



Presented by:  
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**Active**  
**R2726333**

Board: V  
 1/2 Duplex

## 7206 ONTARIO STREET

Vancouver East  
 South Vancouver  
 V5X 3B7

Residential Attached

**\$1,568,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,568,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2022</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>0</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RS-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,116.83</b>
Sq. Footage: <b>4,076.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>013-748-297</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation Reserve:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **LOT 1, BLOCK 1, PLAN VAP2452, DISTRICT LOT 656, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT B, TO BLK 3**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **607**  
 Finished Floor (Above): **569**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,176 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,176 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name:  
 Maint Fee: **\$0.00**  
 Maint Fee Includes:

Tot Units in Strata:  
 Storeys in Building:  
 Mgmt. Co's #:  
 Council/Park Apprv?:

Locker:

Suite: **None**  
 Basement: **Crawl**  
 Crawl/Bsmt. Ht: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **No Restrictions**  
 Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

# of Pets:

Cats:

Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13' x 20'			x	1	Main	4	No
Main	Dining Room	8'4 x 8'			x	2	Above	3	Yes
Main	Kitchen	8'4 x 11'3			x	3	Above	3	No
Main	Laundry	8'4 x 6'			x	4			
Above	Master Bedroom	8'11 x 10'4			x	5			
Above	Bedroom	8'4 x 9'2			x	6			
Above	Bedroom	8'4 x 8'10			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

**Rare corner front half duplex with extra large fenced private yard. Across from the Langara trail, Tennis Courts and Golf course. Bright open floor plan featuring high ceiling spacious living and dining rooms; a chef's kitchen, laundry room with closet. Upstairs 3 bedrooms & 2 baths including master bedroom with en-suite. Crawl space for storage. Single car garage. Air-conditioning and radiant floor heat. Safe walking distance to elementary school. Minutes to Langara College and Canada Line station. Feels like a house but no strata fees. A fabulous location.**