



Presented by:
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Active
R2745170
Board: V
Townhouse

4536 QUEBEC STREET
Vancouver East
Main
V5V 3L9

Residential Attached
\$1,549,900 (LP)
(SP)



Sold Date: Frontage (feet): **59.00** Original Price: **\$1,549,900**
Meas. Type: **Feet** Frontage (metres): **17.98** Approx. Year Built: **2022**
Depth / Size (ft.): **121** Bedrooms: **3** Age: **1**
Lot Area (sq.ft.): **7,139.00** Bathrooms: **3** Zoning: **RS-1**
Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$0.00**
Council Apprv?: Half Baths: **0** For Tax Year: **2022**
Exposure: Maint. Fee: **\$285.36** Tax Inc. Utilities?:
If new, GST/HST inc?: **No** P.I.D.: **031-735-843**
Mgmt. Co's Name: **Self Managed** Tour: **Virtual Tour URL**
Mgmt. Co's Phone:
View: **No**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal**

| | | | |
|--|--------------------------------|---------------------------------------|---------------------------------|
| Style of Home: 2 Storey | Total Parking: 1 | Covered Parking: 1 | Parking Access: Lane |
| Construction: Frame - Wood | Parking: Garage; Single | | Locker: N |
| Exterior: Fibre Cement Board, Metal | | | Dist. to School Bus: 2 |
| Foundation: Concrete Perimeter | | | Total Units in Strata: 4 |
| Rain Screen: Full | Reno. Year: | Dist. to Public Transit: 1 | |
| Renovations: | R.I. Plumbing: | Units in Development: 4 | |
| Water Supply: City/Municipal | Metered Water: | Title to Land: Freehold Strata | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Property Disc.: Yes | |
| Fuel/Heating: Hot Water, Natural Gas, Radiant | # of Fireplaces: 1 | Fixtures Leased: : | |
| Outdoor Area: Balcony(s) | | Fixtures Rmvd: : | |
| Type of Roof: Metal | | Floor Finish: Hardwood, Tile | |

Maint Fee Inc: **Gardening, Other, Snow removal**
Legal: **STRATA LOT 4, PLAN EPS8638, DISTRICT LOT 633, 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, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 17'6 x 14'9 | | | x | | | x |
| Main | Dining Room | 8'0 x 8'0 | | | x | | | x |
| Main | Kitchen | 12'6 x 9'9 | | | x | | | x |
| Main | Bedroom | 10'8 x 10'8 | | | x | | | x |
| Below | Primary | 10'4 x 9'9 | | | x | | | x |
| Below | Primary | 9'10 x 9'4 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--------------------------------|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): 912 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: 4' | | | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): 591 | Restricted Age: | | | 2 | Below | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Below | 3 | Yes | Pool: |
| Finished Floor (Total): 1,503 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: No Restrictions | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 1,503 sq. ft. | Basement: Crawl | | | 7 | | | | |
| | | | | 8 | | | | |

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

This spacious 3 bed & 3 bath COACH HOME features a large open kitchen with Fisher & Paykel/Blomberg appliances, and quartz countertops. One bedroom can be found on the main floor and 2 bedrooms with ensuites on the lowers level. The AC will keep you cool in the summer and the radiant in-floor heat & gas fireplace will keep you cozy in the winter. Enjoy your morning coffee on the large wrap around deck & have peace of mind with garage parking, built-in security system & the 2-5-10 New Home Warranty. Perfectly located on a quiet tree-lined street in the Riley Park neighbourhood, this coach home is close to shops, parks and recreation amenities. General Wolfe Elementary & Eric Hamber Secondary catchment.