



Presented by:
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Active
R2506756
Board: V
1/2 Duplex

513 E 11TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 2E1

Residential Attached
\$1,298,800 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **4,026.00**
Flood Plain:
Council Apprv?:
Exposure: **South**
If new, GST/HST inc?: **No**
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$0.00**

Original Price: **\$1,298,800**
Approx. Year Built: **2020**
Age: **0**
Zoning: **RT-5**
Gross Taxes: **\$0.00**
For Tax Year: **2020**
Tax Inc. Utilities?:
P.I.D.: **800-141-345**
Tour:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
Locker:
Dist. to Public Transit:
Units in Development: **3**
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Maint Fee Inc:
Legal: **LOT #, BLOCK 156, PLAN VAP616, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT D, & PL 1771**
Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 11'5			x			x
Main	Living Room	12'7 x 9'4			x			x
Main	Foyer	5'6 x 4'9			x			x
Above	Bedroom	11' x 8'10			x			x
Above	Bedroom	11'6 x 9'7			x			x
Below	Bedroom	8'10 x 7'11			x			x
Below	Living Room	11'7 x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	449	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	395	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	493	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	4	No	Pool:
Finished Floor (Total):	1,337 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	1,337 sq. ft.	Basement: Fully Finished, Separate Entry			7				
					8				



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QUALIFIED MEMBER FIRM

513 East 11th Avenue, Vancouver

This gorgeous south facing 1/2 duplex by Four Corner Homes features 3 bedrooms/2.5 bathrooms on 3 levels. The open kitchen offers quartz countertops, custom cabinets and a Fisher & Paykel appliance package. The lower level offers a bonus living room and one of the bedrooms and direct access to the yard, perfect for the in-laws. Stay comfortable with the radiant in-floor heat and HRV. Enjoy peace of mind with built-in security and the 2/5/10 New Home Warranty. Located in the Florence Nightingale Elementary (just steps away) and Sir Charles Tupper Secondary School catchments.

\$1,298,800

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Personal Real Estate Corporation

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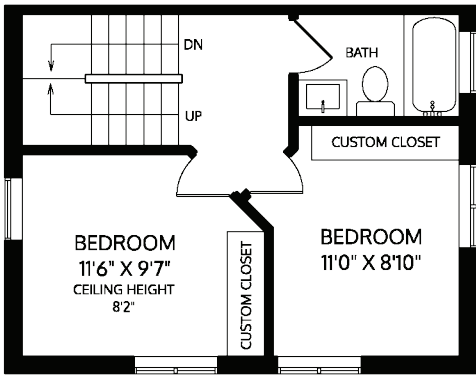
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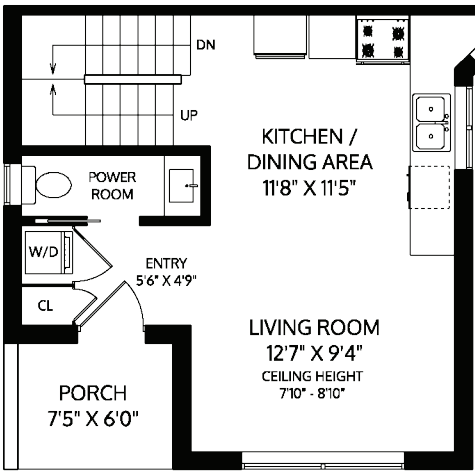
513 East 11th Avenue, Vancouver

Main Floor:	449 sq.ft.
Upper Floor:	395 sq.ft.
Lower Floor:	493 sq.ft.
Total:	1337 sq.ft.
Porch:	49 sq.ft.

UPPPER FLOOR



MAIN FLOOR



LOWER FLOOR

