



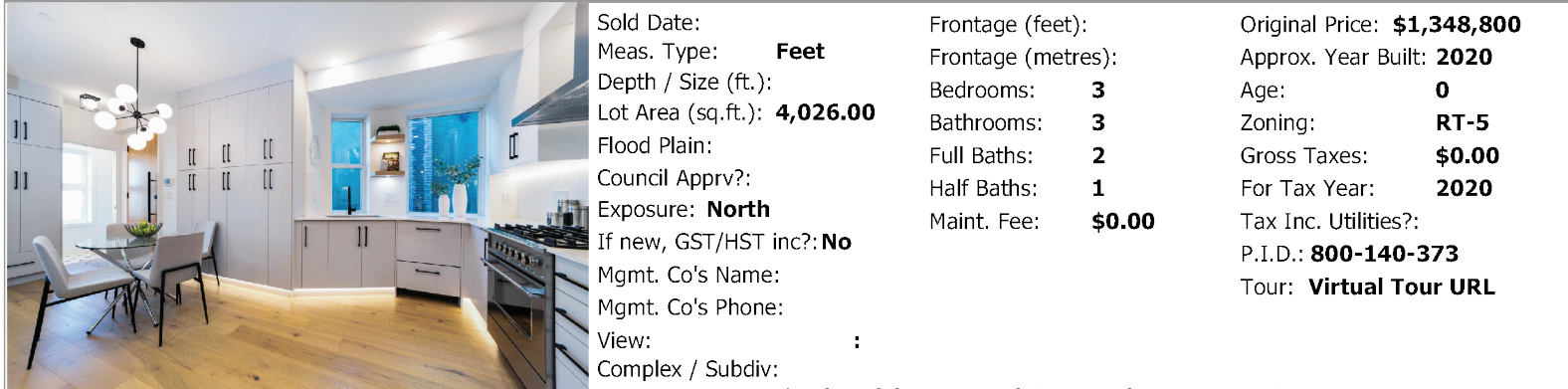
Presented by:
Sean Stevens PREC*
Macdonald Realty
Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



Active
R2506928
Board: V
1/2 Duplex

515 E 11TH AVENUE
Vancouver East
Grandview Woodland
V5T 2E1

Residential Attached
\$1,348,800 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **4,026.00**
Flood Plain:
Council Apprv?:
Exposure: **North**
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):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$0.00**

Original Price: **\$1,348,800**
Approx. Year Built: **2020**
Age: **0**
Zoning: **RT-5**
Gross Taxes: **\$0.00**
For Tax Year: **2020**
Tax Inc. Utilities?:
P.I.D.: **800-140-373**
Tour: **Virtual Tour URL**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: Covered Parking: Parking Access:
Parking: **None**
Locker:
Dist. to Public Transit: **2**
Units in Development: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Dist. to School Bus: **2**
Total Units in Strata: **3**

Maint Fee Inc:
Legal: **LOT # EXCEPT THE NORTH 10 FEET, NOW LANE OF LOT D BLOCK 156, DISTRICT LOT 264A, PLANS 616 & 1771**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'7 x 6'8			x			x
Main	Living Room	11'1 x 11'0			x			x
Main	Dining Room	9'9 x 6'5			x			x
Above	Bedroom	10'11 x 9'3			x			x
Above	Bedroom	11'3 x 8'6			x			x
Below	Living Room	9'8 x 9'3			x			x
Below	Bedroom	10'4 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	485	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	414	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	465	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	4	No	Pool:
Finished Floor (Total):	1,364 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	1,364 sq. ft.	Basement: None			7				
					8				



Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

Macdonald Realty Ltd.

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



QUALIFIED MEMBER FIRM

515 East 11th Avenue, Vancouver

Four Corner Homes presents another stunning 1/2 duplex featuring 3 bedrooms/2.5 bathrooms on 3 levels. Enjoy indoor/outdoor living with balcony doors in the living room that lead onto the back deck and yard. It will be a pleasure to entertain in the open kitchen which boasts quartz countertops, custom cabinets and a Fisher & Paykel appliance package. The lower level offers a one of the bedrooms, a bonus living room and direct access outside. There is loads of storage with the crawl space and under stair storage. Stay comfortable with the radiant in-floor heat and HRV. Enjoy peace of mind with built-in security and the 2/5/10 New Home Warranty. Florence Nightingale Elementary (just steps away) and Sir Charles Tupper Secondary School catchments.

\$1,348,000

Sean Stevens 604.782.0821

Personal Real Estate Corporation

E contact@seanstevens.ca **W** seanstevens.ca

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



515 East 11th Avenue, Vancouver

Main Floor:	485 sq.ft.
Upper Floor:	414 sq.ft.
Lower Floor:	465 sq.ft.
Total:	1364 sq.ft.
Deck:	80 sq.ft.
Balcony:	135 sq.ft.
Crawlspace:	103 sq.ft.

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

