



Presented by:  
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**Active**  
**R2946874**

Board: V  
 1/2 Duplex

**3227 CLARK DRIVE**

Vancouver East  
 Knight  
 V5V 4Y1

Residential Attached

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



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,699,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>55.01</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres): <b>16.77</b>	Full Baths: <b>3</b>	Zoning: <b>RT5</b>
Depth / Size (ft.): <b>98.64</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>5,426.00</b>	P.I.D.: <b>032-254-539</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Cedar Cottage</b>	First Nation	Tour:
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, Heat Pump, Radiant**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 3, PLAN EPS10619, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): <b>612</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>679</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>328</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>1,619 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>		
Grand Total: <b>1,619 sq. ft.</b>	Restricted Age:	# of Pets:	Cats: Dogs:

Suite: **None**  
 Basement: **Crawl**  
 Crawl/Bsmt. Ht: **4'** # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **9**

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

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

**Mizan Developments presents this 1,619 sq ft, 4-bedroom side-by-side duplex in the desirable Cedar Cottage neighborhood on quiet Clark Drive. The main floor offers 612 sq ft of open living space, featuring a large kitchen with custom cabinets, Corian countertops, a pantry, and integrated Fisher & Paykel appliances. The dining room is perfect for family meals, while the spacious living room with a gas fireplace leads to a fully fenced yard and patio. Upstairs are 3 bedrooms, with the top floor offering a flexible secondary primary bedroom or rec/guest room. Additional features include engineered hardwood, garage parking with EV, and a crawl space. Schools: Charles Dickens Elementary School District & Vancouver Technical Secondary. Open House Thur, Nov 28th 430-630, 30th/1st Sat/Sun 2-4pm**