



Presented by: Sean P Stevens PREC*

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Active
R2956391

Board: V
1/2 Duplex

2 620 E 46TH AVENUE

Vancouver East
Fraser VE
V5W 2A3

Residential Attached

\$1,828,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,828,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 33.00	Bathrooms: 4	Age: 1
Frontage(metres): 10.06	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 4,026.00	P.I.D.: 032-378-181	For Tax Year: 2024
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: First Nation	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
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**
 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: **STRATA LOT 2 DISTRICT LOT 646 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS11012 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, 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): 584	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 607	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 429	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): 1,620 sq. ft.	Bylaws Restrictions: No Restrictions		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: 1,620 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: 7			

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	5	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	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 1/2 duplex homes in the lively Fraser Street neighborhood, developed by Mizan Developments. Each home includes 3 beds/3.5 baths, an open-concept layout on the main floor, luxurious earth tone finishes including Vicostone quartz countertops, brushed oak engineered flooring and gas fireplace make this home a pleasure to live in. Kitchens boast a large island for entertaining, Fisher Paykel appliances and custom cabinetry which lead to the large outdoor patio/yard. The primary bedroom with spa like ensuite bathroom featuring a shower with bench seating and a water closet with a Kyoto Intelligent Toilet. Detached garages equipped with EV capable parking. Walkability score of 94/100. Open House Thur, Jan 16th 4-6pm, Sat/Sun 18th/19th 2-4pm