



Presented by:  
**Sean P Stevens PREC\***  
 Sean Stevens and Associates  
 Macdonald Realty  
 Phone: 604-782-0821  
<http://www.seanstevens.ca>  
[contact@seanstevens.ca](mailto:contact@seanstevens.ca)



**Active**  
**R3035100**

Board: V  
 1/2 Duplex

## 2 6649 HEATHER STREET

Vancouver West  
 South Cambie  
 V6P 3P3

Residential Attached

**\$3,598,800** (LP)   
 (SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$3,598,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2025</b>
Frontage(feet): <b>54.00</b>	Bathrooms: <b>5</b>	Age: <b>0</b>
Frontage(metres): <b>16.46</b>	Full Baths: <b>4</b>	Zoning: <b>R1-1</b>
Depth / Size (ft.): <b>144.49</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>7,802.46</b>	P.I.D.: <b>800-180-177</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	Tax Inc. Utilities?: <b>No</b>	Tour:
View: <b>No</b>		
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: **2 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Fibre Cement Board, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Heat Pump**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen: **Full**  
 Metered Water: **Yes**  
 R.I. Plumbing:

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

Legal: **(PROPOSED STRATA LOT 2) LOT 11, BLOCK 80, PLAN VAP8550, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent.**

Finished Floor (Main): <b>1,097</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>1,196</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>966</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>3,259 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>3,259 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>		

Suite: <b>Legal Suite</b>	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: <b>Full</b>	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>2</b>	Short Term Lse-Details:			
# of Levels: <b>3</b>				
# of Rooms: <b>15</b>				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 3'2	Above	Bedroom	10'11 x 10'5	1	Main	2	No
Main	Kitchen	21'1 x 10'4	Above	Den	8'3 x 8'0	2	Main	4	Yes
Main	Dining Room	17'4 x 8'10	Below	Bedroom	9'10 x 9'6	3	Above	6	Yes
Main	Living Room	17'10 x 14'0	Bsmt	Kitchen	12'4 x 11'0	4	Above	4	No
Main	Primary Bedroom	12'2 x 11'0	Bsmt	Living Room	11'0 x 10'8	5	Bsmt	4	No
Above	Primary Bedroom	13'0 x 12'9	Bsmt	Dining Room	11'0 x 8'9	6			
Above	Walk-In Closet	10'3 x 8'2	Bsmt	Bedroom	10'3 x 9'9	7			
Above	Bedroom	13'6 x 10'3			x	8			

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

**Asanti Homes presents this one of a kind front and back duplex on a 55 x144 ft lot in desirable South Cambie. This 3259 SF West facing 5 bedroom/3.5 bath home + 1 bedroom/1 bath homes provides unparalleled duplex living. The main level features a beautifully appointed entertainers kitchen, large living/dining room and the sought after primary bedroom on the main floor. The upper level has 3 bedrooms + Den including a large primary bedroom, ensuite and walk in closet. The main level living room leads out onto the 40'x12' covered deck with built in BBQ. The backyard is like no other with a water feature, garden and gazebo for enjoying the Summers. Schools- Jamieson Elementary/Sir Winston Churchill Secondary. Open House Sat/Sun August 9th/10th 2-4pm**