



Presented by: Sean P Stevens PREC*

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Active
R3094406

Board: V
Townhouse

2438 W 49 AVENUE

Vancouver West
S.W. Marine
V6M 2V3

Residential Attached

\$1,958,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,958,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2026
Frontage(feet): 60.00	Bathrooms: 3	Age: 0
Frontage(metres): 18.29	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 122	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 6,898.00	P.I.D.: 032-730-420	For Tax Year: 2026
Flood Plain: No	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: First Nation		Tour:
Services Connctd: Community, Electricity, Natural Gas, 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: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane, Rear**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS12011. 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, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 852	Units in Development: 5	Tot Units in Strata: 5	Locker: Yes
Finished Floor (Above): 773	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$499.21	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		
Finished Floor (Total): 1,625 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions		
Grand Total: 1,625 sq. ft.	Restricted Age:	# of Pets:	Cats: Dogs:
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term Lse-Details:		
# of Kitchens: 1			

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

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

Welcome to 5West built by Asanti homes, this 3 + Den home offers functionality and style in every detail! This residence spans 2 thoughtfully designed levels with the main floor boasting a spacious living room, dining area perfect for large family gatherings, gourmet kitchen, custom BCG cabinetry, integrated appliances and a large pantry. The home features a main floor primary bedroom with ensuite bathroom to accommodate all families. The upper level is perfect for the family retreat with 2 bedrooms and secondary family room/office. Enjoy the spacious fenced yard, storage locker and partially covered parking with unbeatable walkability to all of Kerrisdale's amenities. Open House Sat/Sun Feb 28th/March 1st 2-4pm