

**THE CHARLES DUPLEX COLLECTION**



**VANCOUVER, BC**



## Beautiful finishes throughout.

Introducing the CHARLES DUPLEX COLLECTION!  
New front/back duplex homes under construction, coming summer 2023!

Modern duplex homes built by an experienced luxury home builder, with designer details in every corner of this property. Both homes will feature 3 BED + 3 BATH in an open concept floor plan ranging from 1200 - 1300+ SF. Located on a wide sunny cherry blossom tree-lined street in the highly desirable family-friendly Renfrew neighborhood. Close to transit, parks, schools, Downtown, recreation, golf course, PNE & quick access to HWY #1.

*Bespoke designed homes with unique features that offer the ultimate comforts for home owners.*



## Open concept floor plan with indoor outdoor living bliss.

### 2 BEAUTIFUL DUPLEX HOMES

#### **3117 Charles Street**

- Front Unit
- 1200+ square feet
- 3 Bed + 3 Bath

#### **3119 Charles Street**

- Back Unit
- 1300+ square feet
- 3 Bed + 3 Bath.

# Your dream home awaits.

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**Starting at \$1,399,000**

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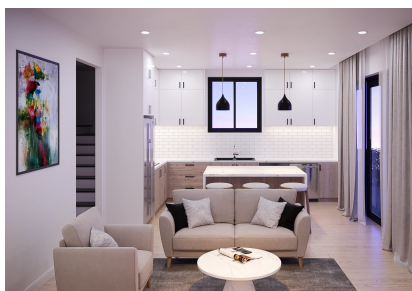
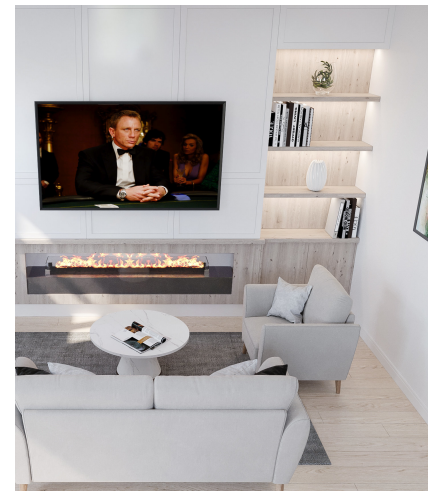
**3 bedrooms**

**3 bathrooms**

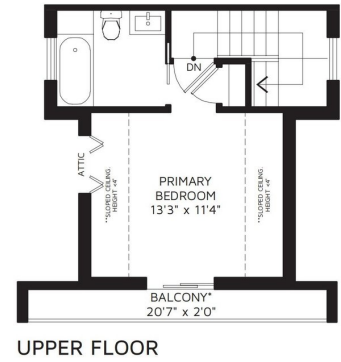
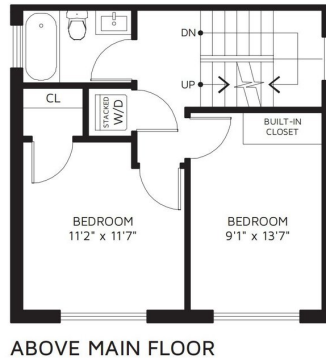
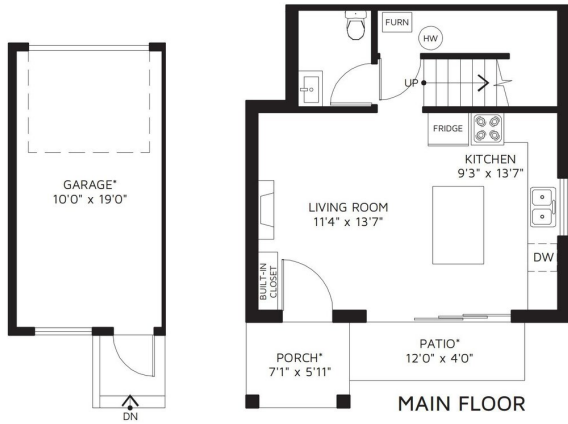
**1,200 - 1,300+ square feet**

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These homes will offer a stunning indoor/outdoor living lifestyle, complete with patio BBQ connections off the patio, beautiful private yards with upgraded landscaping features, engineered hardwood throughout the homes, heat pump heat system and A/C for the comforts of the cool winters and warm summers, upgraded appliances packages, security systems, impressive entertainment built-ins, millwork and kitchen cabinetry. Plus your own EV vehicle charging system in the detached single vehicle garage.



<https://3119charlesstreet.relahq.com>

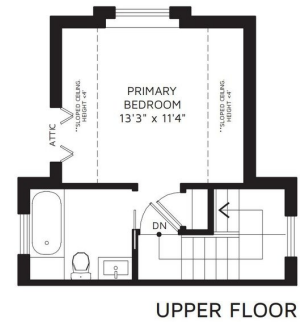
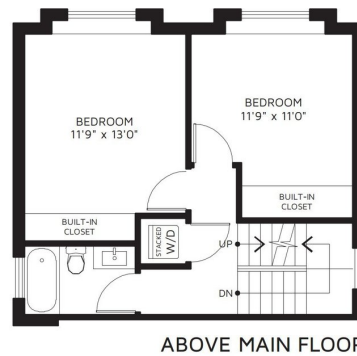
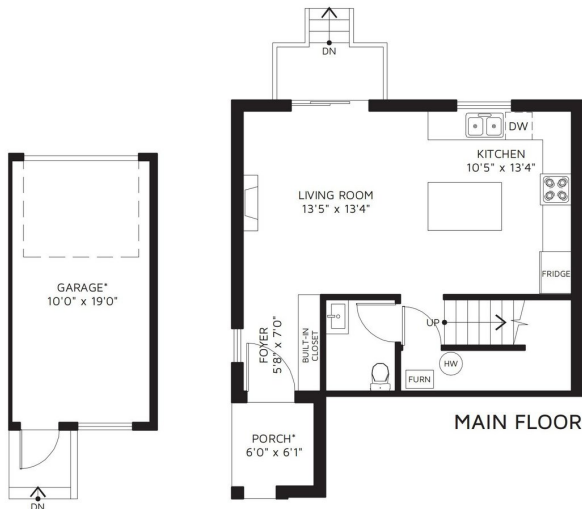


UPPER FLOOR	248 SQ FT
ABOVE MAIN FLOOR	486 SQ FT
MAIN FLOOR	469 SQ FT
<b>TOTAL FINISHED AREA</b>	<b>1,203 SQ FT</b>

BALCONY*	46 SQ FT
PORCH*	42 SQ FT
PATIO*	48 SQ FT
GARAGE*	214 SQ FT

\*NOT INCLUDED IN OVERALL SQUARE FOOTAGE

# Floor Plans



UPPER FLOOR	248 SQ FT
ABOVE MAIN FLOOR	542 SQ FT
MAIN FLOOR	542 SQ FT
<b>TOTAL FINISHED AREA</b>	<b>1,332 SQ FT</b>

PORCH*	39 SQ FT
GARAGE*	214 SQ FT

\*NOT INCLUDED IN OVERALL SQUARE FOOTAGE

# Renfrew neighborhood.



EXPLORE THE AMENITIES  
NEAR 3119 CHARLES STREET  
RENFREW VE, VANCOUVER EAST

Explore amenities around this neighbourhood location as well as around the community.



5 public & 5 Catholic schools...



7 sports fields, 3 playgrounds...



Street transit stop less than a 1 mi...



Very Walkable  
Most errands can be accomplished on foot



Good Transit  
Many nearby public transportation options



Very Bikeable  
Biking is convenient for most trips



# Marketing Burnaby + Vancouver's Finest Real Estate.



Manny Bal is an award winning premier Real Estate Advisor with years of experience servicing his clients in Burnaby, Vancouver, and the surrounding areas.

Performing to the highest standards of excellence, privacy, integrity, and respect. Commitment to elevating the sales & marketing experience. Diverse background in residential, commercial, construction, presales, and other investment assets.

"Luxury is a service - for first time buyers, to high end residential sellers, and property investors - we focus on the details and are dedicated to delivering results."

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