



Presented by:
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Active
R3134264

Board: V
 1/2 Duplex

1 810 E 22ND AVENUE

Vancouver East
 Fraser VE
 V5V 1V7

Residential Attached

\$1,820,000 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,820,000**
 Meas. Type: **Feet** Bedrooms: **3** 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.): **122** Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **4,026.00** P.I.D.: **032-762-747** For Tax Year: **2025**
 Flood Plain: **No** View: Tax Inc. Utilities?: **No**
 Complex / Subdiv: **Fraser** Tour:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, 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: **Gas - Natural**
 Fuel/Heating: **Electric, 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: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 1 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS12274 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, Lane Access, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 715	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 765	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	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): 1,480 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,480 sq. ft.	Bylaws Restrictions: No Restrictions		

Suite: **None** Restricted Age: # of Pets: Cats: Dogs:
 Basement: **None** # or % of Rentals Allowed:
 Crawl/Bsmt. Ht: # of Levels: **2** Short Term (<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **8** Short Term Lse-Details:

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

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

Asanti Homes presents this rare two level 1/2 duplex in the prime Cedar Cottage area of East Vancouver. Seamless indoor/outdoor living with large sliding patio doors are a wonderful addition to the 715 sf main level, boasting 10ft ceilings, 74 inch gas fireplace and hardwood floors through-out. Gourmet kitchen features a large island, custom wood cabinets, and premium Fisher & Paykel appliances. All 3 bedrooms on the 2nd level which has a large primary bedroom with a walk-in closet. Enjoy year-round comfort with a heat pump for heating/cooling, built-in speakers, and a security system with video. Garage parking with EV capability. Schools: Charles Dickens/Sir Charles Tupper. Open House Sat/Sun June 13th/14th 2-4pm