



MANNY BAL
REAL ESTATE GROUP

A modern two-story house with white horizontal siding and a dark grey gabled roof. The interior lights are on, showing a living room with a fireplace and a dining area. A balcony with glass railings is visible on the second floor. The front entrance has a dark door and a large glass window. A small patio with two chairs and a table is in the foreground. The house is surrounded by greenery and a wooden fence.

FRASER LIVING

A BOUTIQUE COLLECTION OF MODERN
FARM STYLE HOMES



CURATED BY INTERIOR DESIGNER
KENZI DESIGN HOMES

UNIQUE OPPORTUNITY FOR TRIPLEX CUSTOMIZATION

1-546 EAST 46TH AVE (FRONT DUPLEX)
2-546 EAST 46TH AVE (BACK DUPLEX)
544 EAST 46TH AVE (LANEWAY)

Discover Fraser Living, a boutique collection of modern farm style homes in the heart of Vancouver’s Sunset neighbourhood! This exclusive pre-sale development offers a unique opportunity to own a fully customizable triplex featuring contemporary architecture, refined interiors, and thoughtful functional floor plans. With construction underway, early buyers have the chance to personalize finishes and interior details to suit their preferences.

Each home offers a range of 3 bedrooms, 3-4 bathrooms and a designated EV-ready carport, all crafted with elevated features including radiant in-floor heating, an AC heat pump for year-round comfort, engineered hardwood flooring throughout, Fisher Paykel appliance package, and custom LED lighting to add to the ambiance. The grand ceiling heights create an expansive sense of space, while the high-efficiency construction with modern amenities delivers premium comfortable living.

Positioned within the catchment of John Henderson Elementary and John Oliver Secondary, this family-friendly address is surrounded by parks, shopping, transit, and close proximity to daily conveniences. Designed for families and urban professionals alike, these homes are ready for you to come shape your ideal living space and lifestyle!

Completion Expected Fall 2025. Design Appointments and showings available, call to schedule a private walk-through.

FEATURES

Bedrooms	3	Style:	Triplex
Bathrooms:	3-4	Year Built:	2025
Living Area:	1,202-1,557 sf	Storeys:	2 + 3



MANNY BAL
PERSONAL REAL ESTATE CORPORATION
GREATER VANCOUVER MEDALLION PRESIDENT’S CLUB TOP 1% REALTOR®

www.mannybal.com
info@mannybal.com
604.723.3358

ANGELL HASMAN & ASSOCIATES REALTY LTD.

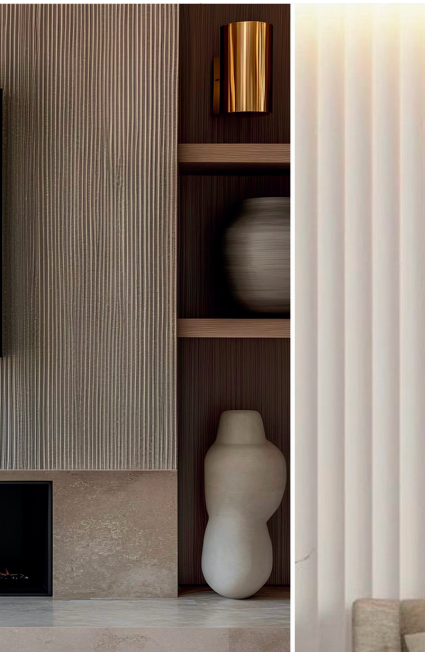


AMENITIES

DESIGNATED CARPORT
IN-SUITE LAUNDRY
A/C HEATPUMP

OAKRIDGE PARK MALL
SCHOOLS NEARBY
QE PARK + NAT BAILEY



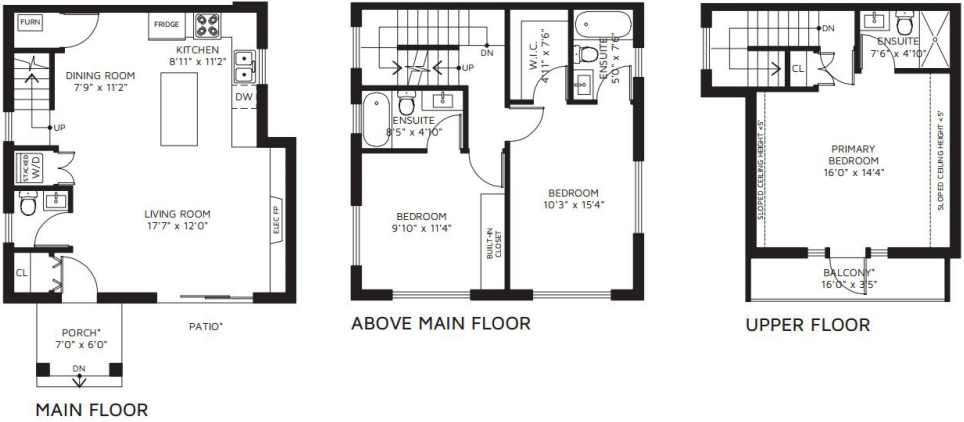


546 46TH AVE E,
VANCOUVER, V5W 2A3
UNIT 1

UPPER FLOOR	335	SQ FT
ABOVE MAIN FLOOR	586	SQ FT
MAIN FLOOR	560	SQ FT
TOTAL FINISHED AREA	1,481	SQ FT
UNDER HEIGHT AREA <5'	58	SQ FT
TOTAL AREA	1,539	SQ FT

BALCONY*	60	SQ FT
PORCH*	42	SQ FT
CARPORT*	172	SQ FT

*NOT INCLUDED IN OVERALL SQUARE FOOTAGE

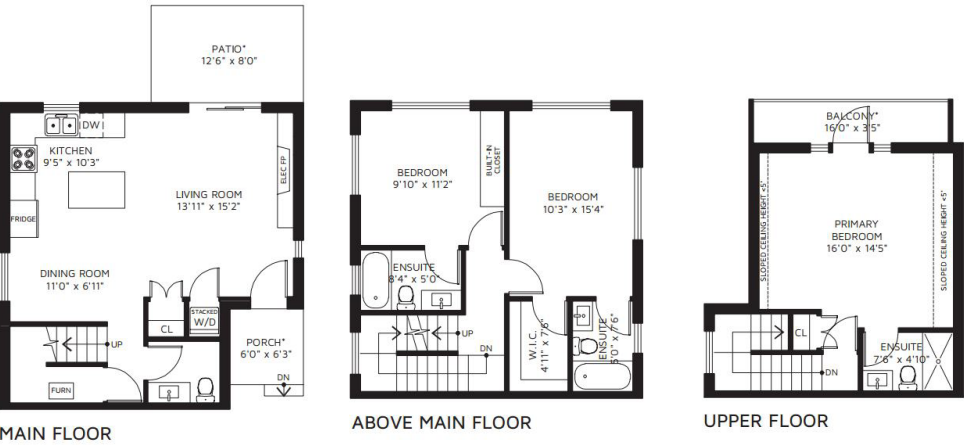


546 46TH AVE E,
VANCOUVER, V5W 2A3
UNIT 2

UPPER FLOOR	335	SQ FT
ABOVE MAIN FLOOR	586	SQ FT
MAIN FLOOR	578	SQ FT
TOTAL FINISHED AREA	1,499	SQ FT
UNDER HEIGHT AREA <5'	58	SQ FT
TOTAL AREA	1,557	SQ FT

BALCONY*	60	SQ FT
PORCH*	38	SQ FT
PATIO*	100	SQ FT
CARPORT*	172	SQ FT

*NOT INCLUDED IN OVERALL SQUARE FOOTAGE

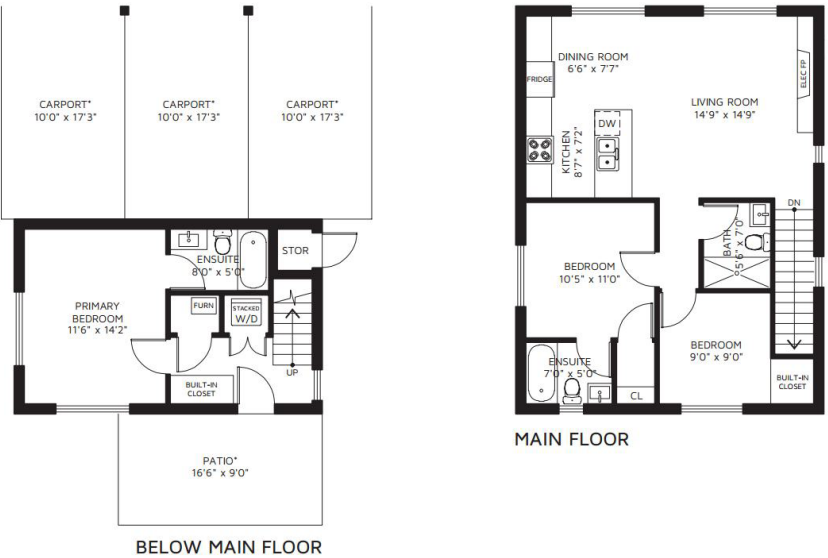


544 46TH AVE E,
VANCOUVER, V5W 2A3

MAIN FLOOR	822	SQ FT
BELOW MAIN FLOOR	380	SQ FT
TOTAL FINISHED AREA	1,202	SQ FT

PATIO*	149	SQ FT
CARPORT*	172	SQ FT

*NOT INCLUDED IN OVERALL SQUARE FOOTAGE





MANNY BAL

PERSONAL REAL ESTATE CORPORATION

GREATER VANCOUVER MEDALLION PRESIDENT'S CLUB TOP 1% REALTOR®

www.mannybal.com

info@mannybal.com

604.723.3358

The information displayed is believed to be accurate but is not guaranteed and should be independently verified.
This communication is not intended to cause or induce breach of an existing agency relationship.



#203 – 1544 Marine Drive
West Vancouver, BC V7V 1H8