



# Presented by: Sean P Stevens PREC\*

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**Active**  
**R2975232**

Board: V  
House/Single Family

## 3431 GLEN DRIVE

Vancouver East  
Fraser VE  
V5V 4S5

Residential Detached

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

(SP)



Sold Date:		If new, GST/HST inc?: <b>Yes</b>	Original Price: <b>\$1,699,900</b>
Meas. Type:	<b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1945</b>
Frontage(feet):	<b>33.00</b>	Bathrooms: <b>2</b>	Age: <b>80</b>
Frontage(metres):	<b>10.06</b>	Full Baths: <b>2</b>	Zoning: <b>RM-1</b>
Depth / Size:	<b>IRR</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,897.60</b>
Lot Area (sq.ft.):	<b>4,045.00</b>	Rear Yard Exp: <b>Southwest</b>	For Tax Year: <b>2024</b>
Lot Area (acres):	<b>0.09</b>	P.I.D.: <b>011-951-681</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	<b>No</b>	Tour:	
View:	<b>No :</b>		
Complex/Subdiv:	<b>Cedar Cottage</b>		
First Nation Reserve:			
Services Connected:	<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: <b>2 Storey</b>	Total Parking: <b>3</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1</b>	Dist. to School Bus: <b>3</b>	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Wood</b>	Rain Screen: <b>No</b>	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Fenced Yard</b>	R.I. Plumbing: <b>No</b>	Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Hardwood, Tile</b>		

Legal: **LOT M, BLOCK 64, PLAN VAP4040, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access**  
Features: **Clothes Washer/Dryer, Stove**

Finished Floor (Main):	681	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	12'6 x 5'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 5'11			x	Above 4
Finished Floor (Below):	681	Main	Living Room	11'11 x 9'11			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	10'1 x 9'11			x	
Finished Floor (Total):	1,362sq. ft.	Main	Bedroom	8'11 x 7'11			x	
Unfinished Floor:	0	Below	Foyer	9'9 x 5'10			x	
Grand Total:	1,362sq. ft.	Below	Den	10'10 x 5'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	10'11 x 7'11			x	
		Below	Bedroom	11'11 x 10'5			x	
							x	
							x	
							x	

Suite: **None**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: Maint. Fee:

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

**RM-1 Zoned 4045 SqFt Lot with lane access. Excellent RM-1 Zoned 4045 SqFt Lot investment/holding property located in the desirable Cedar Cottage neighbourhood. Steps to shopping, Transit, A stones throw to Charles Dickens Elementary and Sunny Side Park. The house has 2 bedrooms up and 2 bedrooms down with a separate basement entry, Lots of storage with the attached garage. Showings by appointment.**