



Presented by:
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Active
R3056636
 Board: V
 Townhouse

2430 W 49TH AVENUE
 Vancouver West
 S.W. Marine
 V6M 2V3

Residential Attached
\$1,988,800 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,988,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2025
Frontage(feet): 60.00	Bathrooms: 3	Age: 0
Frontage(metres): 18.29	Full Baths: 2	Zoning: R1-1
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 6,898.00	P.I.D.: 800-181-510	For Tax Year: 2025
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: 5WEST	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **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) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **Full**
 Metered Water: **Yes**
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **1** Dist. to School Bus: **4**
 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, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 736	Units in Development: 5	Tot Units in Strata: 5	Locker: Yes
Finished Floor (Above): 769	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$466.64	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Snow removal		
Finished Floor (Total): 1,505 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,505 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Walk-In Closet	5'7 x 5'0			x	1	Main	2	No
Main	Living Room	24'0 x 12'7			x	2	Above	4	No
Main	Dining Room	12'7 x 10'11			x	3	Above	5	Yes
Bsmt	Kitchen	12'7 x 10'11			x	4			
Above	Primary Bedroom	14'1 x 11'9			x	5			
Above	Bedroom	13'0 x 9'5			x	6			
Above	Bedroom	13'3 x 8'8			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 bath fully detached townhouse spans 2 thoughtfully designed levels. The main floor boasts a spacious living room leading out onto the private patio, dining area perfect for large family gatherings, gourmet kitchen, custom BCG cabinetry and integrated appliances. The upper level is perfect for the family retreat with 3 bedrooms all on 1 level with private patios. Enjoy the luxuries of a detached home at an affordable price in a great neighbourhood. The home has an attached garage, storage locker and unbeatable walkability to all of Kerrisdale's amenities. Open House Oct 11th/12th Sat 2:30-4:30pm Sun 1-3pm