



Presented by:  
**Micky Kandola**  
 Royal LePage - Wolstencroft  
 Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2671772**  
 Board: V  
 House/Single Family

## 2665 DUKE STREET

Vancouver East  
 Collingwood VE  
 V5R 4S8

Residential Detached

**\$1,725,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,725,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1948**  
 Frontage(feet): **33.00** Bathrooms: **2** Age: **74**  
 Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-7**  
 Depth / Size: **102** Half Baths: **1** Gross Taxes: **\$5,140.30**  
 Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: **Northeast** For Tax Year: **2021**  
 Lot Area (acres): **0.08** P.I.D.: **013-814-664** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: :  
 Complex/Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 44, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,074	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,193	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	10' x 10'			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	2,267sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 10'			x	
Grand Total:	2,267sq. ft.	Above	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	10' x 10'			x	
		Above	Kitchen	10' x 10'			x	
		Above	Laundry	10' x 10'			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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**A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, WITH THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 Duke St. and 2677 Duke St. are being sold together as an RM-7 zoned land assembly package, consisting of two flat 33' x 102' lots with lane access (total land package size of 6732 sqft), with a possible gross buildable area of 8040 sqft over 4 levels. Centrally located in the highly desirable Norquay Village Community and within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools and parks! It doesn't get much better! Inquire to agent for all information and documents. COURT ORDERED SALE - Please do not walk the property without permission.**



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## 2677 DUKE STREET

Vancouver East  
 Collingwood VE  
 V5R 4S8

Residential Detached

**\$1,725,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,725,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1910**  
 Frontage(feet): **33.00** Bathrooms: **1** Age: **112**  
 Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-7**  
 Depth / Size: **102** Half Baths: **0** Gross Taxes: **\$5,127.58**  
 Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: **Northeast** For Tax Year: **2021**  
 Lot Area (acres): **0.08** P.I.D.: **013-814-656** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: :  
 Complex/Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **1 1/2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
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 Floor Finish: **Wall/Wall/Mixed**

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Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	239	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 3
Finished Floor (Below):	705	Main	Kitchen	10' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	1,751sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	1,751sq. ft.	Below	Laundry	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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