



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

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Active
R2727739
 Board: V
 House/Single Family

2665 DUKE STREET

Vancouver East
 Collingwood VE
 V5R 4S8

Residential Detached

\$1,950,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,950,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1910**
 Frontage(feet): **33.00** Bathrooms: **2** Age: **112**
 Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-7**
 Depth / Size: **102** Half Baths: **1** Gross Taxes: **\$5,568.29**
 Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: **Northeast** For Tax Year: **2022**
 Lot Area (acres): **0.08** P.I.D.: **013-814-664** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **:**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
 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: **Front**
 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, Recreation Nearby**

Features:

Finished Floor (Main):	1,229	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'9 x 14'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'11 x 11'9			x	Main 3
Finished Floor (Below):	1,229	Main	Bedroom	10'6 x 10'5			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	10'6 x 10'5			x	
Finished Floor (Total):	2,458sq. ft.	Main	Bedroom	14'7 x 9'3			x	
Unfinished Floor:	0	Above	Bedroom	13'5 x 11'2			x	
Grand Total:	2,458sq. ft.	Above	Bedroom	11' x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	17'9 x 14'4			x	
		Above	Kitchen	12'11 x 11'9			x	
		Above	Laundry	9'10 x 9'9			x	
Suite: None				x			x	
Basement: None				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Rennie & Associates Realty Ltd.

A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, W/ THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 & 2677 Duke St are being sold together as an RM-7 zoned land assembly package, consisting of 2 flat 33' x 102' lots w/lane access (total land package size of 6732 sqft), w/ a possible gross buildable area of 8040 sqft over 4 lvls. Centrally located in the highly desirable Norquay Village Community & within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools & parks! It doesn't get much better! Inquire to agent for information & docs. COURT ORDERED SALE - Pls do not walk the property without permission. Photos are renderings of what the project could look like once completed



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2677 DUKE STREET

Vancouver East
 Collingwood VE
 V5R 4S8

Residential Detached

\$1,950,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,950,000**
 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: **\$5,531.76**
 Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: **Northeast** For Tax Year: **2022**
 Lot Area (acres): **0.08** P.I.D.: **013-814-656** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **:**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **Water Supply: City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
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Legal: **LOT 43, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10' NOW LANE, OF LOT 8, & BLKS 2 TO 4**

Amenities:

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

Features:

Finished Floor (Main):	807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	239	Main	Living Room	10'5 x 10'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'10 x 9'6			x	Main 3
Finished Floor (Below):	705	Main	Kitchen	12'11 x 11'9			x	
Finished Floor (Basement):	0	Main	Bedroom	10'6 x 10'5			x	
Finished Floor (Total):	1,751sq. ft.	Main	Bedroom	10'5 x 11'5			x	
Unfinished Floor:	0	Main	Bedroom	10'5 x 10'5			x	
Grand Total:	1,751sq. ft.	Below	Laundry	9'5 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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