



Presented by:  
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## 1014 East 7<sup>th</sup> Avenue, Vancouver

Enjoy one level living with this new 3 bedroom, 2 bathroom townhouse by Structure Developments. The polished concrete floors and modern finishes give a contemporary feel. The open kitchen includes Samsung appliances and quartz countertops. The master bedroom features TWO walk-in closets and an ensuite with double sinks, a separate soaker tub & walk in shower. Stay comfortable year-round with the HRV and radiant in-floor heat. The security system, in-suite storage, private off-street parking and 2/5/10 New Home Warranty give peace of mind. Located in Mount Pleasant neighbourhood, across from China Creek North Park. In the Mount Pleasant Elementary & Van Tech Secondary School catchments and just minutes to the VCC-Clark Station.

**\$1,199,900**

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QUALIFIED MEMBER FIRM

### 1014 E 7TH AVENUE

Vancouver East  
 Mount Pleasant VE  
 V5T 1P7

Residential Attached

**\$1,199,900** (LP)  
 (SP) M

**Active**  
**R2558039**  
 Board: V  
 Townhouse



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,299,900**  
 Meas. Type: **Feet** Frontage (metres): **10.06** Approx. Year Built: **2020**  
 Depth / Size (ft.): **122** Bedrooms: **3** Age: **1**  
 Lot Area (sq.ft.): **4,026.00** Bathrooms: **2** Zoning: **RM-4**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **North** Maint. Fee: **\$0.00** Tax Inc. Utilities?:  
 If new, GST/HST inc?: **No** P.I.D.: **031-212-778**  
 Mgmt. Co's Name: Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Open** Locker:  
 Exterior: **Other** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Reno. Year: R.I. Plumbing: Units in Development: **4** Total Units in Strata: **4**  
 Rain Screen: Dist. to Land: **Freehold Strata**  
 Renovations: Metered Water:  
 Water Supply: **City/Municipal** R.I. Fireplaces: # of Fireplaces: **0** Property Disc.: **Yes**  
 Fireplace Fuel: Fuel/Heating: **Radiant** Fixtures Leased: **No** Fixtures Rmvd: **No**  
 Outdoor Area: **Patio(s)** Type of Roof: **Asphalt** Floor Finish: **Concrete**

Maint Fee Inc: **STRATA LOT 2 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Legal: **In Suite Laundry**  
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'4"						
Main	Dining Room	14' x 8'6"						
Main	Kitchen	21'10" x 5'4"						
Main	Bedroom	10'6" x 10'4"						
Main	Bedroom	10'6" x 9'7"						
Main	Master Bedroom	14' x 11'5"						
Main	Walk-In Closet	7' x 4'4"						
Main	Walk-In Closet	7' x 4'4"						
Main	Laundry	5'5" x 4'11"						
Main	Storage	7'7" x 4'11"						

Finished Floor (Main):	<b>1,406</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,406 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Grand Total:	<b>1,406 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				



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1014 East 7<sup>th</sup> Avenue, Vancouver

Main Floor: 1406 sq.ft.  
Total: 1406 sq.ft.  
Porch: 97 sq.ft.

MAIN FLOOR

