



Presented by:
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SEAN STEVENS
PERSONAL REAL ESTATE CORPORATION

Active
R2623304
Board: V
1/2 Duplex

1207 E 15TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 2S7

Residential Attached
\$1,599,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 3	Age: 19
Frontage(metres):	Full Baths: 3	Zoning: RT-5
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,366.22
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 025-408-674	Tax Inc. Utilities?:
View: Yes : North Shore Mountains		Tour: Virtual Tour URL
Complex / Subdiv:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

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

Style of Home: 3 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Dist. to Public Transit:		
Foundation: Concrete Perimeter	Dist. to School Bus:		
Renovations: Completely	Title to Land: Freehold Strata		
# of Fireplaces: 1	Reno. Year:	Property Disc.: Yes	
R.I. Fireplaces:	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural	Metered Water:	Fixtures Rmvd: No	
Fuel/Heating: Radiant	R.I. Plumbing:	Floor Finish: Hardwood, Other, Tile	
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **STRATA LOT 5, PLAN LMS2800, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 47/78 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**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Dishwasher**

Finished Floor (Main): 731	Units in Development: 7	Tot Units in Strata: 7	Locker: No
Finished Floor (Above): 408	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 703	Maint Fee: \$282.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Sewer, Water		
Finished Floor (Total): 1,842 sq. ft.	Bylaws Restrictions: No Restrictions		
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,842 sq. ft.	# of Pets:		
Suite: Other	Cats:		
Basement: Fully Finished, Separate Entry	Dogs:		
Crawl/Bsmt. Ht: # of Levels: 3	# or % of Rentals Allowed:		
# of Kitchens: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Rooms: 10	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'11 x 4'	Below	Family Room	15'6 x 12'6	1	Main	3	No
Main	Living Room	13'10 x 11'2	Below	Flex Room	11'8 x 8'9	2	Above	3	No
Main	Dining Room	8'10 x 7'1				3	Below	4	No
Main	Kitchen	9'10 x 9'4				4			
Main	Bedroom	11'4 x 10'6				5			
Above	Master Bedroom	11'4 x 11'4				6			
Above	Flex Room	8'10 x 8'4				7			
Below	Bedroom	11'8 x 7'10				8			



1207 East 15th Avenue, Vancouver

This is a stunning 3 bed/3 bath home. The welcoming front porch leads into a bright & open living/dining area, featuring a gas fireplace. The kitchen's bay window is perfect for growing fresh herbs, while the Bosch appliances, built-in oven w/ separate cooktop & large Caesarstone counter w/ eating bar are sure to impress. Retreat to the upper level reserved for the Primary bedroom. Boasting vaulted ceilings, ensuite with built-ins, a frameless shower & separate sitting/dressing area. The walk-out lower level boasts a large family room and wet bar with wine fridge, d/w and bedroom (Suited in the past). The south facing balcony and large yard is the perfect spot to unwind after a long day. Charles Dickens Elem & Sir Charles Catchments. Please have your Buyers Agent book a private showing!

\$1,599,900

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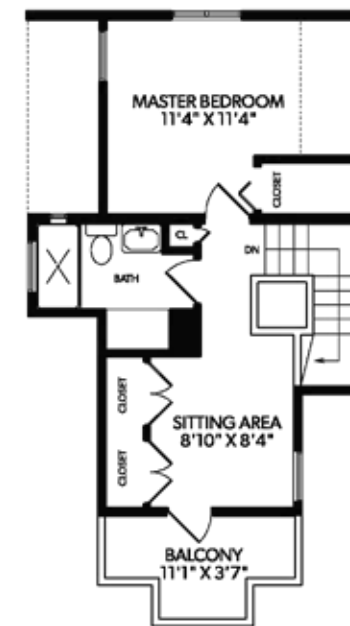
QUALIFIED MEMBER FIRM



1207 East 15th Avenue, Vancouver

Main Floor:	731 sq.ft.	Porch:	80 sq.ft.
Upper Floor:	408 sq.ft.	Balcony:	62 sq.ft.
Lower Floor:	703 sq.ft.	Garage:	214 sq.ft.
Total:	1842 sq.ft.	Patio:	525 sq.ft.

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

