



Presented by:  
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**Active** **1 638 E 46TH AVENUE** Residential Attached  
**R2977976** Vancouver East **\$1,649,900 (LP)**  
Board: V Fraser VE (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,649,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2025**  
Frontage(feet): **33.00** Bathrooms: **4** Age: **0**  
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.: **800-176-924** For Tax Year: **2024**  
Flood Plain: **No** View: **Yes : Mountains** Tax Inc. Utilities?: **No**  
Complex / Subdiv: **Fraser Residences .ca** Tour: **Virtual Tour URL**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Construction: **Frame - Wood** Parking: **Garage; Single**  
Exterior: **Glass, Fibre Cement Board** Dist. to Public Transit: **1** Dist. to School Bus: **2**  
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Renovations: Reno. Year: Rain Screen: **Full** Fixtures Leased: **:**  
# of Fireplaces: **1** R.I. Fireplaces: Metered Water: Fixtures Rmvd: **:**  
Fireplace Fuel: **Gas - Natural** R.I. Plumbing: Floor Finish: **Hardwood, Tile**  
Fuel/Heating: **Electric, Forced Air, Heat Pump**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Legal: **STRATA LOT 1 DISTRICT LOT 646 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS11014 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): <b>537</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>590</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>417</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,544 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: <b>1,544 sq. ft.</b>	# or % of Rentals Allowed:		
Suite: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>			
# of Kitchens: <b>1</b>			

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

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

**The Fraser Residences, designed by Architrix Design Studio, interiors by Untitled Design Agency, and developed by Mizan Developments, bring stylish 1/2 duplex homes to the vibrant Fraser Street area. Each home offers 3 beds/3.5 baths, an open-concept main floor, and luxurious earth-tone finishes, including Vicostone quartz countertops, brushed oak flooring, and a gas fireplace. Kitchens feature large islands, Fisher Paykel appliances, and custom cabinetry, leading to spacious outdoor patios/yards. The primary bedroom has a spa-like ensuite with a bench shower and Kyoto Intelligent Toilet. Detached garages with EV parking. With a walkability score of 94/100, you're close to parks, shops, and amenities. School: John Oliver Secondary. Open House March 15/16th Sat/Sun 2-4pm**