

Active
R2942514
 Board: V, Attached
 Townhouse

2509 W 37TH AVENUE

Vancouver West
 Mackenzie Heights
 V6N 2T3

\$2,048,800 (LP)
 (SP)



Days on Market: **2** List Date: **11/5/2024** Seller's Acceptance Date:
 Orig. Price: **\$2,048,800** Expiry Date: **2/28/2025** Subject Removal Date:
 Prev. **\$0** Completion Date:

Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2024**
 Frontage (feet): **71.40** Bedrooms: **3** Age: **0**
 Frontage (metres): **21.76** Bathrooms: **2** Zoning: **R1-1**
 Depth/Size: **137.6** Full Baths: **2** Gross Taxes: **\$0.00**
 Sq. Footage: **9,825.00** Half Baths: **0** For Tax Year: **2024**
 Flood Plain: **No** P.I.D.: **800-174-061** Tax Inc. Utilities?: **No**
 View: **No** Tour:

Complex / Subdiv: **The Heights**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Stucco**
 Foundation: **Concrete Perimeter**
 Renovations:
 #of Fireplaces: R.I. Fireplaces: Reno. Year: Property Disc.: **Yes**
 Fireplace Fuel: Rain Screen: **Full** Fixtures Leased: :
 Fuel/Heating: **Electric, Forced Air, Heat Pump** R.I. Plumbing: Fixtures Rmvd: :
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Tile**
 Type of Roof: **Metal**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **2** Dist. to School Bus: **2**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 12, BLOCK 18, PLAN VAP2977, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 8**

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

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

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **802** Units in Development: **5** Tot Units in Strata: **5** Locker: **Yes**
 Finished Floor (Above): **0** Exposure: Storeys in Building: **2**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: Mgmt. Co's #:
 Finished Floor (Below): **546** Maint Fee: **\$334.53** Council/Park Apprv:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**
 Finished Floor (Total): **1,348sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,348sq. ft.** Bylaw Restrictions: **No Restrictions** # of Pets: Cats: Dogs:

Suite: **None** # or % of Rentals Allowed:
 Basement: **Fully Finished** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Crawl/Bsmt. Ht: # of Levels: **2** Short Term Lse-Details:
 # of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Below	Foyer	10'5 x 3'5			x	1	Main	5	Yes
Below	Bedroom	11'7 x 10'3			x	2	Below	4	No
Below	Bedroom	11'0 x 10'3			x	3			
Main	Living Room	11'6 x 10'11			x	4			
Main	Dining Room	12'9 x 7'6			x	5			
Main	Kitchen	11'0 x 8'5			x	6			
Main	Primary Bedroom	14'9 x 12'0			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 Appointments: **Touchbase**
 Call: **Sean**
 Phone: **604-782-0821**

Buyer's Broker 1: Buyer's Agent 1: 2 3:
 Owner: **1310243 B.C. LTD., INC.NO. BC1310243**

Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER** Occupancy: **Vacant**

Realtor **Fully Detached Strata Home, Professionally measured by GMS Floorplans, legal description and PID will change prior completion, unregistered**
 Remarks: **strata plan. Completion December/January. Open House Thursday Nov 7th 4-630pm, Sat/Sun 2-4pm**

Welcome to The Heights, an exclusive collection of 5 luxury townhomes blending elegance, functionality, and style. This 3-bed, 2-bath detached home spans 2 levels. The main floor features a spacious Primary Bedroom with a hotel-inspired ensuite and walk-in closet. Enjoy soaring ceilings and seamless indoor-outdoor living with a large private patio. The gourmet kitchen boasts matte quartz countertops, custom oak cabinetry, integrated Sub-Zero fridge and Wolf 6-burner stove. The lower level includes 2 bedrooms, a full bath, and an attached garage for convenience. With a large patio, covered parking, ample storage, and unbeatable walkability to Kerrisdale amenities, this home has it all. Open House Thur 4-630, Sat/Sun 2-4