



Presented by:
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Active
R3056076

Board: V
Townhouse

2436 W 49TH AVENUE

Vancouver West
S.W. Marine
V6M 2V3

Residential Attached

\$2,198,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$2,198,800
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2025
Frontage(feet): 60.00	Bathrooms: 3	Age: 0
Frontage(metres): 18.29	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 122	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 800-181-511	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: 5WEST		
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**
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: **Fenced Yard, Patio(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: **1** Dist. to School Bus: **5**
Title to Land: **Freehold NonStrata**
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: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 893	Units in Development: 5	Tot Units in Strata: 5	Locker: Yes
Finished Floor (Above): 792	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$524.53	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening		
Finished Floor (Total): 1,685 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,685 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?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 8			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'6 x 5'2	1	Main	5	No
Main	Living Room	14'3 x 13'7	2	Above	5	No
Main	Dining Room	12'10 x 7'11	3	Above	5	Yes
Main	Kitchen	12'10 x 11'11	4			
Main	Bedroom	12'0 x 10'7	5			
Above	Primary Bedroom	14'3 x 10'11	6			
Above	Bedroom	10'7 x 9'4	7			
Above	Bedroom	12'1 x 9'6	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 4-bed, 3 bath residence spans 2 thoughtfully designed levels. The main floor boasts a spacious living room, dining area perfect for large family gatherings, gourmet kitchen, custom BCG cabinetry, integrated appliances and a large pantry. The home features a main floor bedroom and full bathroom to accommodate all families. The upper level is perfect for the family retreat with 3 bedrooms all on 1 level. Enjoy the spacious fenced yard, storage locker and garage parking with unbeatable walkability to all of Kerrisdale's amenities. Open House Oct 11th/12th Sat 2:30-4:30pm Sun 1-3pm