



Presented by:  
**Sean Stevens PREC\***  
Macdonald Realty  
Phone: 604-782-0821  
<http://www.seanstevens.ca>  
[contact@seanstevens.ca](mailto:contact@seanstevens.ca)



Active

R2745195

Board: V

1/2 Duplex

1014 E 16TH AVENUE

Vancouver East


Fraser VE

V5T 2W1

Residential Attached

\$1,658,800 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Frontage(feet): 49.50

Frontage(metres): 15.09

Depth / Size (ft.): 122

Sq. Footage: 6,039.00

Flood Plain:

View: No

Complex / Subdiv: Oliver Residences

First Nation

Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

If new,GST/HST inc?: No

Bedrooms: 3

Bathrooms: 4

Full Baths: 3

Half Baths: 1

P.I.D.: 031-775-250

Original Price: \$1,658,800

Approx. Year Built: 2022

Age: 1

Zoning: RT-5

Gross Taxes: \$0.00

For Tax Year: 2022

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Style of Home: 3 Storey

Construction: Frame - Wood

Exterior: Fibre Cement Board

Foundation: Concrete Perimeter

Renovations:

# of Fireplaces: 1

Fireplace Fuel: Gas - Natural

Fuel/Heating: Hot Water, Natural Gas, Radiant

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt

Reno. Year:

Rain Screen: Full

Metered Water:

R.I. Plumbing:

Total Parking: 1

Covered Parking: 0

Parking Access: Lane

Parking: Open

Dist. to Public Transit: 3

Title to Land: Freehold Strata

Property Disc.: Yes

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Hardwood, Tile

Legal: STRATA LOT 1, PLAN EPS8761, 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: Air Cond./Central, In Suite Laundry

Site Influences: Central Location, Recreation Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Sprinkler - Fire, Storage Shed

Finished Floor (Main): 590

Finished Floor (Above): 601

Finished Floor (AbvMain2): 368

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,559 sq. ft.

Unfinished Floor: 0

Grand Total: 1,559 sq. ft.

Suite: None

Basement: Crawl

Crawl/Bsmt. Ht: 4'

# of Kitchens: 1

# of Levels: 3

# of Rooms: 7

Units in Development: 3

Exposure:

Mgmt. Co's Name: Self Managed

Maint Fee: \$0.00

Maint Fee Includes:

Bylaws Restrictions: No Restrictions

Restricted Age:

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Tot Units in Strata: 3

Storeys in Building: 3

Mgmt. Co's #:

Council/Park Apprv?:

Locker: Yes

# of Pets:

Cats:

Dogs:

Floor

Type

Dimensions

Main

Living Room

12'0 x 11'7

Main

Dining Room

11'7 x 10'0

Main

Kitchen

10'7 x 8'9

Above

Primary Bedroom

12'7 x 12'2

Above

Bedroom

11'6 x 9'11

Abv Main 2

Primary Bedroom

13'11 x 13'9

Main

Foyer

8'0 x 3'11

x

Floor

Type

Dimensions

x

x

x

x

x

x

x

Bath

Floor

# of Pieces

Ensuite?

1

Main

2

No

2

Above

4

Yes

3

Above

3

Yes

4

Abv Main 2

3

Yes

5

6

7

8



## 1014 East 16<sup>th</sup> Avenue, Vancouver

Stunning South facing 1/3 Triplex by Mizan Developments. Luxury finishes, unparalleled workmanship in every detail. Featuring A/C, HW radiant heating & HRV. This fabulous kitchen features Caesarstone countertops, Fisher Paykel integrated appliances w/gas cooktop, island & custom cabinets. The main consists of a large living room with a gas fireplace and brushed oak H/W floors and extra height ceilings. The upper levels have 3 beds, side by side laundry and full size washrooms. The primary bedroom features a walk-in closet, large ensuite with walk-in shower. This prime Cedar Cottage location is close to many amenities & is in the sought after Charles Dickens catchment. Large crawl space for storage, bike locker, fenced yard & parking.

**\$1,658,800**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

**E** [contact@seanstevens.ca](mailto:contact@seanstevens.ca) **W** [seanstevens.ca](http://seanstevens.ca)

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**Macdonald Realty Ltd.**

Kerrisdale Office

O: 604.263.1911 | F: 604.266.3514 | [www.macrealty.com](http://www.macrealty.com)



QUALIFIED MEMBER FIRM





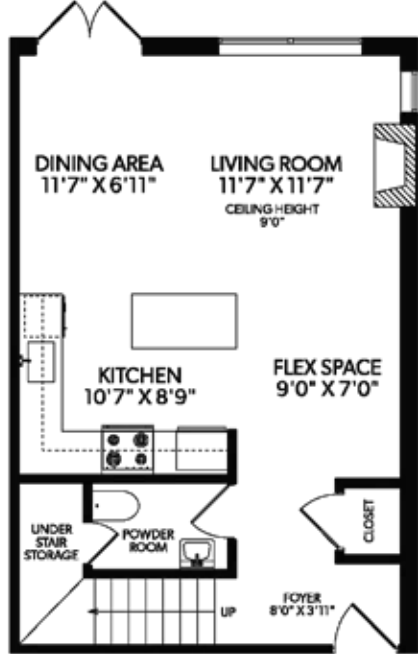
1014  
EAST 16<sup>TH</sup> AVENUE, VANCOUVER

MAIN FLOOR:	590 SF
UPPER FLOOR:	601 SF
TOP FLOOR:	368 SF
<b>TOTAL:</b>	<b>1,559 SF</b>
BALCONY:	76 SF
STORAGE:	96 SF

TOP FLOOR



MAIN FLOOR



UPPER FLOOR

