

# 2130 Qualicum Drive, Vancouver

\$1,999,900



**Stunning side-by-side NEW duplex, where modern farmhouse aesthetics meet sleek, contemporary design.** Situated on the slopes of Fraserview with views of the Fraser River, your 2,507 SF home on a 47.5 x 142.5 lot features 4 bdrms on 3 levels in the main home & a legal 1 bdrm suite downstairs. Chef's kitchen where striking contrast meets warm, contemporary elegance w/gas cooking, an oversized island with waterfall edge & an integrated black matte sink. Upstairs - 3 bdrms incl a large primary with double vanity ensuite & plenty of built in cabinetry throughout. Top floor bdrm with ensuite which can be used as an office. Bright legal 1 bdrm suite offers plenty of light, side by side washer/dryer & 339 SF of craw space perfect for storage. Single detached garage and open parking stall.

## KEY INFORMATION

ADDRESS: 2130 Qualicum Drive, Vancouver

PRICE: \$1,999,900

AREA: Fraserview

TYPE: 4 Bedroom + 4 Bath + 1 Bed/1Bath Suite

SQ FT: 2,507 SF\*

YEAR BUILT: 2025

TAX: \$4,333.11\*\* (2025)

## FEATURES

VIEWS: Fraser River

PARKING: Single Garage 1 Open Stall

ELEMENTARY: David Oppenheimer Elementary

HIGH SCHOOL: David Thompson Secondary



\* Strata Plan shows 593 SF

\*\* Tax based on 50% of 2130 Qualicum Tax

\*\*\* Some photos have been virtually staged



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**

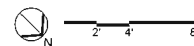
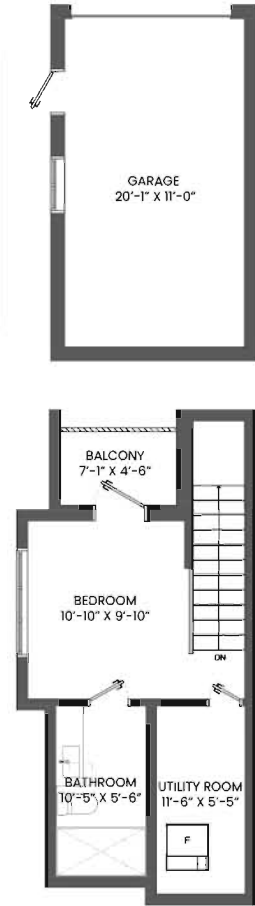
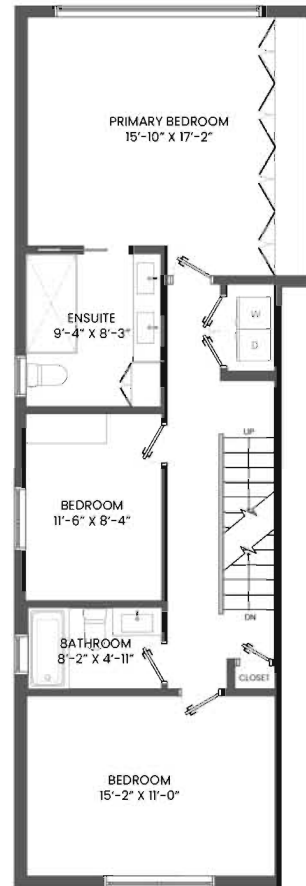
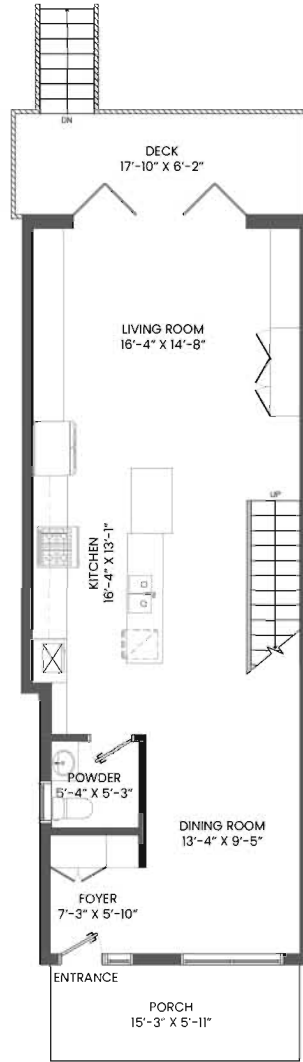


**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**

## 2130 QUALICUM DRIVE, VANCOUVER, BC

LOWER FLOOR TOTAL:	523 SQ.FT.	CRAWL SPACE:	339 SQ. FT.
MAIN FLOOR TOTAL:	770 SQ.FT.	GARAGE:	266 SQ. FT.
UPPER FLOOR TOTAL:	903 SQ.FT.	DECK:	109 SQ. FT.
TOP FLOOR TOTAL:	311 SQ.FT.	PORCH:	90 SQ. FT.
<b>TOTAL:</b>	<b>2,507 SQ.FT.</b>	BALCONY:	31 SQ. FT.
		PATIO:	46 SQ. FT.



\* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&D INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA



**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca





Presented by:  
**Derek Kai PREC\***  
 Chow & Kai Group  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666

**rennie**

dkai@rennie.com

**Active**  
**R3118946**

Board: V  
 1/2 Duplex

**2130 QUALICUM DRIVE**

Vancouver East  
 Fraserview VE  
 V5P 2M2

Residential Attached

**\$1,999,900 (LP)**

(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: **No** Original Price: **\$1,999,900**  
 Meas. Type: \_\_\_\_\_ Bedrooms: **5** Approx. Year Built: **2025**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **5** Age: **1**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **4** Zoning: **R1-1**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$4,333.11**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: \_\_\_\_\_ P.I.D.: **032-813-236** Tax Inc. Utilities?:  
 View: **Yes :Fraser River** Tour:  
 Complex / Subdiv: \_\_\_\_\_  
 First Nation \_\_\_\_\_  
 Services Conndct: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
 # of Fireplaces: \_\_\_\_\_ R.I. Fireplaces: \_\_\_\_\_  
 Fireplace Fuel: \_\_\_\_\_  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Other**

Reno. Year: \_\_\_\_\_  
 Rain Screen: \_\_\_\_\_  
 Metered Water: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single, Open**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: \_\_\_\_\_  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **STRATA LOT 2 FRASERVIEW GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS11888 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **770**  
 Finished Floor (Above): **903**  
 Finished Floor (AbvMain2): **311**  
 Finished Floor (Below): **523**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,507 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,507 sq. ft.**

Units in Development: \_\_\_\_\_  
 Exposure: **North, South**  
 Mgmt. Co's Name: \_\_\_\_\_  
 Maint Fee: **\$0.00**  
 Maint Fee Includes: \_\_\_\_\_

Tot Units in Strata: **2** Locker: \_\_\_\_\_  
 Storeys in Building: \_\_\_\_\_  
 Mgmt. Co's #: \_\_\_\_\_  
 Council/Park Apprv?: \_\_\_\_\_

Suite: **Legal Suite**  
 Basement: **Fully Finished**  
 Craw/Bsmt. Ht: \_\_\_\_\_ # of Levels: **4**  
 # of Kitchens: **2** # of Rooms: **12**

Bylaws Restrictions: **No Restrictions**  
 Restricted Age: \_\_\_\_\_ # of Pets: \_\_\_\_\_ Cats: \_\_\_\_\_ Dogs: \_\_\_\_\_  
 # or % of Rentals Allowed: \_\_\_\_\_  
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **As per City Bylaws**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	16'4 x 13'1	Abv Main 2	Utility	11'6 x 5'5	1	Main	2	No
Main	Living Room	16'4 x 14'8	Below	Kitchen	11'9 x 5'	2	Above	4	Yes
Main	Dining Room	13'4 x 9'5	Below	Living Room	11'9 x 10'9	3	Above	4	No
Main	Patio	17'10 x 6'2	Below	Bedroom	13'2 x 9'5	4	Abv Main 2	3	Yes
Above	Primary Bedroom	15'10 x 17'2				5	Below	3	No
Above	Bedroom	11'6 x 8'4				6			
Above	Bedroom	15'2 x 11'				7			
Abv Main 2	Bedroom	10'10 x 9'10				8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Stunning side-by-side NEW duplex, where modern farmhouse aesthetics meet sleek, contemporary design. Situated on the slopes of Fraserview with views of the Fraser River, your 2,507 SF home on a 47.5 x 142.5 lot features 4 bdrms on 3 levels in the main home & a legal 1 bdrm suite downstairs. Chef's kitchen where striking contrast meets warm, contemporary elegance w/gas cooking, an oversized island with waterfall edge & an integrated black matte sink. Upstairs - 3 bdrms incl a large primary with double vanity ensuite & plenty of built in cabinetry throughout. Top floor bdrm with ensuite which can be used as an office. Bright legal 1 bdrm suite offers plenty of light, side by side washer/dryer & 339SF of crawl space perfect for storage. Great Curb Appeal!**

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 05/04/2026 08:28 PM



**Derek Kai** Personal Real Estate Corporation  
 604.868.1666  
 dkai@rennie.com  
 expertliving.ca

**rennie**