



Presented by:
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Active
R2449816

Board: V
Duplex

2681 E 41ST AVENUE

Vancouver East
Collingwood VE
V5R 2W6

Multifamily

\$1,699,500 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,975,000
Meas. Type: Feet	# of Rooms:	16	Frontage (metres): 10.06
Depth / Size (ft.): 141	Bedrooms:	8	Approx. Year Built: 2019
Lot Area (sq.ft.): 4,653.00	Beds in Bsmt:	2	Age: 1
Flood Plain: No	Beds not in Bsmt:	6	Zoning: RT-11
Rear Yard Exp:	Bathrooms:	8	Gross Taxes: \$5,113.88
Council Apprv?:	Full Baths:	6	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 007-724-675		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Split Entry**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:
Sprinklers?: **Yes** Smoke Detectors?: **N**
Bylaw Infractions?: **n**

Legal: **LOT 2, BLOCK 13, PLAN VAP1707, DISTRICT LOT 394, NEW WESTMINSTER LAND DISTRICT, EXC S 7 FT & PT EXP PL 8160**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Above	Bedroom	10' x 10'5			x
Main	Dining Room	10' x 10'	Above	Bedroom	10' x 9'4			x
Main	Kitchen	8'8 x 9'6	Bsmt	Bar Room	13' x 10'7			x
Main	Kitchen	10' x 9'4	Bsmt	Bedroom	10'2 x 9'4			x
Main	Living Room	14' x 15'	Bsmt	Bar Room	13' x 13'			x
Main	Dining Room	10' x 13'	Bsmt	Bedroom	9'10 x 9'5			x
Above	Master Bedroom	11'8 x 11'11			x			x
Above	Bedroom	9' x 10'			x			x
Above	Bedroom	9' x 10'			x			x
Above	Master Bedroom	11'4 x 10'5			x			x

Finished Floor (Main):	1,213	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,260	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	1,025	2 Bed Units:	Income/annum:	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	3	No	Pool:
Finished Floor (Total):	3,498 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5	Main	2	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Above	3	Yes	
Grand Total:	3,498 sq. ft.	Basement: Full		7	Above	3	No	
				8	Bsmt	3	No	

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, New duplex that requires some finishing. Maybe stratified. 3 level duplex front to back 4 bed on each side. Purchaser must be able to have new home warranty. Good size lot with detached garage and lane access. Allow time for showings.