



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



**Active**  
**R2641540**  
 Board: V  
 Townhouse

**3223 ST. CATHERINES STREET**  
 Vancouver East  
 Fraser VE  
 V5V 4K6

Residential Attached  
**\$1,569,900 (LP)**  
 (SP) **M**



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**

If new, GST/HST inc?: **No**  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 P.I.D.: **031-552-862**

Original Price: **\$1,569,900**  
 Approx. Year Built: **2021**  
 Age: **1**  
 Zoning: **RT-5**  
 Gross Taxes: **\$0.00**  
 For Tax Year: **2021**  
 Tax Inc. Utilities?:  
 Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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: **STRATA LOT 1, PLAN EPS8024, 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: **In Suite Laundry**

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

Finished Floor (Main): <b>468</b>	Units in Development: <b>6</b>	Tot Units in Strata: <b>6</b>	Locker:
Finished Floor (Above): <b>772</b>	Exposure: <b>West</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>1,240 sq. ft.</b>			
Unfinished Floor: <b>228</b>			
Grand Total: <b>1,468 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>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Minimum 30 days.</b>		
# of Levels: <b>2</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'5" x 8'				1	Main	2	No
Main	Living Room	13'1" x 11'				2	Above	3	Yes
Main	Dining Room	10'6" x 7'11"				3	Above	4	No
Main	Foyer	6'3" x 6'2"				4			
Above	Bedroom	11'8" x 8'11"				5			
Above	Bedroom	11'8" x 10'				6			
Above	Master Bedroom	14'2" x 11'10"				7			
						8			



## 3223 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 Warranty. Open House Sat and Sun 2-4 pm.

**\$1,569,900**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

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



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](http://www.macrealty.com)



QUALIFIED MEMBER FIRM

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



3223 St. Catherines Street, Vancouver

Main Floor: 468 sq.ft.  
Upper Floor: 772 sq.ft.  
**Total: 1240 sq.ft.**  
Garage: 228 sq.ft.

MAIN FLOOR



UPPER FLOOR

