



Presented by:
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SEAN STEVENS
 PERSONAL REAL ESTATE CORPORATION



485 East 11th Avenue, Vancouver

Four Corners Homes is proud to present this stunning two level 3 bedroom, 3.5 bathroom coach house in the heart of Mount Pleasant. The kitchen includes a spacious dining area, quartz countertops, built-in microwave, gas stove & integrated Blomberg/Fisher & Paykel appliances. All 3 bedrooms are on the 2nd level, w/two bedrooms featuring ensuite bathrooms & walk in closets. Stay comfortable w/the in-floor radiant heat & HRV system. Enjoy the outdoors on the south & east facing patios or the large north facing upper level balcony. There is lots of room for your toys w/the attached garage and under-stair storage. Enjoy peace of mind w/the security system & 2-5-10 New Home Warranty. Located in the Florence Nightingale Elementary (across the street!) & Sir Charles Tupper Secondary catchments.

\$1,698,800

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Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement.



Leading REAL ESTATE COMPANIES OF THE WORLD®

LP LUXURY PORTFOLIO INTERNATIONAL®

QUALIFIED MEMBER FIRM

Leading REAL ESTATE COMPANIES OF THE WORLD®



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Macdonald Realty Ltd.

Main St. Office
 O: 604.876.8776 | F: 604.876.8623 | www.macrealty.com

Active R2546278 Board: V Townhouse	485 E 11TH AVENUE Vancouver East Mount Pleasant VE VST 2C8	Residential Attached \$1,698,800 (LP) (SP)																																																																																																																																																																																																															
	Sold Date: Meas. Type: Feet Depth / Size (ft.): 122 Lot Area (sq.ft.): 6,039.00 Flood Plain: Council Apprv?: Exposure: North If new, GST/HST inc?: Yes 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: \$1,698,800 Approx. Year Built: 2020 Age: 1 Zoning: RT-5 Gross Taxes: \$0.00 For Tax Year: 2020 Tax Inc. Utilities?: P.I.D.: 800-142-725 Tour: Virtual Tour URL																																																																																																																																																																																																															
Style of Home: 2 Storey 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 Dist. to School Bus: Total Units in Strata: 4																																																																																																																																																																																																															
Maint Fee Inc: Legal:	LOT #, BLOCK 125, PLAN EPP83277, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																																																																																																																																
Amenities:	In Suite Laundry																																																																																																																																																																																																																
Site Influences: Features:	Central Location, Lane Access, Recreation Nearby, Shopping Nearby CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System																																																																																																																																																																																																																
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	# of Rooms: 9 # of Kitchens: 1 # of Levels: 2 Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: Dogs: # or % of Rentals Allowed: Bylaws: No Restrictions Basement: None																																																																																																																																																																																																																



485 East 11th Avenue, Vancouver

Main Floor:	586 sq.ft.
Upper Floor:	922 sq.ft.
Total:	1508 sq.ft.
Balcony:	145 sq.ft.
Garage:	199 sq.ft.

UPPER FLOOR

