



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



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	P.I.D.: 032-513-518	For Tax Year: 2026
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: Main Street		Tour:
First Nation		
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**

Reno. Year:
 Rain Screen:
 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: **No :**
 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		Units in Development: 2	Tot Units in Strata: 2		Locker: No				
Finished Floor (Above): 600		Exposure:	Storeys in Building: 3						
Finished Floor (AbvMain2): 333		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): 1,537 sq. ft.									
Unfinished Floor: 0									
Grand Total: 1,537 sq. ft.		Bylaws Restrictions: No Restrictions							
Suite: None		Restricted Age:	# of Pets:	Cats:	Dogs:				
Basement: Crawl		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 3									
# of Rooms: 8									
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