



Presented by:
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Active
R2745208
Board: V
Townhouse

1219 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** For Tax Year: **2022**
Flood Plain: **No** P.I.D.: **031-836-631** Tax Inc. Utilities?: _____
View: **Yes : North Shore Mountains** Tour: **Virtual Tour URL**
Complex / Subdiv: **Crosstown**
First Nation _____
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **Community**

Style of Home: **3 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 4 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): 460	Units in Development: 6	Tot Units in Strata: 6	Locker: _____
Finished Floor (Above): 717	Exposure: _____	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	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): 1,177 sq. ft.			
Unfinished Floor: 220			
Grand Total: 1,397 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age: _____	# of Pets: _____	Cats: _____ Dogs: _____
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 Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'3 x 8'3			x	1	Main	2	No
Main	Dining Room	13'3 x 6'0			x	2	Above	4	No
Main	Kitchen	15' x 5'8			x	3	Abv Main 2	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			



1219 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 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

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QUALIFIED MEMBER FIRM

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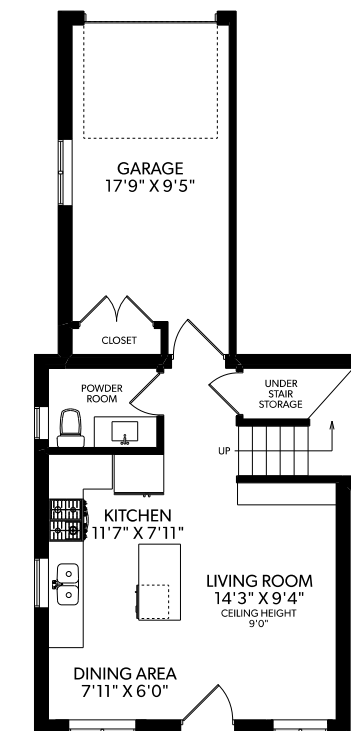


1219 East 27th Avenue

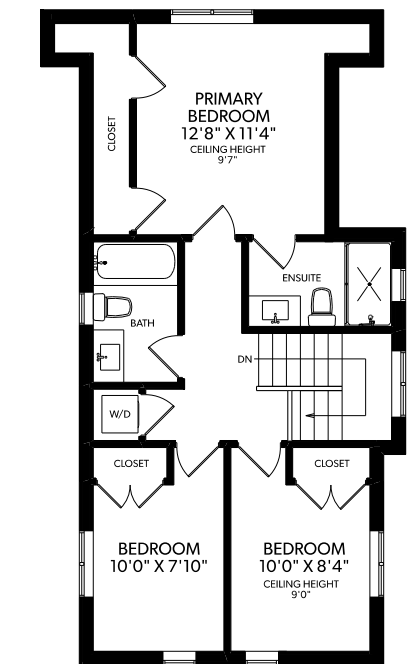


Main Floor	460 sq.ft.
Upper Floor	717 sq.ft.
Total	1177 sq.ft.
Garage	220 sq.ft.

MAIN FLOOR



UPPER FLOOR



liveatcrosstown.ca