

NEIGHBORHOOD HIGHLIGHTS

Elementary School

Kerrisdale Elementary

Secondary School

Point Grey Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

WALK SCORE: 77 BIKE SCORE: 83 TRANSIT SCORE: 45

2918 WEST 33rd AVENUE

4 BED, 3.5 BATH, 2062 SQ. FT.

Finally! A duplex that feels like a house. Enter off the street into this 2000+sf, 4 bedroom, 3.5 bathroom 1/2 duplex that is part of a strata townhome complex. Wide plank walnut floors, integrated appliances, gas range and an attached 2 car garage in the underground parkade. This family friendly layout works for kids of any age with 2 master suites for the parents to choose from. The basement room is a great guest space or a perfect media room. 2 car garage enters directly into this home from the underground parkade. Many work-from-home updates have been added to make this home beautiful and functional. Great schools and shops nearby.

\$2,198,000



2918 WEST 33rd AVENUE

View additional photos & 3D Tour at www.KeithRoy.com

















| Main Floor: | 634 sq.ft. |
|----------------------|------------------------------------|
| Upper Floor: | 645 sq.ft. |
| Top Floor: | 399 sq.ft. |
| Lower Floor: | 384 sq.ft. |
| Total Livable: | 2,062 sq.ft . |
| Garage: Grand Total: | 512 sq.ff. 2,574 sq.ff . |
| Balcony: | 73 sq.ft. |
| Porch: | 134 sq.ft. |
| Total Extras: | 207 sq.ff . |



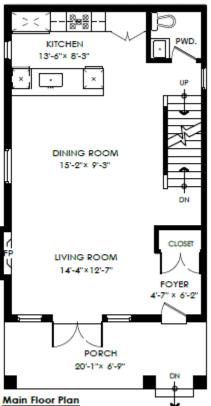
Top Floor Plan

Floor Area: 399 sq.ft. Vaulted Ceiling Height: 10'-2"



Upper Floor Plan

Floor Area: 645 sq.ft. Ceiling Height: 7'-11"



Floor Area: 634 sq.ft. Ceiling Height: 8'-11"



Lower Floor Plan Floor Area: 384 sq.ft. Ceiling Height: 7-9"







Presented by:

Keith Roy PREC*

RE/MAX Select Realty Phone: 604-210-2933 http://www.keithroy.com team@keithroy.com



Active R2684347 Board: V 1/2 Duplex

2918 W 33RD AVENUE

Vancouver West MacKenzie Heights V6N 2G5

Residential Attached

For Tax Year:

Dist. to School Bus: CLOSE

Parking Access: Lane

\$2,198,000 (LP) 000



2021



Sold Date: If new, GST/HST inc?: Original Price: \$2,198,000 Meas. Type: Feet Bedrooms: Approx. Year Built: 2012 Bathrooms: 4 Frontage(feet): 10 Age: 3 Full Baths: Frontage(metres): CD-1 Zoning: Half Baths: Depth / Size (ft.): Gross Taxes: \$5,488.45

Sq. Footage: 0.00

> P.I.D.: 028-851-188 Tax Inc. Utilities?:

> > Tot Units in Strata:

of Pets: 1

Bath

View: Tour: Virtual Tour URL

Covered Parking: 2

Complex / Subdiv: MACKENZIE GREEN

Total Parking: 2

Services Connctd: Community, Electricity, Natural Gas, Water

Parking: Garage; Underground

Title to Land: Freehold Strata

Dist. to Public Transit: CLOSE

Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 3 Storey w/Bsmt.

Frame - Wood Construction:

Vinyl Exterior:

Concrete Perimeter Foundation:

Renovations:

of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Electric Fuel/Heating: Electric, Radiant

Outdoor Area: Fenced Yard Type of Roof: Asphalt

Reno. Year:

Rain Screen: Fixtures Rmvd: No: Metered Water: R.I. Plumbing:

Floor Finish: Mixed

Property Disc.: Yes

Fixtures Leased: No:

Legal: STRATA LOT 1, BLOCK 47, PLAN EPS812, DISTRICT LOT 2027, 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 1 OR V, AS APPROPRIATE

Amenities: Garden, In Suite Laundry

Site Influences: Central Location, Private Setting, Private Yard, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 634 Finished Floor (Above): 645

Storeys in Building: 399 Finished Floor (AbvMain2): Mgmt. Co's Name: Quay Pacific Property Manageme Mgmt. Co's #: Finished Floor (Below): 384 Maint Fee: Council/Park Apprv?:

Finished Floor (Basement): 0 Finished Floor (Total): 2,062 sq. ft.

of Rooms: 11

Unfinished Floor: 0

Grand Total: 2,062 sq. ft.

Suite: None

Basement: Fully Finished Crawl/Bsmt. Ht: # of Levels: 4 # of Kitchens: 1

Units in Development: 14 Exposure:

\$777.00

Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Water

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

| Floor | Type | Dimensions |
|-------|----------------|-------------|
| Main | Foyer | 4'7 x 6'2 |
| Main | Living Room | 14'4 x 12'7 |
| Main | Dining Room | 15'2 x 9'3 |
| Main | Kitchen | 13'6 x 8'3 |
| Above | Bedroom | 12'0 x 11'1 |
| Above | Walk-In Closet | 6'8 x 5'11 |
| Above | Bedroom | 12'0 x 9'7 |
| Above | Walk-In Closet | 6'8 x 4'1 |

Floor Abv Main 2 Below Below

Type Master Bedroom Bedroom Flex Room

Dimensions 15'6 x 14'10 13'10 x 11'6 10'6 x 9'1

5 6 7 X x

Main Above Above Abv Main 2

Floor

of Pieces Ensuite? 2 No Yes No

Locker: No

Cats: Yes Dogs: Yes

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AND ASSOCIATES