



Presented by:
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Active
R2531643
Board: V
Townhouse

1 487 E 11TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 2C8

Residential Attached
\$1,888,800 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **122**
Lot Area (sq.ft.): **6,039.00**
Flood Plain:
Council Apprv?:
Exposure: **South**
If new, GST/HST inc?:**No**
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet): **49.50**
Frontage (metres): **15.09**
Bedrooms: **3**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee: **\$0.00**

Original Price: **\$1,888,800**
Approx. Year Built: **2020**
Age: **1**
Zoning: **RT-5**
Gross Taxes: **\$0.00**
For Tax Year: **2021**
Tax Inc. Utilities?:
P.I.D.: **800-143-590**
Tour: **Virtual Tour URL**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Locker: **N**
Dist. to Public Transit:
Units in Development: **4**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Maint Fee Inc:
Legal: **LOT A BLOCK 125 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP83277**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 7'6						
Main	Kitchen	16'5 x 11'3						
Main	Living Room	17'9 x 11'5						
Above	Bedroom	12'4 x 11'6						
Above	Master Bedroom	12'5 x 9'11						
Above	Walk-In Closet	4'6 x 3'2						
Below	Bedroom	11'5 x 10'9						
Below	Living Room	25'6 x 13'8						
		x						
		x						

Finished Floor (Main):	590	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	544	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	774	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:			3	Above	4	Yes	Pool:
Finished Floor (Total):	1,908 sq. ft.	Bylaws: No Restrictions			4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry			5				Grg Dr Ht:
Grand Total:	1,908 sq. ft.				6				
					7				
					8				



1-487 East 11th Avenue, Vancouver

Absolutely stunning south facing townhouse by Four Corners Homes, featuring 3 bedrooms, 3.5 bathrooms plus large living space in the walk out basement. Located on a quiet tree-lined street, yet close to nearby amenities, this home offers everything you dreamed of & more! The open kitchen has a custom island w/a waterfall edge, quartz countertops, Fisher & Paykel integrated appliances & patio doors that lead to the covered veranda. The upper level boasts 2 bedrooms, each w/their own ensuite bathroom & walk-in closet. The lower level has a bedroom, a bathroom & large living space, perfect for the in-laws. Stay comfortable w/the in-floor radiant heat, HRV & fireplace. Enjoy the outdoors on the covered deck & the south facing fully fenced yard. Private garage & built in security system!

\$1,888,800

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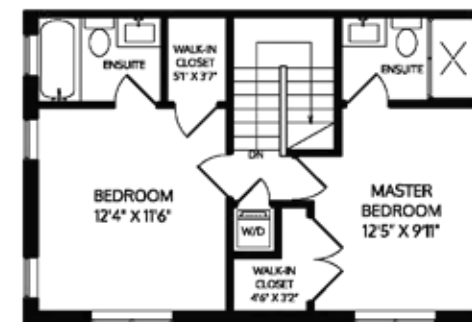
QUALIFIED MEMBER FIRM



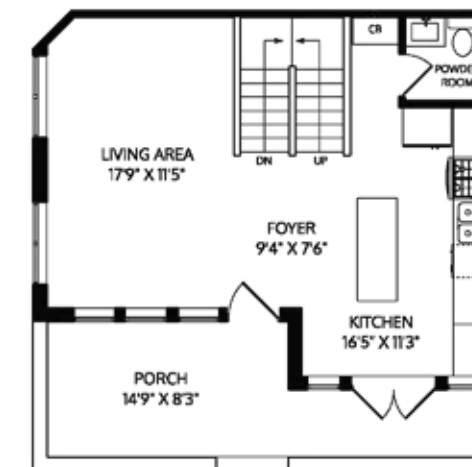
1-487 East 11th Avenue, Vancouver

Main Floor:	590 sq.ft.
Upper Floor:	544 sq.ft.
Lower Floor:	774 sq.ft.
Total:	1908 sq.ft.
Porch:	204 sq.ft.

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

