



Presented by:  
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**Active**  
**R2640434**  
 Board: V  
 Townhouse

**3231 ST. CATHERINES STREET**  
 Vancouver East  
 Fraser VE  
 V5V 4K6

Residential Attached  
**\$1,618,800 (LP)**  
 (SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$1,618,800**  
 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** P.I.D.: **031-552-919** For Tax Year: **2021**  
 Flood Plain: \_\_\_\_\_ View: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 Complex / Subdiv: **Copperfield Residence** Tour: \_\_\_\_\_  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
 # of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
 Fireplace Fuel: **Electric** Metered Water: \_\_\_\_\_  
 Fuel/Heating: **Radiant** R.I. Plumbing: \_\_\_\_\_  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**  
 Floor Finish: **Hardwood**

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**

Legal: **STRATA LOT 6, 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>508</b>	Units in Development: <b>6</b>	Tot Units in Strata: <b>6</b>	Locker: _____
Finished Floor (Above): <b>796</b>	Exposure: <b>West</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>\$346.99</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>1,304 sq. ft.</b>			
Unfinished Floor: <b>197</b>			
Grand Total: <b>1,501 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>		

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



## 3231 St. Catherines Street, Vancouver

Mizan Developments presents this lovely east facing 3 bedroom, 2.5 bath half duplex featuring a spacious fully fenced yard. The open kitchen boasts an elegant matted quartz countertops with matching backsplash, Fisher & Paykel integrated appliances and Faber Cylindra hood fan. On the upper level you will find all 3 bedrooms with vaulted ceilings and custom built in-cabinets. Stay comfortable with radiant in-floor heating and the cozy fireplace with sleek millwork. Feel secure with the attached heated garage with an over-height ceiling and garage door, as well as EV capability for your electric car. There is plenty of storage with the 4" crawl space, dedicated bike storage and community garden. Open House Sat and Sun 2-4 pm.

**\$1,618,800**

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# 3231 ST. CATHERINES STREET, VANCOUVER

\$1,618,800

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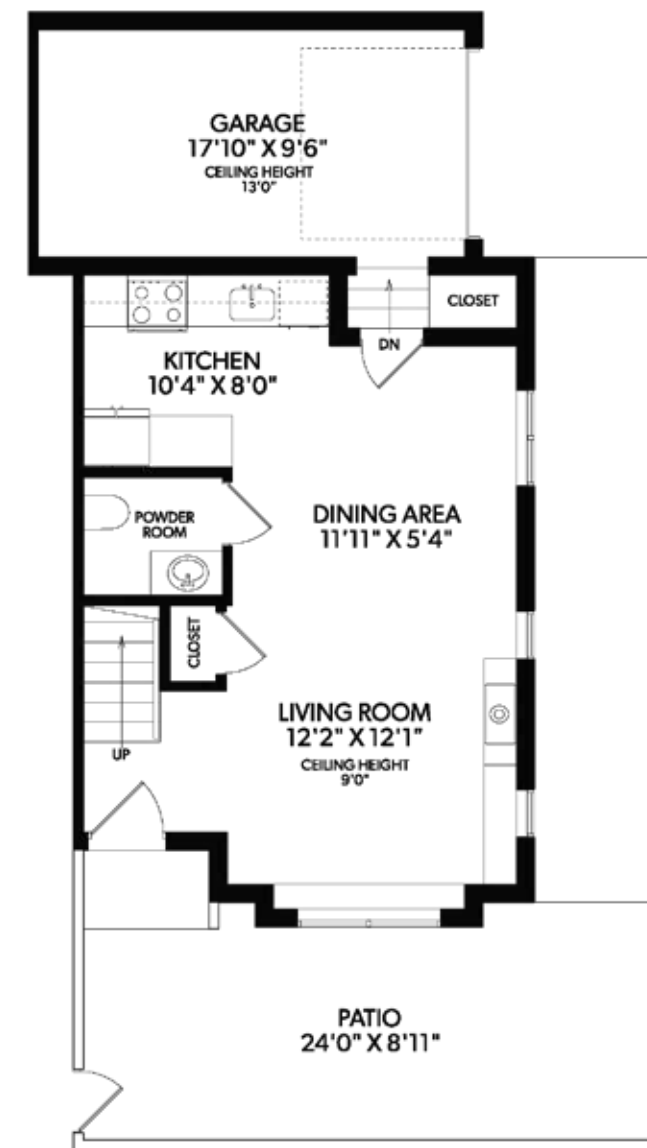
seanstevens.ca



## 3231 St. Catherine's Street, Vancouver

Main Floor: 508 sq.ft.  
Upper Floor: 796 sq.ft.  
**Total: 1304 sq.ft.**  
Garage: 197 sq.ft.

### MAIN FLOOR



### UPPER FLOOR

