



Presented by:  
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**Active**  
**R2497247**  
 Board: V  
 1/2 Duplex

**1356 E 11TH AVENUE**  
 Vancouver East  
 Grandview Woodland  
 V5N 1Y5

Residential Attached  
**\$1,488,800 (LP)**  
 (SP) **M**



Sold Date: \_\_\_\_\_ Frontage (feet): **33.00** Original Price: **\$1,488,800**  
 Meas. Type: **Feet** Frontage (metres): **10.06** Approx. Year Built: **2020**  
 Depth / Size (ft.): **122** Bedrooms: **3** Age: **0**  
 Lot Area (sq.ft.): **4,026.00** Bathrooms: **4** Zoning: **RT-5**  
 Flood Plain: \_\_\_\_\_ Full Baths: **3** Gross Taxes: **\$0.00**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2020**  
 Exposure: **North** Maint. Fee: **\$0.00** Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: **No** P.I.D.: **800-139-938**  
 Mgmt. Co's Name: \_\_\_\_\_ Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: \_\_\_\_\_  
 View: \_\_\_\_\_  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Garage; Single**  
 Exterior: **Fibre Cement Board** Locker: \_\_\_\_\_  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **2** Dist. to School Bus: **2**  
 Rain Screen: \_\_\_\_\_ R.I. Plumbing: \_\_\_\_\_ Units in Development: **2** Total Units in Strata: **2**  
 Renovations: \_\_\_\_\_ Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Metered Water: \_\_\_\_\_ Property Disc.: **Yes**  
 Fireplace Fuel: **Electric** R.I. Fireplaces: \_\_\_\_\_ Fixtures Leased: **No**  
 Fuel/Heating: **Radiant** # of Fireplaces: **1** Fixtures Rmvd: **No**  
 Outdoor Area: **Patio(s) & Deck(s)** Floor Finish: **Hardwood**

Maint Fee Inc: \_\_\_\_\_  
 Legal: **LOT # OF LOT C BLOCK 160 DISTRICT LOTS 264A PLANS 1399 AND 1771**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Heat Recov. Vent., Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'2 x 6'11			x			x
Main	Living Room	15'11 x 11'10			x			x
Main	Kitchen	13'3 x 8'5			x			x
Main	Foyer	5'11 x 5'9			x			x
Above	Master Bedroom	13'7 x 13'			x			x
Above	Walk-In Closet	7'7 x 4'10			x			x
Above	Bedroom	11'9 x 9'9			x			x
Bsmt	Bedroom	11'6 x 10'11			x			x
					x			x
					x			x

Finished Floor (Main):	<b>602</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,002</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,604 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Bsmt</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Grand Total:	<b>1,604 sq. ft.</b>	Basement: <b>Fully Finished</b>			6				
					7				
					8				

## 1356 East 11<sup>th</sup> Avenue, Vancouver

This gorgeous front facing 3 bed, 3 bath 1/2 duplex by Four Corners Homes is across from Cedar Cottage Park. Kitchen features Fisher & Paykel appliances & quartz counters. Retreat to the master which includes a walk-in closet & double sinks. Stay comfortable with the A/C, HRV, radiant in-floor heat & fireplace. Enjoy the outdoors on the porch & fenced yard. Have peace of mind with private garage, security system with cameras & 2/5/10 Warranty. Queen Alexandra/Laura Secord Elementary and Van Tech Secondary Catchments.

**\$1,488,800**



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QUALIFIED MEMBER FIRM

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# 1356 EAST 11<sup>TH</sup> AVENUE, VANCOUVER

\$1,488,800

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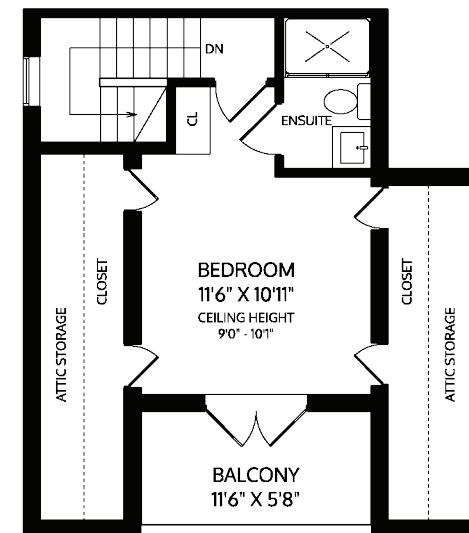
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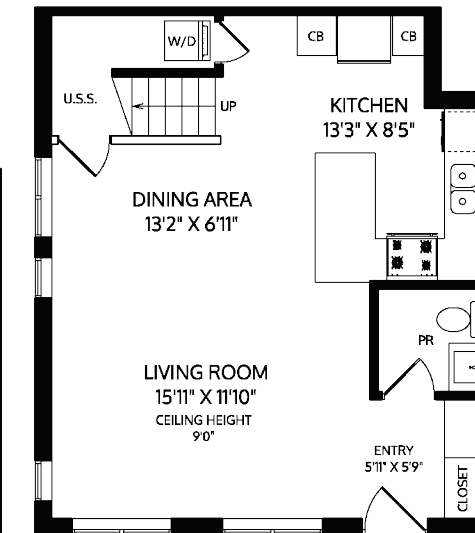
## 1356 East 11<sup>th</sup> Avenue, Vancouver

Main Floor:	602 sq.ft.
Upper Floor:	614 sq.ft.
Top Floor:	388 sq.ft.
<b>Total:</b>	<b>1604 sq.ft.</b>
Balcony:	72 sq.ft.
Attic:	114 sq.ft.

TOP FLOOR



MAIN FLOOR



UPPER FLOOR

