



Presented by:
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Active
R2632935
 Board: V
 Townhouse

1016 E 7TH AVENUE
 Vancouver East
 Mount Pleasant VE
 V5T 1P7

Residential Attached
\$1,288,000 (LP)
 (SP) **M**

Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,288,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2020**
 Frontage(feet): **33.00** Bathrooms: **2** Age: **1**
 Frontage(metres): **10.06** Full Baths: **2** Zoning: **RM-4**
 Depth / Size (ft.): **122** Half Baths: **0** Gross Taxes: **\$3,194.29**
 Sq. Footage: **4,026.00** P.I.D.: **031-212-760** For Tax Year: **2021**
 Flood Plain: _____ Tax Inc. Utilities?: _____
 View: **Yes : North Shore Mountains & Park** Tour: _____
 Complex / Subdiv: _____
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Renovations: _____ Reno. Year: _____
 # of Fireplaces: **0** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: _____ Metered Water: _____
 Fuel/Heating: **Radiant** R.I. Plumbing: _____
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**
 Total Parking: **0** Covered Parking: **0** Parking Access: _____
 Parking: **None**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Vinyl/Linoleum**

Legal: **STRATA LOT 1, PLAN EPS7106, DISTRICT LOT 264A, 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, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System**

Finished Floor (Main): 460	Units in Development: 4	Tot Units in Strata: 4	Locker: No
Finished Floor (Above): 300	Exposure: North	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 460	Maint Fee: \$0.00	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: _____		
Finished Floor (Total): 1,220 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,220 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite: None	Restricted Age: _____	# of Pets: _____	Cats: _____ Dogs: _____
Basement: Fully Finished	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: _____	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	Dining Room	10'7 x 5'10			x	1	Above	3	Yes
Main	Kitchen	18'8 x 6'10			x	2	Below	3	No
Main	Living Room	12'5 x 11'3			x	3			
Above	Bedroom	12'6 x 11'			x	4			
Above	Walk-In Closet	5'9 x 4'8			x	5			
Below	Bedroom	17'10 x 9'2			x	6			
					x	7			
					x	8			



1016 East 7th Avenue, Vancouver

The Beach House is a historic 2 bedroom, 2 bathroom lovingly restored home by Structure Developments. Located in the popular Mount Pleasant neighbourhood, this unique heritage house includes hardwood floors and wood ceiling beams. The open kitchen features Samsung & LG appliances and quartz countertops. There is plenty of light with the many skylights throughout. Enjoy the day on your front porch, with a view of China Creek North Park, located directly across the street. The HRV and radiant in-floor heat will keep you comfortable. Just a 5 minute walk to VCC-Clark Station and in the Mount Pleasant Elementary & Van Tech Secondary School catchments.

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Main Floor:	460 sq.ft.
Upper Floor:	300 sq.ft.
Lower Floor:	460 sq.ft.
Total:	1220 sq.ft.
Porch:	140 sq.ft.

