



Presented by:  
**Morning Lee**

Royal Pacific Realty (Kingsway) Ltd.  
Phone: 604-727-1629  
https://MorningLee.ca  
m@WealthDaoinc.com



**Active**  
**R3169244**

Board: V  
1/2 Duplex

**6676 VICTORIA DRIVE**

Vancouver East  
Killarney VE  
V5P 3Y1

Residential Attached

**\$1,099,900** (LP)

(SP)



|                          |                                                                                |                                     |
|--------------------------|--------------------------------------------------------------------------------|-------------------------------------|
| Sold Date:               | If new, GST/HST inc?:                                                          | Original Price: <b>\$1,099,900</b>  |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>4</b>                                                             | Approx. Year Built: <b>2010</b>     |
| Frontage(feet):          | Bathrooms: <b>3</b>                                                            | Age: <b>16</b>                      |
| Frontage(metres):        | Full Baths: <b>3</b>                                                           | Zoning: <b>RT-2</b>                 |
| Depth / Size (ft.):      | Half Baths: <b>0</b>                                                           | Gross Taxes: <b>\$5,000.00</b>      |
| Sq. Footage: <b>0.00</b> |                                                                                | For Tax Year: <b>2025</b>           |
| Flood Plain:             | P.I.D.: <b>028-166-132</b>                                                     | Tax Inc. Utilities?:                |
| View: :                  |                                                                                | Tour:                               |
| Complex / Subdiv:        |                                                                                |                                     |
| First Nation:            |                                                                                |                                     |
| Services Connctd:        | <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |
| Sewer Type:              | <b>City/Municipal</b>                                                          | Water Supply: <b>City/Municipal</b> |

Style of Home: **2 Storey**  
Construction: **Concrete, Concrete Frame, Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2024**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane, Rear**  
Parking: **Garage; Single, Other**  
Dist. to Public Transit: **0.5 METER** Dist. to School Bus: **900 METER**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 1, PLAN BCS3745, DISTRICT LOT 725, GROUP 1, NEW WESTMINSTERLAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Gravel Road, Marina Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Range Top**

Finished Floor (Main): **648**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **524**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,172 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,172 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee:  
Maint Fee Includes:

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite: **Legal Suite**  
Basement: **Full, Fully Finished, Separate Entry**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **8**

Bylaws Restrictions:  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 10' x 9'6    |       |      | x          | 1    | Above | 4           | Yes      |
| Main  | Kitchen         | 10' x 9'6    |       |      | x          | 2    | Above | 4           | No       |
| Main  | Primary Bedroom | 11'10 x 10'4 |       |      | x          | 3    | Below | 4           | No       |
| Main  | Bedroom         | 9'10 x 9'5   |       |      | x          | 4    |       |             |          |
| Below | Recreation Room | 15'8 x 9'5   |       |      | x          | 5    |       |             |          |
| Below | Bedroom         | 10' x 9'5    |       |      | x          | 6    |       |             |          |
| Below | Bedroom         | 9'6 x 8'9    |       |      | x          | 7    |       |             |          |
| Below | Kitchen         | 4'6 x 6'6    |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

**Very rare: Duplex with rental. 2 bedrooms Rental with separate entrance. 2 levels duplex in Killarney. Bus stop is in front of the house. Schools, parks, shopping all in walking distance hundreds meters. Front unit and the whole front yard, looks like you have the whole building. Upper floor with living room, gas fireplace, kitchen with granite countertops, ensuited master bedroom, 2 bedrooms, 2 baths. Downstairs with 2bedrooms, 1 bathroom.**