



Presented by:  
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**Active**  
**R2627030**  
 Board: V  
 Townhouse

**3227 ST. CATHERINES STREET**  
 Vancouver East  
 Fraser VE  
 V5V 4K6

Residential Attached  
**\$1,499,900** (LP)   
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **0.00**  
 Flood Plain:  
 View:  
 Complex / Subdiv: **Copperfield Residence**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?: **No**  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 P.I.D.: **800-149-520**

Original Price: **\$1,499,900**  
 Approx. Year Built: **2021**  
 Age: **0**  
 Zoning: **RT-5**  
 Gross Taxes: **\$0.00**  
 For Tax Year: **2021**  
 Tax Inc. Utilities?:  
 Tour:

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

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Legal: **LOT 1, PLAN EPP96755, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System**

Finished Floor (Main):	<b>495</b>	Units in Development:	<b>6</b>	Tot Units in Strata:	<b>6</b>	Locker:	
Finished Floor (Above):	<b>705</b>	Exposure:	<b>East</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>\$337.70</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>1,200 sq. ft.</b>						
Unfinished Floor:	<b>0</b>						
Grand Total:	<b>1,200 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>	# of Levels: <b>2</b>	Short Term (<1yr)Rnt/Lse Alwd?:	<b>No</b>				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	Short Term Lse-Details:	<b>Minimum 30 days.</b>				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	17'2 x 8'1	x			1	Main	2	No
Main	Living Room	12'4 x 11'2	x			2	Above	3	Yes
Main	Dining Room	10'6 x 5'8	x			3	Above	4	No
Above	Bedroom	12'11 x 9'6	x			4			
Above	Bedroom	11'1 x 9'7	x			5			
Above	Master Bedroom	12'4 x 11'10	x			6			
		x	x			7			
		x	x			8			



## 3227 St. Catherines Street, Vancouver

Mizan Developments presents The Copperfield Residences. Another fabulous townhome development in the popular Cedar Cottage neighborhood. This 3 bedroom, 2.5 bathroom 2 level home features all three bedrooms on one level. The open kitchen includes Fisher & Paykel appliances and quartz countertops which flow seamlessly into the dining and living room, featuring a gorgeous fireplace and custom cabinetry. Retreat to the Primary bedroom with high ceilings and a custom built in closet. Located in the coveted Charles Dickens Elementary and Sir Charles Tupper school catchments. Rare attached garage with in-floor heating, external bike storage locker, community garden and a 2/5/10. Showings Thursday 5-630pm Sat and Sun 1-3pm. Please book your viewing through your Buyers Agent today!

**\$1,499,900**



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QUALIFIED MEMBER FIRM

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# 3227 ST. CATHERINES STREET, VANCOUVER

\$1,499,900

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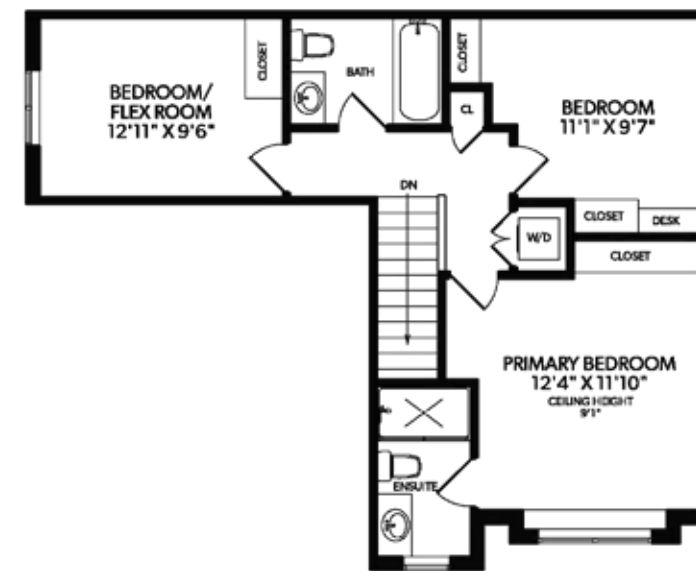
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## 3227 St. Catherines Street, Vancouver

Main Floor: 495 sq.ft.  
Upper Floor: 705 sq.ft.  
**Total: 1200 sq.ft.**  
Garage: 185 sq.ft.

### UPPER FLOOR



### MAIN FLOOR

