



Presented by:
Sean P Stevens PREC*

Sean Stevens and Associates
Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R3110117
Board: V
1/2 Duplex

1 727 E 31ST AVENUE
Vancouver East
Fraser VE
V5V 2W9

Residential Attached
\$2,099,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$2,099,900
Meas. Type: Feet	Bedrooms: 4	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.): 146.6	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 4,837.00	P.I.D.: 800-184-934	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	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **1** Dist. to School Bus: **4**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 43, BLOCK 9, PLAN VAP2467, DISTRICT LOT 391 & 392, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Sprinkler - Fire**

Finished Floor (Main): **781**
Finished Floor (Above): **978**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,759 sq. ft.**
Unfinished Floor: **490**
Grand Total: **2,249 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: 3**
of Kitchens: **1** # of Rooms: **12**

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	9'7 x 4'10	Above	Walk-In Closet	6'4 x 6'2	1	Main	2	No
Main	Dining Room	12'4 x 9'1	Above	Bedroom	10'5 x 9'9	2	Above	5	No
Main	Kitchen	17'0 x 11'11	Above	Bedroom	10'5 x 10'2	3	Above	5	Yes
Main	Living Room	14'6 x 13'10	Abv Main 2	Attic	36'4 x 11'2	4			
Main	Patio	18'11 x 8'7			x	5			
Above	Primary Bedroom	13'0 x 12'6			x	6			
Above	Walk-In Closet	6'10 x 4'11			x	7			
Above	Bedroom	10'7 x 10'3			x	8			

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

Asanti Homes presents this rare South facing two-level 1,759 sq ft half-duplex with 4 bedrooms + a 490 sq ft fully finished accessible attic. Enter through the grand foyer into a spacious living & dining room featuring an oversized gas fireplace and direct access to a large private patio. The gourmet kitchen offers a large island perfect for entertaining and premium Fisher & Paykel appliances. Upstairs, four generous bedrooms accommodate large families or work-from-home needs. The primary bedroom includes a walk-in closet and private ensuite. Bonus: versatile 490 sq ft finished attic ideal for storage, playroom, office, or whatever your imagination desires. Expansive 33 x 146 ft lot with big back yards, detached garage with EV charging capability. Open House Sat/Sun April 18th/19th 2-4pm