Active R3061611

Amenities:

Board: V, Attached

Apartment/Condo

2432 W 49TH AVENUE

Vancouver West S.W. Marine

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Parking Access:





\$698,800 (LP)



V6M 2V3 Days on Market: 6 List Date: 10/23/2025 Seller's Acceptance Orig. Price: \$698,800 Expiry Date: 12/23/2025 Subject Removal Date: Prev. Price: \$0 Completion Date:

If new,GST/HST inc?: No 2025 Meas. Type: Feet Approx. Year Frontage (feet): 60.00 Bedrooms: Age: O 1 Frontage (metres): 18.29 Bathrooms: 1 Zoning: R1-1 Depth/Size: \$9,985.18 122 Full Baths: 1 Gross Taxes: Sq. Footage: 0.00 Half Baths: O For Tax Year: 2025 Flood Plain: No P.I.D.: 800-182-040 Tax Inc. Utilities?: No

View:

Complex / Subdiv: **5West Living**

First Nation Reserve:

Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Services Connected:

Sewer Type: Water Supply: City/Municipal

Total Parking: 0 Style of Home: 1 Storey, Corner Unit Covered Parking: Construction:

Frame - Wood Parking None

Glass, Fibre Cement Board, Wood Dist. to Public Transit: 1 Dist. to School Bus: 5 Exterior: **Concrete Perimeter** Freehold Strata Foundation: Title to Land: Land Lease Expiry Year:

Seller's Interest: Registered Owner Renovations: Reno. Year: Property Disc.: Yes:

R.I. Fireplaces: Rain Screen: **Full** Fixtures Leased: #of Fireplace Fuel: Electric Metered Water:

Fuel/Heating: **Electric, Heat Pump** R.I. Plumbing: Fixtures Rmvd: No:

Outdoor Area: Patio(s) Type of Roof: Asphalt Floor Finish: Hardwood

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

Municipal Garbage:

Water: Dyking: Sewer: Other:

Air Cond./Central, In Suite Laundry, Storage

Site Influences: Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire

Finished Floor (Main): 604 Units in Development: 5 Tot Units in Strata: Locker: Yes

Finished Floor (Above): 0 Exposure: Storeys in Building: 3

Mgmt. Co's Name: Mgmt. Co's #: Finished Floor (AbvMain2): 0 Maint Fee: \$191.73 Council/Park Apprv: Finished Floor (Below): 0

Maint Fee Includes: Garbage Pickup, Gardening, Snow removal Finished Floor (Basement): 0

604 sq. Finished Floor (Total):

Unfinished Floor: O

Bylaw Restrictions: No Restrictions Grand Total: 604 sq. Restricted Age: # of Pets: Cats: Dogs

Suite: # or % of Rentals Allowed: Basement: None

Short Term(<1yr)Rnt/Lse Alwd?: No Crawl/Bsmt. Ht: # of Levels: 1

Short Term Lse-Details: # of Kitchens: # of Rooms: 5

Dimensions Dimensions #Pieces Floor Type Bath Floor Ensuite? Type 13'11 x 8'4 Main Living Room Main Yes 2 **Dining Room** 13'11 x 12'4 Main 3 4 Main Kitchen 13'11 x 12'4 Main **Primary Bedroom** 11'6 x 9'4 X Main Patio 14'10 x 7'9 X 5 6 7 X 8

Macdonald Realty - OFC: 236-471-5707 List Broker 1: List Broker 3:

List Desig Agt 1: Sean P Stevens PREC* - Phone: 604-782-0821 contact@seanstevens.ca Appointments: **Touchbase** List Broker 2:

Call: Sean List Desig Agt 2: 3: 604-782-0821 Phone:

Buyer's Broker 1: 3

Buyer's Agent 1: 2: Owner: 1294140 B.C. LTD., INC.NO. BC1294140

3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER Commission: Occupancy: Vacant

Realtor Professionally measured by GMS Floorplans, Proposed Strata lot 4, Open House November 1st/2nd Sat 12-3pm Sun 1-3

Remarks:

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 1 bed, 1 bath residence spans 1 thoughtfully designed level. Boasting a spacious living room with fireplace and french doors leading to the large covered patio, dining area and gourmet kitchen, featuring custom BCG cabinetry and integrated Fisher Paykel appliances. Enjoy the spacious patio and storage locker for the bikes.Open House November 1st/2nd Sat 12-3pm Sun 1-3