

**Active**  
**R2769022**  
 Board: V, Attached  
 1/2 Duplex

**8470 FRENCH STREET**

Vancouver West  
 Marpole  
 V6P 4W2

**\$1,599,000** (LP)  
 (SP)



DOM: **1** List Date: **4/17/2023** Expiry Date: **7/31/2023**  
 Prev. Price: **\$0** Original Price: **\$1,599,000** Sold Date:  
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **1986**  
 Frontage (feet): Bedrooms: **2** Age: **37**  
 Frontage (metres): Bathrooms: **3** Zoning: **RM8**  
 Depth/Size: Full Baths: **2** Gross Taxes: **\$5,144.21**  
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **007-401-825** Tax Inc. Utilities?: **Yes**  
 View: : Tour:  
 Complex / Subdiv:  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Total **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Add. Parking Avail., Garage; Single, Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **STRATA LOT 1, PLAN VAS1878, DISTRICT LOT 319,323 & 324, NEW WESTMINSTER LAND DISTRICT, UNDIV 50/100 SHARE IN COM PROP THEREIN 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** Municipal Charges

Amenities: **None** Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:  
 Site Influences:  
 Features:

Finished Floor (Main): <b>655</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>582</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>318</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,555 sq. ft.</b>	Bylaw Restrictions: <b>No Restrictions</b>	# of Pets:	Cats: Dogs:
Unfinished Floor: <b>0</b>	Restricted Age:		
Grand Total: <b>1,555 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>Fully Finished</b>	Short Term Lse-Details: <b>n/a</b>		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>	# of Levels: <b>3</b>		
	# of Rooms: <b>7</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	16'2 x 12'0			x	1	Abv Main 2	4	No
Main	Dining Room	11'11 x 10'6			x	2	Above	4	Yes
Main	Kitchen	10'6 x 8'8			x	3	Bsmt	2	No
Main	Eating Area	10'6 x 8'0			x	4			
Above	Primary Bedroom	17'7 x 10'6			x	5			
Above	Bedroom	11'8 x 9'11			x	6			
Bsmt	Recreation Room	15'2 x 10'1			x	7			
					x	8			

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 3:  
 List Desig Agt 1: **Melanie Chow PREC\* - Phone: 604-839-3231** info@melaniechow.ca  
 List Broker 2:  
 List Desig Agt 2: 3  
 Sell Broker 1:  
 Sell Sales Rep 1: 2 3:  
 Owner: **Loretta Mei-Ling Chung & Patrick Pak-Chuen Chung**  
 Commission: **3.255% ON THE FIRST \$100,000.00 AND 1.1625% ON THE BALANCE**  
 Occupancy: **Owner**

Appointments: **Phone Other**  
 Call: **TIM LU**  
 Phone: **604-721-8656**

Realtor **24 hours notice to show. Viewings by appointment only. Measurements by iShot is approximate, buyer to verify. PDS dated April 9, 2023. Call / Remarks: Text Tim to book viewings.**

**Well maintained oversized duplex features spacious living, kitchen and dining areas with good size bedrooms. Masterbedroom features walk-in closet and spa-like bathroom with skylights. Below allows additional space for a guest suite with Murphy bed. Plenty of storage throughout including crawl space and laundry room. Why own a townhome when you can own without strata fees and enjoy the features similar to a detached property including privacy of a fenced yard, large principal rooms and 2 car parking: 1 enclosed private car garage and extra side parking. Centrally located to schools, transit, restaurants, banking, new Safeway and future redevelopment potential within the Marpole Community Plans.**