



Presented by:
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Active **R2969483** **1125 E 15TH AVENUE** Residential Attached
 Board: V Vancouver East **\$1,549,900 (LP)**
 Townhouse Mount Pleasant VE (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,549,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2024**
 Frontage(feet): **40.00** Bathrooms: **4** Age: **1**
 Frontage(metres): **12.19** Full Baths: **3** Zoning: **RT-5**
 Depth / Size (ft.): **168** Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **6,720.00** P.I.D.: **032-222-637** For Tax Year: **2024**
 Flood Plain: **No** View: **Yes : Mountain Views** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **Cedar Cottage** Tour:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Carport; Single**
 Exterior: **Glass, Fibre Cement Board** Dist. to Public Transit: **2** Dist. to School Bus: **2**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **Yes**
 # of Fireplaces: R.I. Fireplaces: Reno. Year: Fixtures Leased: **:**
 Fireplace Fuel: Rain Screen: **Full** Fixtures Rmvd: **:**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** Metered Water: **Yes**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: **No** Floor Finish: **Hardwood, Tile**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 4, 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, In Suite Laundry**
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 550	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 367	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 612	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$199.40	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Other		
Finished Floor (Total): 1,529 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Grand Total: 1,529 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'1 x 4'7	Abv Main 2	Bedroom	13'11 x 9'10	1	Main	2	No
Main	Living Room	14' x 12'1	Abv Main 2	Patio	10'11 x 4'3	2	Above	3	Yes
Main	Dining Room	9'5 x 8'9			x	3	Abv Main 2	4	Yes
Main	Kitchen	11'6 x 8'5			x	4	Abv Main 2	4	Yes
Main	Patio	14'10 x 5'10			x	5			
Above	Primary Bedroom	13'11 x 10'6			x	6			
Above	Patio	14'4 x 9'5			x	7			
Abv Main 2	Primary Bedroom	13'11 x 12'2			x	8			

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

This 3BR townhouse in prime Cedar Cottage offers 3 levels of living, each with private patios and mountain views. The main floor features seamless indoor/outdoor living with folding patio doors and a gourmet Fisher Paykel kitchen with a gas stove, integrated fridge, and Kohler fixtures. The upper levels include spacious bedrooms with ensuites leading out to generous size patios. Additional features: hardwood floors, central A/C, radiant heat, built-in vacuum, security system, and custom millwork for ample storage. Includes 1 parking spot 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