



# Presented by: Sean P Stevens PREC\*

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**Active**  
**R2967173**  
Board: V  
Townhouse

**2505 W 37TH AVENUE**  
Vancouver West  
MacKenzie Heights  
V6N 2T3

Residential Attached  
**\$2,398,800** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$2,398,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>71.40</b>	Bathrooms: <b>4</b>	Age: <b>1</b>
Frontage(metres): <b>21.76</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size (ft.): <b>137.6</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>9,825.00</b>	P.I.D.: <b>800-176-303</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>The Heights</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: **2 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Fibre Cement Board, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **R.I. Fireplaces:**  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump, Radiant**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: Parking Access: **Lane**  
 Parking: **Carport; Single**  
 Dist. to Public Transit: **2** Dist. to School Bus: **2**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 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**

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

Finished Floor (Main): <b>621</b>	Units in Development: <b>5</b>	Tot Units in Strata: <b>5</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>667</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>618</b>	Maint Fee: <b>\$469.41</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Snow removal, Water</b>		
Finished Floor (Total): <b>1,906 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets:	Cats: Dogs:
Grand Total: <b>1,906 sq. ft.</b>	Restricted Age:		
Suite:	# or % of Rentals Allowed:		
Basement: <b>Fully Finished</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>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'2 x 3'5	Below	Flex Room	16'5 x 9'0	1	Main	2	No
Main	Living Room	13'6 x 10'11	Below	Den	9'6 x 8'2	2	Above	5	Yes
Main	Dining Room	13'6 x 8'8			x	3	Above	4	No
Main	Kitchen	13'8 x 13'6			x	4	Below	4	No
Above	Primary Bedroom	16'11 x 11'8			x	5			
Above	Bedroom	11'5 x 8'5			x	6			
Above	Bedroom	8'4 x 8'1			x	7			
Below	Family Room	17'10 x 10'8			x	8			

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

**Welcome to The Heights, an exclusive collection of 5 luxury townhomes offering elegance, functionality, and style in every detail! This 4-bed, 3.5-bath residence spans 3 thoughtfully designed levels. The main floor boasts a spacious living room, a dining area perfect for family gatherings, and a gourmet kitchen with a 4'x10' island, custom oak cabinetry, integrated Sub-Zero fridge, Wolf 6-burner stove, and a large pantry. The upper level is a family retreat with 3 beds+ a primary suite with hotel-inspired ensuite. The versatile lower level includes a cozy theater/rec room, bedroom/office, and flexible gym space and exterior entry. Enjoy large front and back yards, covered parking, ample storage, and unbeatable walkability to all of Kerrisdale's amenities. Open House Feb 22nd/23rd Sat/Sun 2**