

Active
R2975361

Board: V
1/2 Duplex

2 4579 CULLODEN STREET

Vancouver East
Knight
V5V 4X7

Residential Attached

\$1,649,900 (LP) 
(SP) 



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,649,900**
 Meas. Type: _____ Bedrooms: **3** Approx. Year Built: **2025**
 Frontage(feet): **33.00** Bathrooms: **4** Age: **0**
 Frontage(metres): _____ Full Baths: **3** Zoning: **R1-1**
 Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$7,391.61**
 Sq. Footage: **3,678.00** For Tax Year: **2024**
 Flood Plain: **No** P.I.D.: **800-176-731** Tax Inc. Utilities?: **No**
 View: **No** Tour: _____
 Complex / Subdiv: _____
 First Nation Reserve: _____
 Services Connctd: **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, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: _____
 # of R.I. Fireplaces: _____
 Reno. Year: _____
 Rain Screen: **Full**
 Fireplace Fuel: _____
 Metered Water: **Yes**
 Fuel/Heating: **Electric, Forced Air, Heat Pump**
 R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **3** Dist. to School Bus: **1**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures: _____
 Fixtures Rmvd: _____
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 25, BLOCK 6, PLAN VAP2449, DISTRICT LOT 391 & 392, GROUP 1, NEW WESTMINSTER LAND DISTRICT, LOT 25, EXC THE W 10 FT NOW LANE, OF LOT 1**

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

Site Influences: **Central Location, Lane Access**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Sprinkler - Fire**

Finished Floor (Main): 517	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 565	Exposure: _____	Stores in Building: 3	
Finished Floor (AbvMain2): 327	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): 1,409 sq. ft.	Bylaws Restrictions: No Restrictions		
Unfinished Floor: 0	Restricted Age: _____	# of Pets: _____	Cats: _____ Dogs: _____
Grand Total: 1,409 sq. ft.	# or % of Rentals Allowed: _____		
Suite: _____	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details: _____		
Crawl/Bsmt. Ht: _____			
# of Kitchens: 1			
# of Levels: 3			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'0 x 3'3			x	1	Main	2	No
Main	Living Room	13'0 x 12'10			x	2	Above	4	Yes
Main	Kitchen	11'8 x 6'0			x	3	Above	4	No
Main	Dining Room	11'8 x 7'0			x	4	Abv Main 2	4	Yes
Above	Primary Bedroom	15'0 x 9'2			x	5			
Above	Walk-In Closet	7'6 x 4'0			x	6			
Above	Bedroom	10'3 x 7'3			x	7			
Abv Main 2	Bedroom	14'0 x 9'2			x	8			

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

Discover a stunning new 3-bed, 3.5-bath 1/2 duplex in Vancouver's sought-after Cedar Cottage area. Luxurious finishes shine throughout, from the spacious kitchen with Fisher & Paykel appliances, quartz counters, and dining area, to the living room with patio doors for seamless indoor/outdoor living. Upstairs the primary bedroom boasts a walk through closet and ensuite with a walk-in shower and custom niche. A versatile upper-level space can be a third bedroom, office, or gym. Stay comfortable with an energy-efficient heat pump for heating and cooling, and enjoy added security, a 2-5-10 warranty, covered parking with EV capability. Elegance meets function at a great price! Open House Thursday, March 13th 5-630pm. Sat/Sun March 15th/16th 2-4pm