



Presented by:
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Active
R2487123
Board: V
1/2 Duplex

1354 E 11TH AVENUE
Vancouver East
Grandview Woodland
V5N 1Y5

Residential Attached
\$1,498,800 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **122**
Lot Area (sq.ft.): **4,026.00**
Flood Plain:
Council Apprv?:
Exposure:
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): **33.00**
Frontage (metres): **10.06**
Bedrooms: **3**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee: **\$0.00**

Original Price: **\$1,549,000**
Approx. Year Built: **2020**
Age: **0**
Zoning: **RT-5**
Gross Taxes: **\$0.00**
For Tax Year: **2020**
Tax Inc. Utilities?:
P.I.D.: **800-139-937**
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:
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s) & Deck(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:
Dist. to Public Transit: **2**
Units in Development: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Maint Fee Inc:
Legal: **LOT # OF LOT C BLOCK 160 DISTRICT LOTS 264A PLANS 1399 AND 1771**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, 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 | Dining Room | 9'4 x 7'9 | | | x | | | x |
| Main | Living Room | 17'3 x 15'3 | | | x | | | x |
| Main | Kitchen | 9'10 x 9'4 | | | x | | | x |
| Above | Bedroom | 11'9 x 9'9 | | | x | | | x |
| Above | Master Bedroom | 13'7 x 12'2 | | | x | | | x |
| Above | Walk-In Closet | 7'8 x 4'1 | | | x | | | x |
| Bsmt | Bedroom | 11'2 x 11'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|---------------------------------|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 643 | # of Rooms: 7 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 596 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Above | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 371 | # of Pets: | Cats: | Dogs: | 3 | Above | 4 | No | Pool: |
| Finished Floor (Total): | 1,610 sq. ft. | # or % of Rentals Allowed: | | | 4 | Bsmt | 3 | Yes | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: No Restrictions | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 1,610 sq. ft. | Basement: Fully Finished | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |



1354 East 11th Avenue, Vancouver

Four Corners Homes presents this stunning 3 bed, 3 bath ½ duplex across from Cedar Cottage Park. Enjoy indoor-outdoor living with fully retractable patio doors leading to a south facing deck & fenced yard. Kitchen features Fisher & Paykel appliances & quartz counter. Stay comfortable year-round with A/C, in-floor radiant heat, HRV & fireplace. Have peace of mind with a private garage, security system with cameras and 2-5-10 warranty. Queen Alexandra/Laura Secord Elem and Vancouver Tech Secondary catchments.

\$1,498,800

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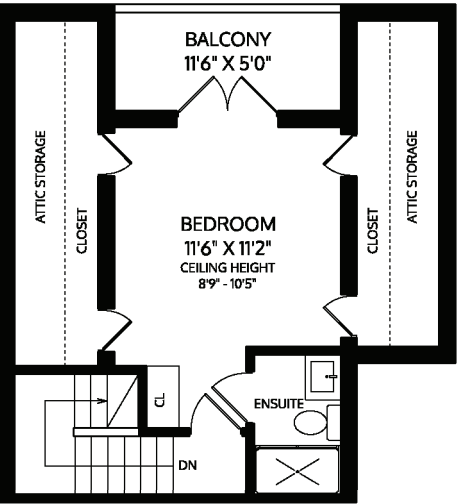
QUALIFIED MEMBER FIRM



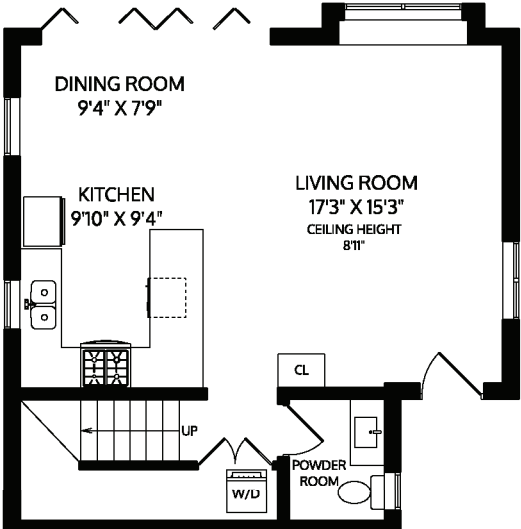
1354 East 11th Avenue, Vancouver

| | |
|---------------|--------------------|
| Main Floor: | 643 sq.ft. |
| Upper Floor: | 596 sq.ft. |
| Top Floor: | 371 sq.ft. |
| Total: | 1610 sq.ft. |
| Balcony: | 63 sq.ft. |
| Attic: | 124 sq.ft. |

TOP FLOOR



MAIN FLOOR



UPPER FLOOR

