

**R3121356** Vancouver East (SP)  
 Board: V, Attached Fraser VE  
 1/2 Duplex V5V 2A3



Days on Market: **5** List Date: **5/7/2026** Seller's Acceptance Date:  
 Orig. Price: **\$2,049,900** Expiry Date: **8/31/2026** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: **2026**  
 Frontage (feet): **32.93** Bedrooms: **3** Age: **0**  
 Frontage (metres): Bathrooms: **4** Zoning: **R1-1**  
 Depth/Size: **122** Full Baths: **3** Gross Taxes: **\$0.00**  
 Sq. Footage: **4,017.46** Half Baths: **1** For Tax Year: **2026**  
 Flood Plain: **No** P.I.D.: **032-826-931** Tax Inc. Utilities?: **No**  
 View: **:** Tour:  
 Complex / Subdiv: **Fraser**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Garage; Single**  
 Exterior: **Glass, Fibre Cement Board** Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Renovations: Seller's Interest: **Registered Owner**  
 #of Fireplaces: **R.I.** Fireplaces: Reno. Year: Property Disc.: **Y...**  
 Fireplace Fuel: Rain Screen: **Full** Fixtures Leased: **:**  
 Fuel/Heating: **Electric, Heat Pump** Metered Water: **Yes** Fixtures Rmvd: **No**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)** R.I. Plumbing: Floor Finish: **Hardwood, Tile**  
 Type of Roof: **Asphalt, Torch-On**

Legal: **STRATA LOT 2 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS12517 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V** Municipal Charges  
 Amenities: **In Suite Laundry** Garbage:  
 Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby** Water:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Security System, Sprinkler - Fire** Dyking:  
 Sewer:  
 Other:

Finished Floor (Main): **667** Units in Development: **2** Tot Units in Strata: **2** Locker: **No**  
 Finished Floor (Above): **635** Exposure: Storeys in Building: **3**  
 Finished Floor (AbvMain2): **350** 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): **1,652 sq. ft.** Bylaw Restrictions: **No Restrictions** # of Pets: Cats: Dogs:  
 Unfinished Floor: **0** Restricted Age:  
 Grand Total: **1,652 sq. ft.** # or % of Rentals Allowed:  
 Suite: **None** Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Basement: **Crawl** Short Term Lse-Details:  
 Crawl/Bsmt. Ht: **4** # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	7'7 x 5'10	1	Main	x	2	Above	5	Yes
Main	Dining Room	10'6 x 9'2	2	Above	x	3	Above	4	No
Main	Kitchen	11'8 x 9'11	3	Above	x	4	Above	4	Yes
Main	Living Room	15'0 x 11'9	4		x	5			
Above	Primary Bedroom	12'10 x 11'10	5		x	6			
Above	Walk-In Closet	5'8 x 4'9	6		x	7			
Above	Bedroom	13'10 x 11'7	7		x	8			
Abv Mai...	Bedroom	13'10 x 11'7	8		x				

List Broker 1: **Macdonald Realty - OFC: 236-471-5707** List Broker 3:  
 List Desig Agt 1: **Sean P Stevens PREC\* - Phone: 604-782-0821** **contact@seanstevens.ca**  
 List Broker 2: **3.** Appointments: **Touchbase**  
 List Desig Agt 2: **3.** Call: **Sean**  
 Buyer's Broker 1: **3.** Phone: **604-782-0821**  
 Buyer's Agent 1: **2.** **3**  
 Owner: **JASON QUINN LAU & SANJEEV SINGH GILL**  
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER.** Occupancy: **Vacant**

Realtor **(Back Duplex), Professionally measured by GMS Floorplans ( Strata Plan may differ), Move in Ready. Open House Sat/Sun May 9/10th 2-4pm**  
 Remarks:

**This stylish 1/2 duplex by Sky Projects is located in vibrant Fraserhood. 1652 SF 3-bed/3.5 bath home features a large open main floor, brushed oak floors, an abundance of built in cabinetry, surround sound and automatic blinds. The kitchen boasts Fisher & Paykel appliances, matte quartz countertops and custom BCG cabinetry with plenty of storage. The Living and dining room feature large patio doors opening to the at grade patio and fenced yard elevated providing excellent privacy. The primary bedrm includes a large walk-in closet and ensuite and generous windows. Enjoy the security of a detached garage w/ EV capability and storage. 4' Crawl space. Convenient location near Fraser St, shopping & Transit. Open House Sat/Sun May 9/10th 2-4pm**