



Presented by:  
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**Active**  
**R3005869**  
 Board: V  
 1/2 Duplex

**2 435 E 37 AVENUE**  
 Vancouver East  
 Fraser VE  
 V5W 2B1

Residential Attached  
**\$2,249,900** (LP)   
 (SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,249,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2025</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size (ft.): <b>122</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>4,026.00</b>		For Tax Year:
Flood Plain: <b>No</b>	P.I.D.: <b>032-513-526</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Mountain Views</b>		Tour:
Complex / Subdiv:		
First Nation:		
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: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Fibre Cement Board**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **R.I. Fireplaces:**  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump, Radiant**  
 Outdoor Area: **Fenced Yard, Patio(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: **4** Dist. to School Bus: **5**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2 DISTRICT LOT 636 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS11399 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, Cul-de-Sac, Lane Access, Private Yard, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Pantry, Security System, Smoke Alarm, Sprinkler - Fire, Wine Cooler**

Finished Floor (Main): <b>609</b>			Units in Development: <b>2</b>			Tot Units in Strata: <b>2</b>			Locker: <b>No</b>		
Finished Floor (Above): <b>604</b>			Exposure:			Storeys in Building: <b>3</b>					
Finished Floor (AbvMain2): <b>411</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>1,624 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,624 sq. ft.</b>			Bylaws Restrictions: <b>No Restrictions</b>								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>3</b>											
# of Rooms: <b>6</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	15'8 x 8'10			x	1	Main	2	No		
Main	Living Room	17'10 x 14'3			x	2	Above	4	Yes		
Main	Pantry	5'0 x 3'11			x	3	Above	4	Yes		
Above	Bedroom	10'8 x 9'10			x	4	Abv Main 2	3	Yes		
Above	Primary Bedroom	12'1 x 11'11			x	5					
Abv Main 2	Bedroom	16'2 x 13'2			x	6					
		x			x	7					
		x			x	8					

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

**Perennial Developments and Architrix Design Studio have teamed up to create this stylish 1/2 duplex in the vibrant Fraser/Main Street neighbourhood. This 3-bed/3.5 bath home features a large open main floor, brushed oak heated floors, hidden pantry, built in surround sound and automatic blinds. Kitchens boast Fisher Paykel appliances, large islands, quartz countertops and custom BCG cabinetry with plenty of storage. The main floor large patio doors open to the quiet private fenced yard with landscape lighting. The primary bedroom includes a walk-through closet and ensuite and mountain views. Enjoy the security of a detached garage w/ EV capability and storage. Convenient location near Riley Park, shops, and John Oliver School. Open House: Fri, May 23, 4:30-6pm; Sat, 1-3pm, Sun, 2-4pm**