



Presented by:  
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**Active**  
**R2603577**  
 Board: V  
 House/Single Family

**2602 DUNDAS STREET**  
 Vancouver East  
 Hastings Sunrise  
 V5K 1P9

Residential Detached  
**\$2,289,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,289,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1929**  
 Frontage(feet): **33.00** Bathrooms: **3** Age: **92**  
 Frontage(metres): **10.06** Full Baths: **2** Zoning: **RS1**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$5,973.55**  
 Lot Area (sq.ft.): **4,022.70** Rear Yard Exp: **South** For Tax Year: **2021**  
 Lot Area (acres): **0.09** P.I.D.: **011-299-789** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour:  
 View: **Yes: Mountains, City & ocean views**  
 Complex/Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Mixed, Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus: <b>Near</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>Yes: Electric Fireplace</b>		
Fuel/Heating: <b>Natural Gas, Radiant</b>	Floor Finish: <b>Hardwood, Tile</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 1, PLAN VAP4852, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, OF LOT 21**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Finished Floor (Main):	1,095	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	635	Main	Living Room	15'0 x 13'2	Below	Kitchen	10'9 x 9'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 9'11	Below	Bedroom	10'11 x 9'4	Main	4
Finished Floor (Below):	1,097	Main	Kitchen	10'11 x 9'11	Below	Flex Room	11'2 x 6'6	Above	2
Finished Floor (Basement):	0	Main	Eating Area	9'10 x 7'4	Below	Bedroom	10'4 x 9'0	Below	4
		Main	Solarium	11'2 x 9'7	Below	Laundry	10'9 x 9'7		
Finished Floor (Total):	2,827sq. ft.	Main	Bedroom	11'2 x 10'10	Below	Mud Room	13'5 x 5'5		
Unfinished Floor:	0	Main	Patio	12' x 11'			x		
Grand Total:	2,827sq. ft.	Main	Foyer	7'6 x 4'8			x		
		Above	Master Bedroom	16'10 x 10'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Patio	12'0 x 6'0			x		
		Above	Bedroom	14'5 x 11'2			x		
Suite: <b>Unauthorized Suite</b>		Above	Bedroom	10'2 x 9'10			x		
Basement: <b>Separate Entry</b>		Below	Living Room	13'11 x 13'1			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 3		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 19		ByLaw Restrictions:					

Listing Broker(s): **Macdonald Realty**

**Perched on the high corner of Dundas with spectacular city views is this beautifully renovated family home. Formal living and dining with built ins and a large cooks kitchen with informal dining and family space PLUS an office and beautiful bathroom on the main. 3 big bedrooms and bath and a 2 bedroom basement suite. Beautiful outdoor space with deck and wisteria and hedging and even a 3 car garage make this the perfect family home.**