



Presented by: Sean P Stevens PREC*

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Active
R2969514

Board: V
Townhouse

1127 E 15TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 2S7

Residential Attached

\$1,649,900 (LP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,649,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 40.00	Bathrooms: 3	Age: 1
Frontage(metres): 12.19	Full Baths: 2	Zoning: RT-5
Depth / Size (ft.): 168	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 6,720.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 032-222-645	Tax Inc. Utilities?: No
View: Yes : Northshore Mountain View		Tour:
Complex / Subdiv: Cedar Cottage		
First Nation:		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **2** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 5, PLAN EPS10093, 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: **Air Cond./Central, Bike Room, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **608**
Finished Floor (Above): **792**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,400 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,400 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$181.00**
Maint Fee Includes: **Garbage Pickup, Other**

Tot Units in Strata:
Storeys in Building: **2**
Locker: **Yes**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

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	Foyer	11'1 x 4'7	Above	Patio	19'9 x 7'2	1	Main	2	No
Main	Living Room	14'4 x 13'3	Above	Patio	25'1 x 7'2	2	Above	3	Yes
Main	Dining Room	11' x 8'8			x	3	Above	4	No
Main	Kitchen	11'1 x 9'3			x	4			
Main	Patio	11'6 x 5'1			x	5			
Above	Primary Bedroom	12'8 x 12'6			x	6			
Above	Bedroom	11'1 x 10'7			x	7			
Above	Bedroom	11'1 x 10'7			x	8			

Listing Broker(s): **Macdonald Realty**

Brand-new, fully detached 2-level Coach home in prime Cedar Cottage. This 3-bed, 2.5-bath home offers spacious outdoor patios on both levels. The living room opens to a patio via a folding glass wall for seamless indoor-outdoor living. Enjoy a gourmet Fisher & Paykel kitchen with a gas stove, fridge, and premium Kohler fixtures. Features include hardwood floors, central A/C, radiant heat, built-in vacuum, and a security system. Custom millwork provides ample storage. Includes an attached garage parking and bike room. Schools: Charles Dickens Elementary, Sir Charles Tupper. Comes with a 2/5/10-year warranty. Open House Sat/Sun Feb 22nd/23rd 2-4pm