



Presented by:  
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**Active**  
**R2644848**  
Board: V  
1/2 Duplex

**3233 ST. CATHERINES STREET**  
Vancouver East  
Fraser VE  
V5V 4K6

Residential Attached  
**\$1,649,900** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$1,649,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2021**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **3** Age: **1**  
Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **RT-5**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$0.00**  
Sq. Footage: **0.00** For Tax Year: **2021**  
Flood Plain: \_\_\_\_\_ P.I.D.: **031-552-901** Tax Inc. Utilities?: \_\_\_\_\_  
View: \_\_\_\_\_ Tour: **Virtual Tour URL**  
Complex / Subdiv: **Copperfield Residence**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Construction: **Frame - Wood** Parking: **Garage; Single**  
Exterior: **Fibre Cement Board** Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Property Disc.: **Yes**  
Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_ Fixtures Leased: **No**  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: **Electric** Metered Water: \_\_\_\_\_ Fixtures Rmvd: **No**  
Fuel/Heating: **Radiant** R.I. Plumbing: \_\_\_\_\_ Floor Finish: **Hardwood**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Legal: **STRATA LOT 5, PLAN EPS8024, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security System**

Finished Floor (Main): <b>563</b>	Units in Development: <b>6</b>	Tot Units in Strata: <b>6</b>	Locker: _____
Finished Floor (Above): <b>786</b>	Exposure: <b>East</b>	Storeys in Building: <b>2</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>self managed</b>	Mgmt. Co's #: _____	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$368.68</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Sewer, Snow removal, Water</b>		
Finished Floor (Total): <b>1,349 sq. ft.</b>			
Unfinished Floor: <b>217</b>			
Grand Total: <b>1,566 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age: _____	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht: <b>4'</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Minimum 30 days.</b>		
# of Levels: <b>2</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	18'1 x 7'11			x	1	Main	2	No
Main	Living Room	12'2 x 11'8			x	2	Above	3	Yes
Main	Dining Room	11'5 x 6'			x	3	Above	4	No
Above	Master Bedroom	12'9 x 11'5			x	4			
Above	Bedroom	11'1 x 10'8			x	5			
Above	Bedroom	11'8 x 9'			x	6			
Above	Flex Room	7'2 x 5'4			x	7			
					x	8			



## 3233 St. Catherines Street, Vancouver

Mizan Developments presents The Copperfield Residences. Another fabulous townhome development in the popular Cedar Cottage neighborhood. This 3 bedroom, 2.5 bathroom 2 level home features all three bedrooms on one level. The open kitchen includes Fisher & Paykel appliances and quartz countertops which flow seamlessly into the dining and living room, featuring a gorgeous fireplace and custom cabinetry. Retreat to the primary bedroom with high ceilings and a custom built in closet. Built in desk/office space upstairs. Located in the coveted Charles Dickens Elementary and Sir Charles Tupper school catchments. Rare attached garage with in-floor heating, external bike storage locker, community garden and a 2/5/10 warranty. Open House Sat and Sun 2-4 pm.

**\$1,649,900**



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3233 St. Catherine's Street, Vancouver

Main Floor: 563 sq.ft.  
Upper Floor: 786 sq.ft.  
**Total: 1349 sq.ft.**  
Garage: 217 sq.ft.

MAIN FLOOR

UPPER FLOOR

