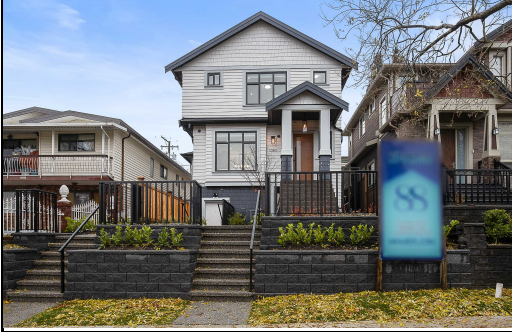


R2518558
1/2 Duplex

3380 CHURCH STREET
Vancouver
Collingwood VE
V5R 4W6

Residential Attached
\$1,378,888 (LP)



Depth/Size (ft.): **122** Frontage (ft.): **33.00** Approx. Yr Built: **2020**
 Lot Area (sq.ft.): **4,026.00** Bedrooms: **5** Age: **0**
 Flood Plain: Bathrooms: **4** Zoning: **RS-1**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: For Tax Year: **2020**
 Half Baths: **1** P.I.D.: **031-187-269**
 View: **Yes: City**
 Complex / Subdiv:
 Services Connected: **Electricity,Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 1, BLOCK 43, PLAN EPS6938, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER**
 Amenities: **In Suite Laundry**
 Site Influences: **Lane Access,Shopping Nearby**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Security System,Vacuum - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 13'10			x			x
Main	Kitchen	11' x 9'6			x			x
Main	Dining Room	8'6 x 7'6			x			x
Above	Master Bedroom	11'2 x 12'1			x			x
Above	Bedroom	9'4 x 8'6			x			x
Above	Bedroom	8'10 x 8'6			x			x
Bsmt	Kitchen	14'4 x 12'			x			x
Bsmt	Bedroom	10'6 x 8'9			x			x
Bsmt	Bedroom	10'6 x 8'9			x			x
		x			x			

Finished Floor (Main):	526	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	578	# of Kitchens:	2	1	Main	2	No
Finished Floor (Below):	0	# of Levels:	3	2	Above	3	Yes
Finished Floor (Basement):	592	Suite:	Legal Suite	3	Above	4	No
Finished Floor (Total):	1,696 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No
Unfinished Floor:	0	Beds in Bsmt.:	2	5			
Grand Total:	1,696 sq. ft.	Basement:	Separate Entry	6			
				7			
				8			

Listing Broker(s): **Planet Group Realty Inc.**

LOCATION, LOCATION ! BRAND NEW Elegant Executive 1/2 DUPLEX TOTAL 5 BDRMS/ 4 BATH Built by Experienced Builder in the most desirable PRIME AREA in Vancouver East with 2-5-10 New Home Warranty. Home features: Air conditioning, hot water radiant heat, quality door casings. Spacious exquisite chef's kitchen: thick slab counters, High End STAINLESS STEEL APPLAINCES, This smart home is equipped with Security Cameras & Alarm System. Upstairs: All 3 BEDROOMS conveniently on the SAME LEVEL. Downstairs:2 BDRMS LEGAL SUITE with own laundry for MORTGAGE HELP. Detached Single Car Garage. ONLY Few Min. Drive to Joyce-Collingwood SKY TRAIN STATION & just a short walk to all of the amenities.