



Presented by:
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Active
R3025905

Board: V
1/2 Duplex

1 332 E 20TH AVENUE

Vancouver East
Main
V5V 1M3

Residential Attached

\$2,149,900 (LP)
(SP)



Sold Date:		If new,GST/HST inc?: No	Original Price: \$2,149,900
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		For Tax Year: 2025
Flood Plain:	No	P.I.D.: 032-542-151	Tax Inc. Utilities?: No
View:	No :		Tour:
Complex / Subdiv:	Main Street		
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**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board, Wood**
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: **Yes**
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **2** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 1, PLAN EPS11520, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	578
Finished Floor (Above):	594
Finished Floor (AbvMain2):	372
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,544 sq. ft.
Unfinished Floor:	0
Grand Total:	1,544 sq. ft.

Units in Development: **2**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata: **2** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: **4'** # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

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

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

Indra Homes presents this stunning 3 bed, 3.5 bath 1/2 duplex which has been perfectly designed for your growing family. The large kitchen w/ island features integrated Fisher Paykel appliances and matte finish quartz countertops. The spacious living room w/ gas fireplace leads out onto the patio and fully fenced yard. On the 2nd floor the primary bedroom has a large walk-in closet and double vanity ensuite. The upper floor consists of a secondary primary bedroom featuring an ensuite bath and private balcony.. There is plenty of storage with the private EV capable garage & crawl space. Enjoy peace of mind with the fully fenced yard, security system & 2-5-10 New Home Warranty. Unbeatable location close to Main Street & Prince Edward Park. Open House Sunday July 13th 12-130pm