



Presented by:
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Active
R2628869
 Board: V
 Townhouse

3225 ST. CATHERINES STREET
 Vancouver East
 Fraser VE
 V5V 4K6

Residential Attached
\$1,629,900 (LP)
 (SP) **M**



Sold Date: _____
 Meas. Type: **Feet**
 Frontage(feet): _____
 Frontage(metres): _____
 Depth / Size (ft.): _____
 Sq. Footage: **0.00**
 Flood Plain: _____
 View: _____
 Complex / Subdiv: **Copperfield Residences**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

If new, GST/HST inc?: **No**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 P.I.D.: **800-149-519**

Original Price: **\$1,629,900**
 Approx. Year Built: **2021**
 Age: **0**
 Zoning: **RT-5**
 Gross Taxes: **\$0.00**
 For Tax Year: **2021**
 Tax Inc. Utilities?: _____
 Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 Rain Screen: _____
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Legal: **LOT 1, PLAN EPP96755, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Bike Room, 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, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 557	Units in Development: 6	Tot Units in Strata: 6	Locker: Yes
Finished Floor (Above): 759	Exposure: Northeast	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$371.78	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Other, Water		
Finished Floor (Total): 1,316 sq. ft.			
Unfinished Floor: 216			
Grand Total: 1,532 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age: _____	# of Pets: _____	Cats: _____ Dogs: _____
Basement: None	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: 4'	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: _____		

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



3225 St. Catherines Street, Vancouver

Mizan Developments presents this street facing 3 bed/ 2.5 bath + Flex townhouse in Prime Cedar Cottage featuring a large front and back yard. The kitchen's elegant matted quartz countertops with matching backsplash, Fisher & Paykel integrated appliances and Faber Cylindra hood fan are sure to impress. On the upper level you will find 3 bedrooms with vaulted ceilings, custom built in cabinets and two built-in desks, perfect for homework and a home office. Stay comfortable with radiant in-floor heating and the cozy fireplace with custom millwork. The heated attached garage includes an over height ceiling and garage door as well as EV capability for your electric car. 4" crawl space for storage, bike storage and community garden all included. Open House Sat and Sun 2-4pm.

\$1,629,900



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3225 St. Catherines Street, Vancouver

Main Floor: 557 sq.ft.
Upper Floor: 759 sq.ft.
Total: 1316 sq.ft.
Garage: 216 sq.ft.

