



Presented by:
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Active
R3033120
 Board: V
 Townhouse

2505 W 37TH AVENUE
 Vancouver West
 MacKenzie Heights
 V6N 2T3

Residential Attached
\$2,199,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,199,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2025
Frontage(feet): 71.40	Bathrooms: 4	Age: 0
Frontage(metres): 21.76	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 137.6	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 9,825.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 032-467-605	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: The Heights		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: Parking Access: **Lane**
 Parking: **Open**
 Dist. to Public Transit: **2** 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 LOT 8 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10846 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, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Wine Cooler**

Finished Floor (Main): 621	Units in Development: 5	Tot Units in Strata: 5	Locker: Yes
Finished Floor (Above): 667	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 618	Maint Fee: \$469.41	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal, Water		
Finished Floor (Total): 1,906 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,906 sq. ft.	Bylaws Restrictions: No Restrictions		

Suite:		# of Pets:	Cats:	Dogs:
Basement: Fully Finished	Restricted Age:			
Crawl/Bsmt. Ht:	# or % of Rentals Allowed:			
# of Kitchens: 1	Short Term (<1yr) Rnt/Lse Alwd?: No			
# of Levels: 3	Short Term Lse-Details:			
# of Rooms: 10				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'2" x 3'5"	Below	Flex Room	16'5" x 9'0"	1	Main	2	No
Main	Living Room	13'6" x 10'11"	Below	Den	9'6" x 8'2"	2	Above	5	Yes
Main	Dining Room	13'6" x 8'8"			x	3	Above	4	No
Main	Kitchen	13'8" x 13'6"			x	4	Below	4	No
Above	Primary Bedroom	16'11" x 11'8"			x	5			
Above	Bedroom	11'5" x 8'5"			x	6			
Above	Bedroom	8'4" x 8'1"			x	7			
Below	Family Room	17'10" x 10'8"			x	8			

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

"The Heights" by Crossmark Projects offers this 3-bed+Den, 3.5-bath residence spanning 3 thoughtfully designed levels. The main floor boasts a spacious living room, a dining area perfect for family gatherings, and a gourmet kitchen with a 4'x10' island, custom oak cabinetry, integrated Sub-Zero fridge, Wolf 6-burner stove, and a large pantry. The upper level is a family retreat with 3 beds+ a primary suite with hotel-inspired ensuite. The versatile lower level includes a cozy theater/rec room, bedroom/office, and flexible gym space and exterior entry. Enjoy large front and back yards, parking, ample storage, and unbeatable walkability to all of Kerrisdale's amenities. Open House August 30th/31st Sat 2-4pm / Sun 12:00-1:30pm