

Active
R2512857

Board: V
1/2 Duplex

2523 W 5TH AVENUE

Vancouver West
Kitsilano
V6K 1S9

Residential Attached

\$2,549,000 (LP)

(SP) 



Sold Date:	Frontage (feet):	Original Price: \$2,549,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2016
Depth / Size (ft.):	Bedrooms: 3	Age: 4
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: RT-8
Flood Plain:	Full Baths: 3	Gross Taxes: \$6,534.93
Council Apprv?:	Half Baths: 1	For Tax Year: 2020
Exposure:	Maint. Fee: \$0.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-977-045
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Single, Garage; Single		
Exterior: Glass, Fibre Cement Board, Mixed			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 2	Total Units in Strata: 2
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas		Fixtures Rmvd: No	
Outdoor Area: Patio(s) & Deck(s)		Floor Finish: Hardwood, Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **None**
 Legal: **STRATA LOT 1, PLAN EPS3759, DISTRICT LOT 526, 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 V**

Amenities: **None**
 Site Influences: **Central Location, Lane Access, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'7			x			x
Main	Dining Room	15'7 x 11'1			x			x
Main	Kitchen	18'2 x 8'5			x			x
Main	Family Room	18'1 x 10'7			x			x
Above	Master Bedroom	13'6 x 10'3			x			x
Above	Walk-In Closet	6'7 x 6'3			x			x
Above	Bedroom	9'7 x 9'3			x			x
Above	Bedroom	9'7 x 9'4			x			x
Below	Recreation	13'11 x 12'11			x			x
Below	Utility	9'1 x 3'9			x			x

Finished Floor (Main): 976	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 724	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 339	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 2,039 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
Unfinished Floor: 0	Bylaws: No Restrictions			5				Door Height:
Grand Total: 2,039 sq. ft.	Basement: Crawl, Fully Finished, Partly Finished			6				
				7				
				8				

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

LIKE NEW. House size half duplex on a beautiful street in desirable Kitsilano. Spacious open concept main floor with high ceiling, wide plank wood flooring & contemporary finishing. Chef's dream kitchen with quartz counters, lacquer cabinets, Thermador appliances and an oversized island. French doors open to a spacious garden patio. Upper floor features master suite with deck, walk-in closet and spa like ensuite. 2 other bedrooms, full bathroom & laundry. Lower level has a rec/media room; full bathroom and large crawl space for storage. Features air-con, efficient forced air heating, patios in front and back, 1 car garage & carport with electric gate. Balance of new home warranty. Steps to cafes, shopping, restaurants, and blocks to Kits Beach. By appointment Oct 31 & Nov 1 from 2-4.