



Presented by:
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Active
R3056079
 Board: V
 Townhouse

2452 W 49TH AVENUE
 Vancouver West
 S.W. Marine
 V6M 2V3

Residential Attached
\$1,398,800 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,398,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2025
Frontage(feet): 60.00	Bathrooms: 2	Age: 0
Frontage(metres): 18.29	Full Baths: 2	Zoning: R1-1
Depth / Size (ft.): 122	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 6,898.00	P.I.D.: 800-181-512	For Tax Year: 2025
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: 5WEST	First Nation	Tour: Virtual Tour URL
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Wood**
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: Parking Access: **Lane**
 Parking: **Open**
 Dist. to Public Transit: **1** Dist. to School Bus: **5**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 1, PLAN EPP127514, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 1,170	Units in Development: 5	Tot Units in Strata: 5	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$376.22	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		
Finished Floor (Total): 1,170 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,170 sq. ft.	Bylaws Restrictions: No Restrictions		

Suite: None	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 7				

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

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

Welcome to 5West built by Asanti homes, a collection of 1, 3, 3 + Den and 4 bedroom homes offering functionality, and style in every detail! This 3-bed, 2.5 bathroom residence on 1 thoughtfully designed level provides comfortable living for any Buyer. The floorplan boasts a spacious living room leading out to the large covered patio, dining area perfect for large family gatherings, gourmet kitchen, custom BCG cabinetry, integrated appliances and a large kitchen island. All 3 bedrooms are a great size for large furniture. Enjoy the spacious patio, storage locker and parking stall with EV capability and an unbeatable walkability close to all of Kerrisdale's amenities. Open House Oct 11th/12th Sat 2:30-4:30pm Sun 1-3pm