



Presented by:
Sean P Stevens PREC*

Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
 http://www.seanstevens.ca
 contact@seanstevens.ca



Active
R2977968

Board: V
 1/2 Duplex

2 638 E 46TH AVENUE

Vancouver East
 Fraser VE
 V5W 2A3

Residential Attached

\$1,738,800 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,738,800
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.: 800-176-925	For Tax Year: 2024
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv:	View: :	Tour: Virtual Tour URL
First Nation:	View: :	
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**
 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 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): 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.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Grand Total: 1,620 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1			

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	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. South/Back Duplex. School: John Oliver Secondary. Open House March 15/16th Sat/Sun 2-4pm