



Presented by:
Sean Stevens PREC*

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



Active
R2640431
Board: V
Townhouse

3229 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.: **031-552-897**

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

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: _____ Dist. to School Bus: _____
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 4, 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: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security System**

Finished Floor (Main): 494	Units in Development: 6	Tot Units in Strata: 6	Locker: _____
Finished Floor (Above): 707	Exposure: _____	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: self managed	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$328.40	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Sewer, Snow removal, Water		
Finished Floor (Total): 1,201 sq. ft.			
Unfinished Floor: 192			
Grand Total: 1,393 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age: _____	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: 4'	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Levels: 2	Short Term Lse-Details: Minimum 30 days.		
# of Kitchens: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'6 x 7'10			x	1	Main	2	No
Main	Living Room	17'3 x 13'8			x	2	Above	3	Yes
Main	Dining Room	10'6 x 5'8			x	3	Above	4	No
Above	Master Bedroom	12'7 x 11'7			x	4			
Above	Bedroom	9'10 x 9'5			x	5			
Above	Bedroom	9'7 x 9'6			x	6			
		x			x	7			
		x			x	8			



3229 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.

\$1,499,900

Sean Stevens 604.782.0821

Personal Real Estate Corporation

E contact@seanstevens.ca W 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.

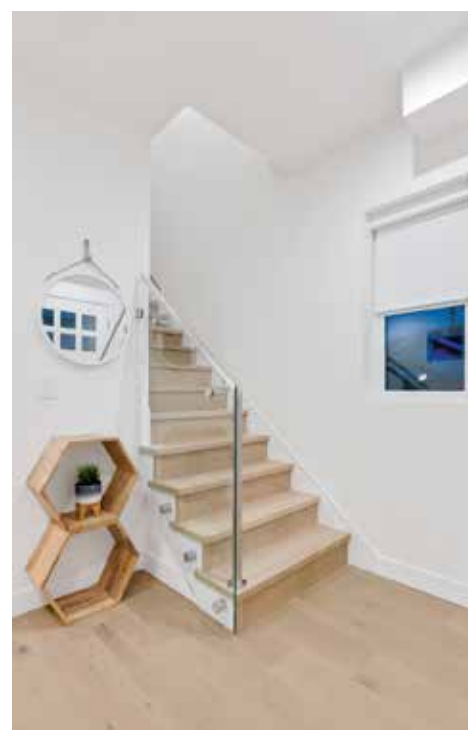
Macdonald Realty Ltd.

Main St. Office
O: 604.876.8776 | F: 604.876.8623 | www.macrealty.com



QUALIFIED MEMBER FIRM

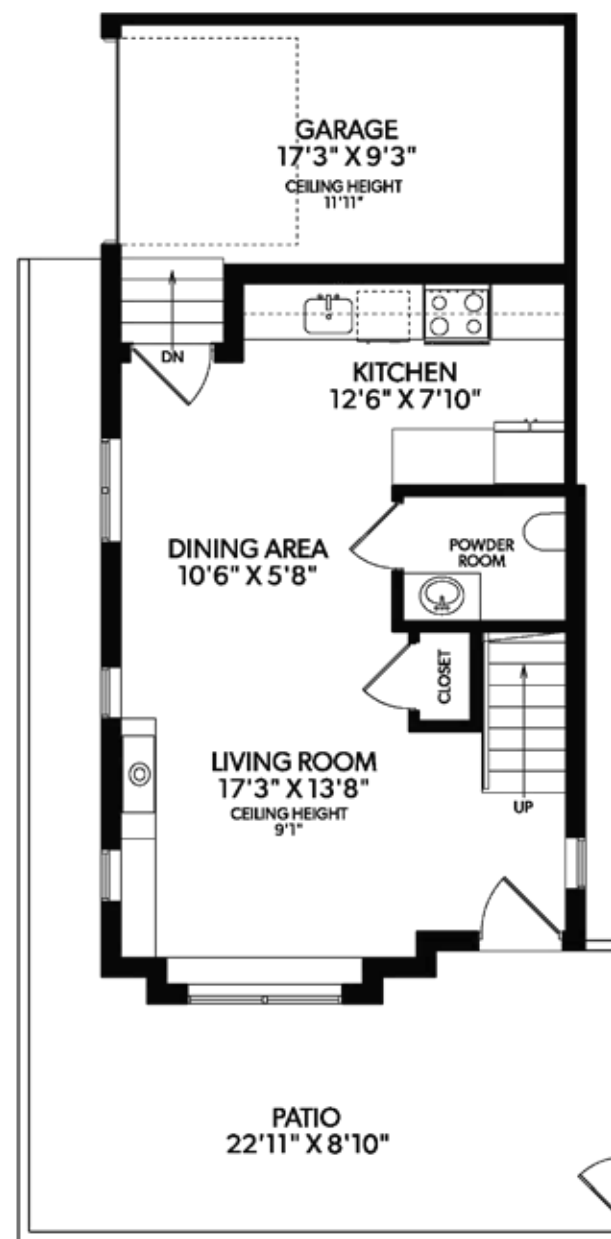
Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement.



3229 St. Catherine's Street, Vancouver

Main Floor:	494 sq.ft.
Upper Floor:	707 sq.ft.
Total:	1201 sq.ft.
Garage:	192 sq.ft.

MAIN FLOOR



UPPER FLOOR

