



Presented by:

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Sean Stevens and Associates

Macdonald Realty

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R3078897Board: V
1/2 Duplex**2810 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** Flood Plain: **No** P.I.D.: **800-183-475** For Tax Year: **2025**
 View: : Tax Inc. Utilities?: **No**
 Complex / Subdiv: **Fraser** Tour:
 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: **Gas - Natural**
 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: **3** Dist. to School Bus: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Rain Screen: **Full** Fixtures Rmvd: :
 Metered Water: **Yes**
 R.I. Plumbing: :
 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**
 Finished Floor (Above): **756**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,466 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,466 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: **8**

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	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