



Presented by:  
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**Active**  
**R3036149**  
 Board: V  
 1/2 Duplex

**1 6649 HEATHER STREET**  
 Vancouver West  
 South Cambie  
 V6P 3P3

Residential Attached  
**\$2,998,800** (LP)  
 (SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$2,998,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2025</b>
Frontage(feet): <b>54.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres): <b>16.46</b>	Full Baths: <b>3</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>800-180-176</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>		Tax Inc. Utilities?: <b>No</b>
View: <b>No</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: **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 1) 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>720</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>882</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>769</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>2,371 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>2,371 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>12</b>				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 10'	Bsmt	Living Room	13'10 x 10'1	1	Main	2	No
Main	Kitchen	14'9 x 10'8	Bsmt	Kitchen	15'0 x 8'5	2	Above	4	No
Main	Dining Room	15'10 x 10'10	Bsmt	Foyer	6'1 x 5'0	3	Above	5	Yes
Main	Living Room	15'10 x 11'7	Bsmt	Bedroom	11'4 x 10'3	4	Bsmt	4	No
Above	Primary Bedroom	14'6 x 12'5			x	5			
Above	Walk-In Closet	7'10 x 6'5			x	6			
Above	Bedroom	10'9 x 9'11			x	7			
Above	Bedroom	10'11 x 9'11			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 2371 SF 3 bedroom/2.5 bath home + 1 bedroom/1 bath legal suite provides unparalleled duplex living for any size of family. The main level features a beautifully appointed entertainers kitchen, and a large bright living/dining room. The upper level has 3 bedrooms including a large primary bedroom, ensuite and walk in closet. The main level living room leads out onto the generous covered deck. Jamieson Elementary/Sir Winston Churchill Secondary.**