



Presented by:
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Active
R2633821
 Board: V
 Townhouse

3229 ST. CATHERINES STREET
 Vancouver East
 Fraser VE
 V5V 4K6

Residential Attached
\$1,499,900 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View:
 Complex / Subdiv: **Copperfield Residence**
 Services Connctd: **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.: **800-150-126**

Original Price: **\$1,499,900**
 Approx. Year Built: **2021**
 Age: **0**
 Zoning: **RT-5**
 Gross Taxes: **\$0.00**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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

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

Legal: **LOT 1, PLAN EPP96755, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System**

Finished Floor (Main): 494	Units in Development: 6	Tot Units in Strata: 6	Locker:
Finished Floor (Above): 707	Exposure: East	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$328.40	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Sewer, Snow removal, Water		
Finished Floor (Total): 1,201 sq. ft.			
Unfinished Floor: 192			
Grand Total: 1,393 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: 4'	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 days.		
# of Levels: 2			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'6 x 7'10				1	Main	2	No
Main	Living Room	17'3 x 13'8				2	Above	3	Yes
Main	Dining Room	10'6 x 5'8				3	Above	4	No
Above	Master Bedroom	12'7 x 11'7				4			
Above	Bedroom	9'10 x 9'5				5			
Above	Bedroom	9'7 x 9'6				6			
		x				7			
		x				8			



3229 St. Catherines Street, Vancouver

Mizan Developments presents The Copperfield Residences. Another fabulous townhome development in the popular Cedar Cottage neighborhood. This 3 bedroom, 2.5 bathroom 2 level home features all three bedrooms on one level. The open kitchen includes Fisher & Paykel appliances and quartz countertops which flow seamlessly into the dining and living room, featuring a gorgeous fireplace and custom cabinetry. Retreat to the Primary bedroom with high ceilings and a custom built in closet. Located in the coveted Charles Dickens Elementary and Sir Charles Tupper school catchments. Rare attached garage with in-floor heating, external bike storage locker, community garden and a 2/5/10 Warranty. Open House Sat and Sun 2-4 pm.

\$1,499,900



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QUALIFIED MEMBER FIRM

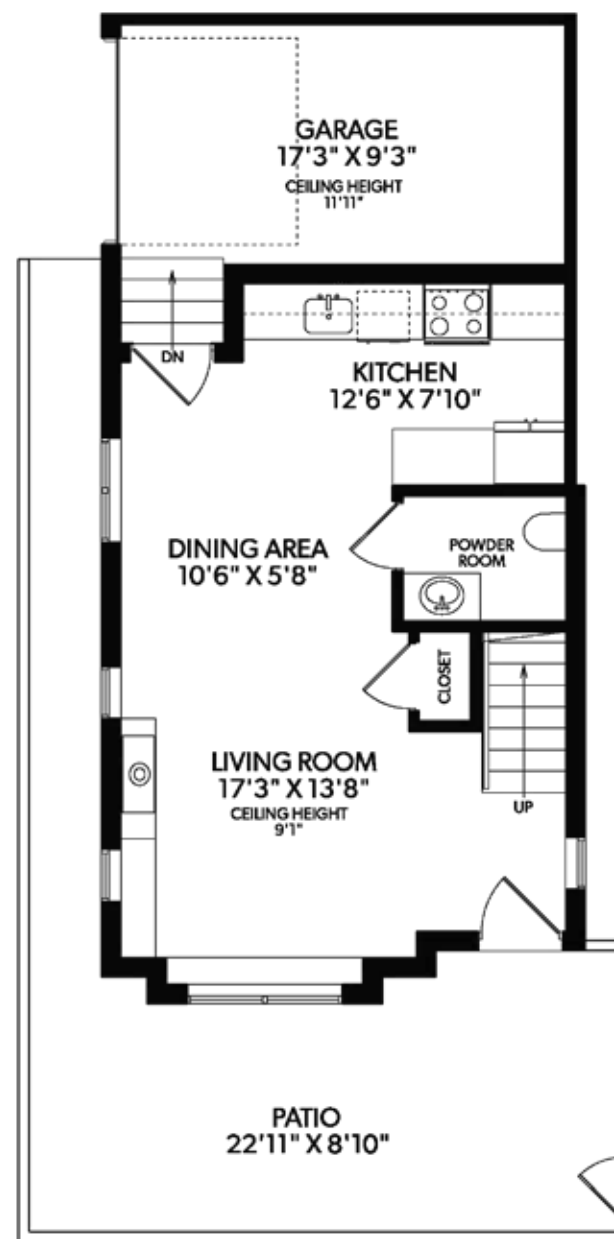
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3229 St. Catherine's Street, Vancouver

Main Floor:	494 sq.ft.
Upper Floor:	707 sq.ft.
Total:	1201 sq.ft.
Garage:	192 sq.ft.

MAIN FLOOR



UPPER FLOOR

