



Presented by:
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Active
R2732584
Board: V
1/2 Duplex

1223 E 27TH AVENUE
Vancouver East
Knight
V5V 2L9

Residential Attached
\$1,389,900 (LP)
(SP)



Sold Date: _____
Meas. Type: **Feet**
Frontage(feet): **66.00**
Frontage(metres): **20.12**
Depth / Size (ft.): **139**
Sq. Footage: **9,174.00**
Flood Plain: **No**
View: **No**
Complex / Subdiv: **Crosstown**
First Nation Reserve: _____
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **Community**

If new, GST/HST inc?: **No**
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
P.I.D.: **800-157-592**

Original Price: **\$1,389,900**
Approx. Year Built: **2022**
Age: **0**
Zoning: **RT-10**
Gross Taxes: **\$0.00**
For Tax Year: **2022**
Tax Inc. Utilities?: _____
Tour: **Virtual Tour URL**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcn(y)s Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: **Full**
Metered Water: _____
R.I. Plumbing: _____
Floor Finish: **Hardwood, Tile**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **2** Dist. to School Bus: **4**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____

Legal: **LOT 1, BLOCK 18, PLAN EPP84032, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 392**

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): 455	Units in Development: 6	Tot Units in Strata: 6	Locker: _____
Finished Floor (Above): 455	Exposure: _____	Storeys in Building: 3	
Finished Floor (AbvMain2): 331	Mgmt. Co's Name: Self Managed	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$308.53	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Other		
Finished Floor (Total): 1,241 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,241 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: _____	Cats: _____ Dogs: _____
Suite: _____	Restricted Age: _____		
Basement: Crawl	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: 4'	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: _____		
# of Levels: 3			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'10 x 10'10				1	Main	2	No
Main	Dining Room	7'11 x 5'5				2	Above	4	No
Main	Kitchen	11'3 x 7'11				3	Abv Main 2	3	Yes
Above	Bedroom	10'4 x 10'3				4			
Above	Bedroom	11'8 x 8'1				5			
Abv Main 2	Master Bedroom	9'11 x 9'8				6			
						7			
						8			



1223 East 27th Avenue, Vancouver

Introducing "Crosstown" a collection of Duplex and Coach homes in prime Kensington-Cedar Cottage. This gorgeous 3 bed, 2.5 bath 1/2 duplex 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 in-suite 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 and 2-5-10 New Home Warranty.

\$1,389,900

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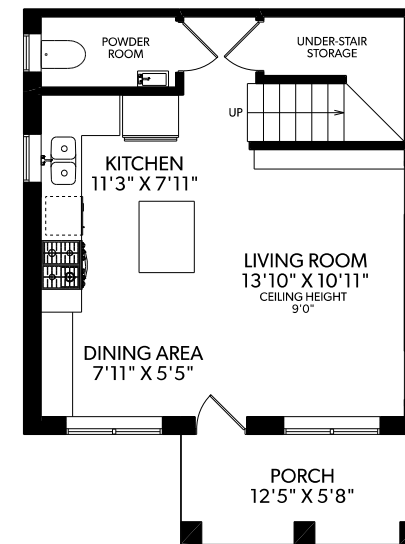


1223 East 27th Avenue

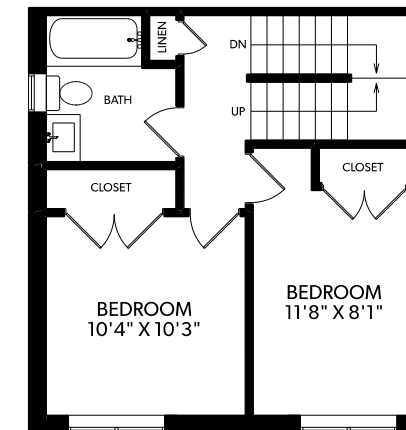


Main Floor	455 sq.ft.
Upper Floor	455 sq.ft.
Top Floor	331 sq.ft.
Total	1241 sq.ft.
Balcony	45 sq.ft.

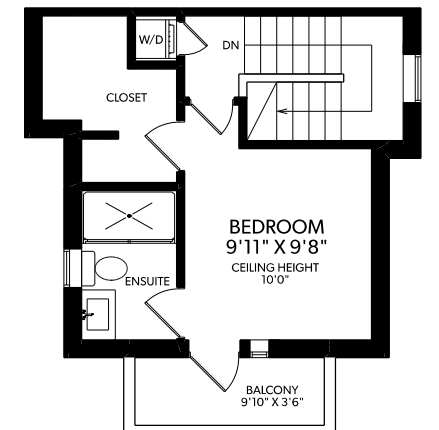
MAIN FLOOR



UPPER FLOOR



TOP FLOOR



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