



Presented by:

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Active
R2154402

Board: V
1/2 Duplex

8553 MONTCALM STREET

Vancouver West
Marpole
V6P 4P6

Residential Attached

\$1,968,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **122**
Lot Area (sq.ft.): **10.00**
Flood Plain:
Approval Req?: **No**
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet): **44.00**
Frontage (metres): **13.41**
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$0.00**

Original Price: **\$1,968,000**
Approx. Year Built: **2017**
Age: **0**
Zoning: **RT-2**
Gross Taxes: **\$6,991.74**
For Tax Year: **2016**
Tax Inc. Utilities?: **No**
P.I.D.: **007-283-733**
Tour:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Locker: **N**
Dist. to Public Transit:
Units in Development: **2** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **2**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Maint Fee Inc:
Legal: **PL VAP6713 LT 5 BLK B DL 319 LD 36**
Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 17'9			x			x
Main	Dining Room	11' x 11'4			x			x
Main	Kitchen	16'4 x 15'4			x			x
Above	Master Bedroom	16'4 x 13'7			x			x
Above	Bedroom	9' x 9'9			x			x
Above	Bedroom	13'10 x 8'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	805	# of Rooms:	6	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	805	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3	Above	3	No	Pool:
Finished Floor (Total):	1,610 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	No Restrictions					5				Door Height:
Grand Total:	1,610 sq. ft.	Basement:	None					6				
								7				
								8				

Listing Broker(s): **RE/MAX Margaret Leung Realty**

New side by side duplex in quiet central location in the heart of Marpole. 1610 sq.ft. on 2 levels. Offering an open concept main floor plan with high ceiling. Beautiful living room with feature fireplace. Hardwood floor. The gourmet kitchen is a chefs paradise with lots of cabinets. Upstairs features large master bedroom plus 2 more bedrooms with shared ensuite. High standard finishing including quartz countertops, top appliances, air conditioning, HRV, brick fence etc. 2-5-10 New Home warranty. Lord George Elementary School minutes away. Close to shopping and transport with easy access to Richmond. Will not last.