





Presented by:  
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**Active**  
**R2995536**  
Board: V  
House/Single Family

**842 E 11TH AVENUE**  
Vancouver East  
Mount Pleasant VE  
V5T 2E6

Residential Detached  
**\$2,599,000** (LP)  
(SP)  



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$2,599,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1912**  
Frontage(feet): **33.00** Bathrooms: **4** Age: **113**  
Frontage(metres): **10.06** Full Baths: **3** Zoning: **RT-5**  
Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$9,028.80**  
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.09** P.I.D.: **003-627-250** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: North Shore Mountain Views**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **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: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2020**  
Rain Screen:  
Metered Water:  
R.I. Plumbing: **Yes**

Total Parking: **3** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **3** Dist. to School Bus: **4**  
Title to Land: **Other** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes :see list in docs**  
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT 7, BLOCK 157, PLAN VAP442, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT F, & PL 1771**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main):	825	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	617	Above	Bedroom	10' x 7'2	Bsmt	Other	11'0 x 5'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Bedroom	11'8 x 9'6			x	Main	2
Finished Floor (Below):	0	Above	Primary Bedroom	11'5 x 10'11			x	Above	4
Finished Floor (Basement):	856	Main	Foyer	8'6 x 7'2			x	Bsmt	4
Finished Floor (Total):	2,298sq. ft.	Main	Office	12'4 x 9'2			x	Bsmt	4
Unfinished Floor:	0	Main	Dining Room	12'4 x 9'1			x		
Grand Total:	2,298sq. ft.	Main	Living Room	13'9 x 10'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	14'8 x 13'4			x		
Suite: <b>Unauthorized Suite</b>		Bsmt	Laundry	11'2 x 5'6			x		
Basement: <b>Fully Finished, Separate Entry</b>		Bsmt	Bedroom	9'9 x 8'9			x		
		Bsmt	Living Room	18'5 x 8'5			x		
		Bsmt	Dining Room	9'11 x 8'4			x		
		Bsmt	Kitchen	11'0 x 8'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**A bright, beautifully updated character home made for gathering and growing. Spacious main floor with 9' ceilings, expansive living and kitchen areas, powder room, and large den (easy 4th bedroom), flowing onto a sunny south-facing deck and large yard — perfect for play, gardening, and relaxing. Mountain views from the living, dining, den, and primary bedroom bring everyday beauty. Updates include new windows, insulation, flooring, painting, landscaping, and more. Upstairs offers 3 bedrooms and full bath; downstairs a guest room, full bath, storage, laundry, and a large renovated garden suite. Comfort upgrades include Lennox A/C, HE furnace, Pure Air filtration, and on-demand hot water. Quiet family-friendly street, yet walkable to parks, markets, schools, cafes, and transit.**