



Presented by:  
**Sean P Stevens PREC\***

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**Active**  
**R3081179**  
Board: V  
1/2 Duplex

**1 435 E 37TH AVENUE**  
Vancouver East  
Fraser VE  
V5W 1E8

Residential Attached  
**\$2,018,800 (LP)**   
**(SP)**



Sold Date:  If new, GST/HST inc?: **No** Original Price: **\$2,018,800**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2025**  
Frontage(feet): **33.00** Bathrooms: **4** Age: **1**  
Frontage(metres): **10.06** Full Baths: **3** 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.: **032-513-518** For Tax Year: **2026**  
View:  Complex / Subdiv: **Main Street** Tax Inc. Utilities?: **No**  
First Nation Tour:  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Glass, Fibre Cement Board**  
Foundation: **Concrete Slab**  
  
Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **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:   
Reno. Year:  
Rain Screen:  
Metered Water: **Yes** Fixtures Rmvd: **No**:  
R.I. Plumbing:  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 1, PLAN EPS11399, DISTRICT LOT 636, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent.**

Finished Floor (Main): **604**  
Finished Floor (Above): **600**  
Finished Floor (AbvMain2): **333**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,537 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,537 sq. ft.**

Suite: **None**  
Basement: **Crawl**  
Crawl/Bsmt. Ht:  # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **8**

Units in Development: **2**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes:  
  
Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Tot Units in Strata: **2**  
Storeys in Building: **3**  
Mgmt. Co's #:  
Council/Park Apprv?:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 4'0			x	1	Main	2	No
Main	Kitchen	15'8 x 8'10			x	2	Above	5	Yes
Main	Living Room	17'10 x 14'3			x	3	Above	4	Yes
Main	Dining Room	5'10 x 10'3			x	4	Abv Main 2	4	Yes
Main	Pantry	5'0 x 3'11			x	5			
Above	Bedroom	10'8 x 9'10			x	6			
Above	Primary Bedroom	12'0 x 11'11			x	7			
Abv Main 2	Primary Bedroom	13'2 x 11'8			x	8			

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

**Perennial Developments and Architrix Design Studio have teamed up to create this stylish South facing 1/2 duplex in the vibrant Fraser/Main Street neighbourhood. This 3-bed/3.5 bath home features a large open main floor, brushed oak heated floors, hidden pantry, built in surround sound and automatic blinds. Kitchens boast Fisher Paykel appliances, large islands, quartz countertops and custom BCG cabinetry with plenty of storage. The main floor large patio doors open to the quiet private fenced yard with landscape lighting. The primary bedroom includes a walk-through closet and ensuite and mountain views. Enjoy the security of a detached garage w/ EV capability and storage. Convenient location near Riley Park, shops, and John Oliver School. Open House Thur 22nd 5-630, Sat/Sun Jan 24/25 2-4pm**