



Presented by:  
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**Active**

**R3077326**

Board: V

1/2 Duplex

**2727 E 31ST AVENUE**

Vancouver East

Fraser VE

V5V 2W9

Residential Attached

**\$2,188,800 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,188,800**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2026**  
 Frontage(feet): **33.00** Bathrooms: **3** Age: **0**  
 Frontage(metres): **10.06** Full Baths: **2** Zoning: **R1-1**  
 Depth / Size (ft.): **146.6** Half Baths: **1** Gross Taxes: **\$0.00**  
 Sq. Footage: **4,837.00** Flood Plain: **No** P.I.D.: **800-183-382** For Tax Year: **2025**  
 View: **:** Complex / Subdiv: **Fraser** Tax Inc. Utilities?: **No**  
 First Nation Reserv... Tour:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Fibre Cement Board, Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Electric, Heat Pump**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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: **:**  
 Rain Screen: **Full** Fixtures Rmvd: **No :**  
 Metered Water:  
 R.I. Plumbing:  
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 43, BLOCK 9, PLAN VAP2467, DISTRICT LOT 391 & 392, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

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

Finished Floor (Main): **767**  
 Finished Floor (Above): **976**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,743 sq. ft.**  
 Unfinished Floor: **606**  
 Grand Total: **2,349 sq. ft.**

Units in Development: **2**  
 Exposure:  
 Mgmt. Co's Name:  
 Maint Fee: **\$0.00**  
 Maint Fee Includes:

Tot Units in Strata: **2** Locker: **No**  
 Storeys in Building: **2**  
 Mgmt. Co's #:  
 Council/Park Apprv?:

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht: **# of Levels: 2**  
 # of Kitchens: **1** # of Rooms: **12**

Bylaws Restrictions: **No Restrictions**  
 Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'4 x 7'6	Above	Walk-In Closet	6'4 x 6'2	1	Main	2	No
Main	Dining Room	12'2 x 11'6	Above	Bedroom	10'5 x 9'9	2	Above	5	No
Main	Kitchen	14'3 x 9'6	Above	Bedroom	10'5 x 10'2	3	Above	5	Yes
Main	Living Room	14'6 x 13'5	Abv Main 2	Attic	36'4 x 14'3	4			
Main	Patio	18'11 x 8'7			x	5			
Above	Primary Bedroom	13'0 x 12'6			x	6			
Above	Walk-In Closet	6'10 x 4'11			x	7			
Above	Bedroom	10'7 x 10'3			x	8			

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

**Asanti Homes presents this rare two-level 1,743 sq ft half-duplex with 4 bedrooms + a 606 sq ft fully finished accessible attic. Enter through the grand foyer into a spacious living & dining room featuring an oversized gas fireplace and direct access to a large private patio. The gourmet kitchen offers a large island perfect for entertaining and premium Fisher & Paykel appliances. Upstairs, four generous bedrooms accommodate large families or work-from-home needs. The primary bedroom includes a walk-in closet and private ensuite. Bonus: versatile 606 sq ft finished attic ideal for storage, playroom, office, or whatever your imagination desires. Expansive 33 x 146 ft lot with big back yards, detached garage with EV charging capability, in a great neighbourhood. Open House Sat/Sun 2-4pm**