

R2936344
Townhouse

3810 FLEMING STREET VANCOUVER
Knight, V5N 3W2

Residential Detached
\$1,479,000 (LP)

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 2017
Frontage (ft):	Bathrooms: 3	Age: 7
Lot Area:	Full Baths: 2	Zoning: RT-10
Flood Plain:	Half Baths: 1	Gross Taxes: \$4,021.88
Rear Yard Exp:	Maint. Fee: 361.56	For Tax Year: 2024
View: Yes		P.I.D.: 030-303-257

Style of Home: 2 Storey	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Fibre Cement Board	Parking Access: Side
Foundation:	Parking: Garage; Single,Open
Rain Screen: Full	Locker: No
Renovations:	Units in Dev: 8 - Total Units in Strata: 8
# of Fireplaces: 0 - Fuel:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric,Natural Gas,Radiant	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Hardwood,Tile	Fixtures Rmvd: No

View: Yes : MOUNTAIN
Mgmt. Company: SELF MANAGED
Complex / Subdiv: NAVA
Services Connected: Electricity
Legal: STRATA LOT 8, PLAN EPS4682, DISTRICT LOT 745, 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 1 OR V, AS APPROPRIATE
Amenities: None
Site Influences: Central Location,Lane Access,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features: CithWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict: Pets Allowed w/Rest.
Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'6			
Main	Dining Room	8'10 x 11'2			
Main	Kitchen	9'2 x 8'4			
Main	Porch (enclosed)	3'10 x 7'3			
Above	Bedroom	9'3 x 13'3			
Above	Bedroom	8'3 x 7'11			
Above	Primary Bedroom	12'6 x 12'1			

Finished Floor (Main): 553 sqft	# Of Rooms: 7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 626 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 0 sqft	# Of Levels: 2	Above	4	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:	Above	3	No
Finished Floor (Total): 1,179 sqft	Basement: Crawl			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,179 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome Home to this DETACHED townhome w/GARAGE at the NAVA complex in the Cedar Cottage area. A Walk Score of 85, this Family neighborhood has easy access to schools, 2 grocery stores, library, Trout Lake Community Ctr + dog park, parks, upper Commercial w/great amenities & is between Commercial/Broadway & Renfrew Skytrains + 15 minutes to Downtown! The open concept main features the Kitchen w/SS appl, gas stove, spacious living/dining areas + access to heated garage. Up has 3 bedrooms, master w/full ensuite + a 2nd bath & balcony. Updates incl newer D-Washer & boiler repairs (2023), freshly painted inside + porch (2024). 506 sf heated crawlspace offering loads of storage. The outside patio & fenced yard is set up w/room for kids & pets! A vibrant community awaits you & your Family!

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LISTING
features

3810 Flemming Street, Vancouver



COMPLIMENTS OF

Mick McLennan

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realestatenewwest.com

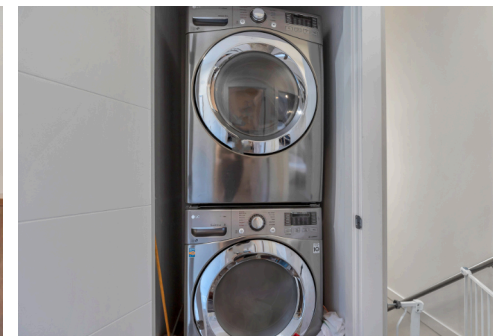




TAKE THE TOUR



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COMPLIMENTS OF
Mick McLennan

Price	\$1,479,000
Tax	\$4,021.88/2024
Maint Fee	\$361.56
Size	1,179 sf
Bedrooms	3
Bathrooms	3