



Presented by:
Sean P Stevens PREC*
 Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



Active
R3078897

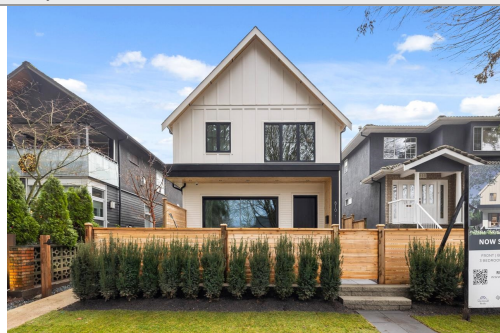
Board: V
 1/2 Duplex

2 810 E 22ND AVENUE

Vancouver East
 Fraser VE
 V5V 1V7

Residential Attached

\$1,999,900 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,999,900
Meas. Type: Feet	Bedrooms: 3	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.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 4,026.00	P.I.D.: 800-183-475	For Tax Year: 2025
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: Fraser	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**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 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: **3** Dist. to School Bus: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT C, BLOCK 18, PLAN VAP3381, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**

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

Finished Floor (Main): 710	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 756	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,466 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,466 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: 8	Short Term Lse-Details:		

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

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

Asanti Homes presents this rare two level 1/2 duplex in the prime Cedar Cottage area of East Vancouver. Seamless indoor/outdoor living with large sliding patio doors are a wonderful addition to the 710 sf main level, boasting 10ft ceilings, 74 inch gas fireplace and hardwood floors through-out. Gourmet kitchen features a large island, custom wood cabinets, and premium Fisher & Paykel appliances. All 3 bedrooms on the 2nd level which has a large primary bedroom with a walk-in closet. Enjoy year-round comfort with a heat pump for heating/cooling, built-in speakers, and a security system with video. Garage parking with EV capability. South Exposure. Schools: Charles Dickens/Sir Charles Tupper. Open House Thur, Jan 15th 5-630, Sat/Sun Jan 17/18 2-4pm