



Presented by:  
**Sean Stevens PREC\***

Macdonald Realty  
Phone: 604-782-0821  
http://www.seanstevens.ca  
contact@seanstevens.ca



**Active**  
**R2753886**  
Board: V  
Townhouse

**1215 E 27TH AVENUE**  
Vancouver East  
Knight  
V5V 2L9

Residential Attached  
**\$1,349,900 (LP)**  
(SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$1,349,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2022**  
Frontage(feet): **66.00** Bathrooms: **3** Age: **1**  
Frontage(metres): **20.12** Full Baths: **2** Zoning: **RT-10**  
Depth / Size (ft.): **139** Half Baths: **1** Gross Taxes: **\$0.00**  
Sq. Footage: **9,174.00** P.I.D.: **031-836-623** For Tax Year: **2022**  
Flood Plain: **No** View: **Yes : North Shore Mountains** Tax Inc. Utilities?: \_\_\_\_\_  
Complex / Subdiv: **Crosstown** Tour: **Virtual Tour URL**  
First Nation \_\_\_\_\_  
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer**  
Sewer Type: **City/Municipal** Water Supply: **Community**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single**  
Dist. to Public Transit: **2** Dist. to School Bus: **4**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: \_\_\_\_\_  
Fixtures Rmvd: \_\_\_\_\_  
Floor Finish: **Hardwood, Tile**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: **Full**  
Fireplace Fuel: **Electric** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Hot Water, Natural Gas, Radiant** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Legal: **STRATA LOT 3 DISTRICT LOTS 391 AND 392 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8956 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>468</b>	Units in Development: <b>6</b>	Tot Units in Strata: <b>6</b>	Locker: _____
Finished Floor (Above): <b>728</b>	Exposure: _____	Storeys in Building: <b>3</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>\$308.53</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Other</b>		
Finished Floor (Total): <b>1,196 sq. ft.</b>			
Unfinished Floor: <b>220</b>			
Grand Total: <b>1,416 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age: _____	# of Pets: _____	Cats: _____ Dogs: _____
Basement: <b>Crawl</b>	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: <b>4'</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: _____		
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'3 x 8'10			x	1	Main	2	No
Main	Dining Room	10'1 x 6'8			x	2	Above	4	No
Main	Kitchen	10'1 x 9'3			x	3	Above	3	Yes
Above	Bedroom	10' x 9'7			x	4			
Above	Bedroom	10' x 7'10			x	5			
Above	Primary Bedroom	12'8 x 11'4			x	6			
					x	7			
					x	8			



## 1215 East 27<sup>th</sup> Avenue, Vancouver

Introducing "Crosstown" a collection of Duplex and Coach homes in prime Kensington-Cedar Cottage. This gorgeous 3 bed, 2.5 bath Coach House is situated on a quiet tree lined street. The open kitchen features shaker cabinets, integrated appliances, quartz countertops and a island for casual dining and perfect for entertaining. The primary bedroom features an ensuite and curbless walk-in shower. Stay comfortable year-round with the A/C and in-floor radiant heat beneath the brushed oak engineered floors. Enjoy indoor/outdoor living that connect seamlessly at grade to the patio and fully fenced yard. Homes includes a security system with cameras, storage locker, attached garage and 2-5-10 New Home Warranty.

**\$1,349,900**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

E contact@seanstevens.ca W seanstevens.ca



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**Macdonald Realty Ltd.**

Kerrisdale Office  
O: 604.263.1911 | F: 604.266.3514 | www.macrealty.com



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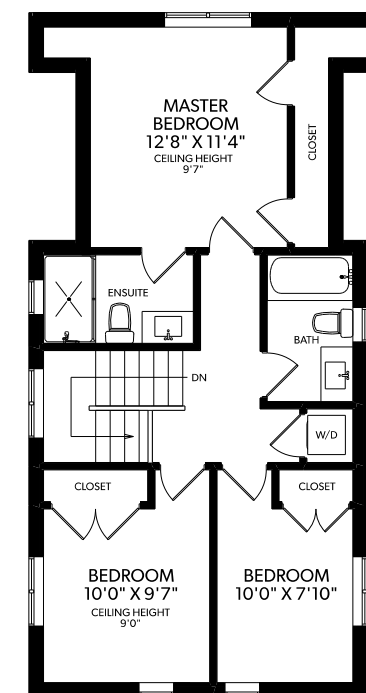


## 1215 East 27<sup>th</sup> Avenue

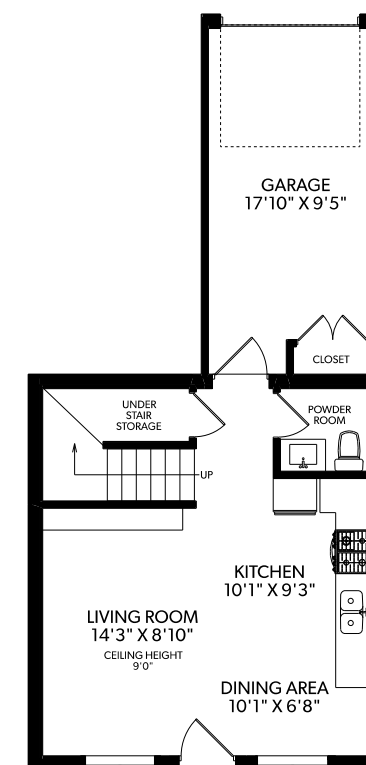


Main Floor	468 sq.ft.
Upper Floor	728 sq.ft.
<b>Total</b>	<b>1196 sq.ft.</b>
Garage	220 sq.ft.

### UPPER FLOOR



### MAIN FLOOR



liveatcrosstown.ca