



Presented by:
Sean Stevens PREC*
Macdonald Realty
Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



Active
R2745184
Board: V
1/2 Duplex

1221 E 27TH AVENUE
Vancouver East
Knight
V5V 2L9

Residential Attached
\$1,449,900 (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:
View: **Yes :North shore Mountains**
Complex / Subdiv: **Crosstown Living**
First Nation
Services Connctd: **Community, 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.: **031-836-640**
Original Price: **\$1,449,900**
Approx. Year Built: **2022**
Age: **1**
Zoning: **RT-10**
Gross Taxes: **\$0.00**
For Tax Year:
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

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

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

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Single**
Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 5 DISTRICT LOTS 391 AND 392 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8956TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire, Vacuum - Built In**

Finished Floor (Main):	536	Units in Development:	6	Tot Units in Strata:	6	Locker:	Yes
Finished Floor (Above):	444	Exposure:		Storeys in Building:	3		
Finished Floor (AbvMain2):	342	Mgmt. Co's Name:	Self Managed	Mgmt. Co's #:			
Finished Floor (Below):	0	Maint Fee:	\$336.74	Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes:	Gardening, Snow removal				
Finished Floor (Total):	1,322 sq. ft.						
Unfinished Floor:	0						
Grand Total:	1,322 sq. ft.						

Suite: **None**
Basement:**Crawl**
Crawl/Bsmt. Ht: **4'** # of Levels: **3**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'3 x 11'0			x	1	Main	2	No
Main	Dining Room	10'9 x 9'4			x	2	Above	4	No
Main	Kitchen	11'1 x 8'0			x	3	Abv Main 2	3	Yes
Above	Bedroom	9'10 x 9'4			x	4			
Above	Bedroom	9'5 x 9'4			x	5			
Abv Main 2	Primary Bedroom	13'1 x 9'5			x	6			
		x			x	7			
		x			x	8			



1221 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 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, garage parking, storage locker and 2-5-10 New Home Warranty

\$1,449,900

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.



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.

Kerrisdale Office

O: 604.263.1911 | F: 604.266.3514 | www.macrealty.com



QUALIFIED MEMBER FIRM

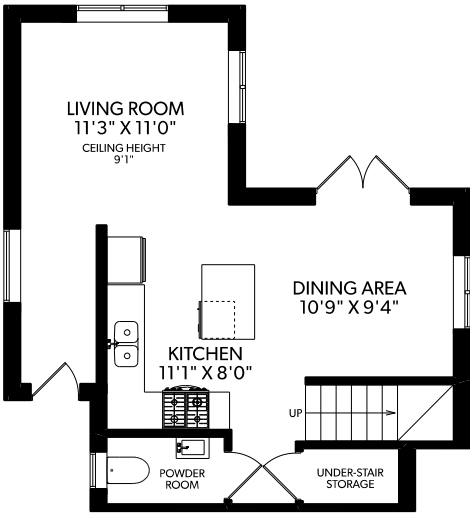


1221 East 27th Avenue

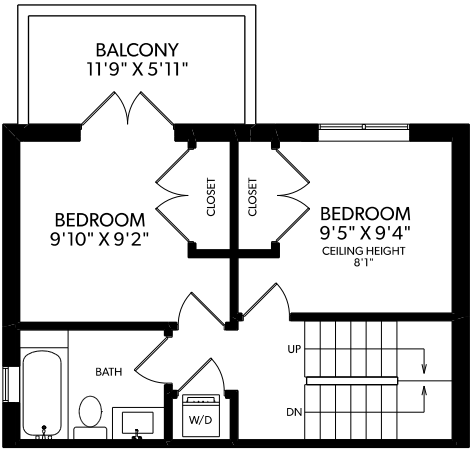


Main Floor	536 sq.ft.
Upper Floor	444 sq.ft.
Top Floor	342 sq.ft.
Total	1322 sq.ft.
Balcony	84 sq.ft.

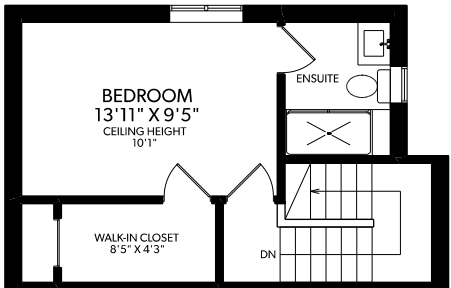
MAIN FLOOR



UPPER FLOOR



TOP FLOOR



liveatcrosstown.ca

