

Active
R2955089
 Board: V, Attached
 1/2 Duplex

2 529 E 51ST AVENUE

Vancouver East
 South Vancouver
 V5X 1E1

\$1,459,900 (LP)
 (SP)



Days on Market: **1** List Date: **1/9/2025** Seller's Acceptance Date:
 Orig. Price: **\$1,459,900** Expiry Date: **4/30/2025** Subject Removal Date:
 Prev. **\$0** Completion Date:
 Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2024**
 Frontage (feet): Bedrooms: **3** Age: **1**
 Frontage (metres): Bathrooms: **3** Zoning: **R1-1**
 Depth/Size: **130** Full Baths: **3** Gross Taxes: **\$0.00**
 Sq. Footage: **3,484.00** Half Baths: **0** For Tax Year: **2024**
 Flood Plain: **No** P.I.D.: **032-378-441** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv:
 First Nation Reserve:
 Services Connected: **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**
 Foundation: **Concrete Perimeter**
 Renovations:
 #of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural** Reno. Year:
 Fuel/Heating: **Electric, Forced Air, Heat Pump** Rain Screen: **Full**
 Outdoor Area: **Fenced Yard, Patio(s)** Metered Water:
 Type of Roof: **Asphalt** R.I. Plumbing:
 Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Carport; Single**
 Dist. to Public Transit: **2** Dist. to School Bus: **1**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2 DISTRICT LOT 650 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS10950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V** Municipal Charges

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.,**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): 514	Units in Development: 2	Tot Units in Strata: 2	Locker:
Finished Floor (Above): 572	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 350	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): 1,436 sq. ft.	Bylaw Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,436 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: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	11'9 x 11'5			x	1	Main	3	No
Main	Dining Room	11'9 x 5'11			x	2	Above	4	No
Main	Kitchen	16'7 x 8'11			x	3	Above	4	Yes
Above	Primary Bedroom	11'4 x 10'1			x	4			
Above	Bedroom	9'4 x 9'1			x	5			
Abv Main 2	Primary Bedroom	15'10 x 10'0			x	6			
					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**
 Buyer's Broker 1:
 Buyer's Agent 1: **2** 3:
 Owner: **1239827 B.C. LTD., INC.NO. BC1239827**
 Commission: **3.22% ON THE FIRST \$100,000/ 1.1625% ON THE REMAINDER.**
 Appointments: **Phone Other**
 Call: **Amy (No Touchbase)**
 Phone: **778-814-0209**
 Occupancy: **Vacant**

Realtor **Professionally measured by GMS Floorplans, General BC Strata Laws in place, legal description and PID will change prior completion,**
 Remarks: **unregistered strata plan, Open House Sat/Sun/ Jan 11/12 2-4pm**

Introducing a stunning new 3 bed/3 bath half duplex by Asanti Homes. Nestled on a quiet, tree-lined street in South Vancouver, this home boasts luxurious finishes throughout. The spacious kitchen is equipped with Fisher & Paykel appliances, an eating area, and sleek quartz countertops. The living room features patio doors, creating an effortless flow for indoor/outdoor entertaining. The primary bedroom ensuite on the second level includes a large walk-in shower. The upper level offers versatile space that can serve as a third bedroom, rec room, office, or gym. Enjoy year-round comfort with A/C and forced air heating. This home also includes peace of mind with a security system and 2-5-10 warranty, along with garage parking and EV capability. Open House Sat/Sun/ Jan 11/12 2-4pm