **2**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT A, BLOCK 2, PLAN EPP116721, DISTRICT LOT 646, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Finished Floor (Main): <b>584</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>607</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>429</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,620 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>		
Grand Total: <b>1,620 sq. ft.</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b> # of Rooms: <b>7</b>			

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

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

**The Fraser Residences offer stylish half-duplex homes in the lively Fraser Street neighborhood, developed by Mizan Developments. These homes prioritize sustainability, featuring energy-efficient designs with radiant in-floor heating and cooling via heat pumps for year-round comfort. Each residence includes three bedrooms, an open-concept layout, and high-end finishes like quartz kitchen islands. Natural light fills the living spaces, and private outdoor areas enhance the home's appeal. Residents will also benefit from detached garages equipped with EV charging stations, supporting eco-friendly living. With a walkability score of 94/100, the community provides easy access to local amenities, parks, and shops, fostering a vibrant urban lifestyle. School Catchment: John Oliver Secondary**