

\$699,900 - 6017 Ne 45th Court A & B, Vancouver

MLS® #2307570

\$699,900

7 Bedroom, 1.5 Bathroom, 2,745 sqft
Residential on 0.14 Acres

Vancouver, Vancouver, WA



This custom crafted multi family home is set amongst captivating territorial south facing views, laid out over 3 expansive stories & divided by 2 separate entrances. The main house includes 4 bedrooms and 2.5 baths, a dedicated office space, several storage spaces, and an open concept kitchen that features quartz countertops, a dedicated pantry, energy star appliances, and a tiled backsplash. In addition, the primary suite includes its own en suite bathroom and a walk in closet. This expansive layout is perfect for multigenerational living and potential income. The permitted daylight basement ADU includes two bedrooms, one bathroom, a fully equipped galley kitchen, a dedicated utility room for laundry, and patio space for outdoor enjoyment.

Built in 2024

Essential Information

MLS® #	2307570
List Price	\$699,900
Sale Price	\$699,900
Price Per SqFt	\$255
Bedrooms	7
Bathrooms	1.5
Full Baths	1
Half Baths	1
Square Footage	2,745

Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Residential
Style	Traditional
Status	Sold

Community Information

Address	6017 Ne 45th Court A & B
Area	1043 - City Center West
Subdivision	Vancouver
City	Vancouver
County	Clark
State	WA
Zip Code	97661

Amenities

Parking Spaces	2
Parking	Driveway, Attached Garage, Off Street
Garage Spaces	2

Interior

Interior Features	Second Kitchen, Second Primary Bedroom, Bath Off Primary, Double Pane/Storm Window, Dining Room, Fireplace, Laminate, Laminate Hardwood, Vaulted Ceiling(s), Walk-In Closet(s), Walk-In Pantry, Wall to Wall Carpet, Water Heater
Appliances	Dishwasher(s), Disposal, Microwave(s), Stove(s)/Range(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Exterior

Exterior Features	See Remarks
Lot Description	Cul-De-Sac, Curbs, Paved
Foundation	Poured Concrete

School Information

District	Vancouver
Elementary	Minnehaha Elementary
Middle	Jason Lee Mid

High Hudson's Bay High

Additional Information

Days on Market	268
Cumulative Days on Market	268
Days on Website	264
HOA Fees	\$10
HOA Fees Frequency	Monthly