

**Active**  
**R3009074**  
Board: V , Detached  
House/Single Family

## 778 E 27TH AVENUE

Vancouver East  
Fraser VE  
V5V 2K9

**\$3,499,900** (LP)

(SP)



Days on Market: **1**      List Date: **5/28/2025**      Seller's Acceptance Date:  
Orig. Price: **\$3,499,900**      Expiry Date: **8/28/2025**      Subject Removal Date:  
Prev. Price: **\$0**      Completion Date:  
Meas. Type: **Feet**      If new, GST/HST: **Yes**      Approx. Year Built: **1912**  
Frontage (feet): **33.00**      Bedrooms: **5**      Age: **113**  
Frontage (metres): **10.06**      Bathrooms: **5**      Zoning: **R1-1**  
Depth / Size: **153**      Full Baths: **4**      Gross Taxes: **\$8,806.59**  
Lot Area (sq.ft.): **5,049.00**      Half Baths: **1**      For Tax Year: **2024**  
Lot Area (acres): **0.12**      Rear Yard Exp: **South**      Tax Inc. Utilities?: **No**  
Flood Plain: **No**      P.I.D.: **031-930-654**      Tour:  
View: **:**  
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: <b>3 Storey w/Bsmt</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>
Exterior: <b>Fibre Cement Board</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1</b> Dist. to School Bus: <b>4</b>
Renovations: <b>Completely, Substantially</b>	Title to Land: <b>Freehold Strata</b> Land Lease Expiry Year:
# of Fireplaces:      R.I. Fireplaces:	Seller's Interest: <b>Registered Owner</b>
Fireplace Fuel:	Property Disc.: <b>Yes</b>
Fuel/Heating: <b>Natural Gas, Radiant</b>	Fixtures Leased: <b>No</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	Fixtures Rmvd: <b>:</b>
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Hardwood, Tile</b>

Legal: **STRATA LOT 1, PLAN EPS8970, DISTRICT LOT 391, 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**

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**

Features:

Municipal Charges  
Garbage:  
Water:  
Dyking:  
Sewer:  
Other:

Finished Floor (Main):	1,014	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,023	Main	Foyer	6'4 x 5'8	Bsmt	Bedroom	11'7 x 9'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	8'7 x 6'2			x	Main 1
Finished Floor (Below):	1,106	Main	Kitchen	16'4 x 12'6			x	Above 5
Finished Floor (Basement):	0	Main	Dining Room	16'4 x 10'4			x	Above 4
Finished Floor (Total):	3,143 sq. ft.	Main	Pantry	8'2 x 6'3			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	12'11 x 12'6			x	Bsmt 4
Grand Total:	3,143 sq. ft.	Above	Walk-In Closet	7'11 x 6'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'2 x 7'9			x	
Suite: <b>Legal Suite</b>		Above	Bedroom	15'2 x 7'9			x	
Basement: <b>Fully Finished</b>		Below	Mud Room	8'9 x 8'2			x	
Crawl/Bsmt. Ht:	# of Levels: <b>3</b>	Below	Bedroom	15'0 x 11'11			x	
# of Kitchens: <b>2</b>	# of Rooms: <b>14</b>	Bsmt	Kitchen	10'10 x 5'11			x	
		Bsmt	Living Room	17'6 x 10'10			x	
Manuf Type:	Registered in MHR?:				PAD Rental:			
MHR#:	CSA/BCE:				Maint. Fee: <b>\$0.00</b>			
ByLaw Restrictions: <b>No Restrictions</b>								

List Broker 1: **Macdonald Realty - OFC: 236-471-5707**      List Broker 3:

List Desig Agt 1: **Sean P Stevens PREC\* - Phone: 604-782-0821**      **contact@seanstevens.ca**

List Broker 2:      3:      Appointments: **Touchbase**

List Desig Agt 2:      3:      Call: **Sean Stevens**

Buyer's Broker 1:      3:      Phone: **604-782-0821**

Buyer's Agent 1:      2:      3:

Owner: **Michael John Low & Shari Don-Nee Noriko Hosaki**

Commission: **3.22% ON THE FIRST \$100,000 AND 1.1625% ON THE REMAINDER.**

Occupancy: **Owner**

Realtor **Floorplan and measurements by GMS floorplans. Coach house not included in the sale. Open House Sunday 2-4pm June 1st**

Remarks:

**Nestled in the coveted Fraser area, this 3143 sq ft character retention home, designed by Hazell+Main, shines with style. The open-concept main floor boasts concrete floors with radiant heating, a striking kitchen with Shinnoki cabinetry, Terrazzo backsplash, premium appliances, butler's pantry, and dual islands for flair and function. Four glass sliding doors off the dining area open to a generous patio deck. A Scandinavian-style gas fireplace anchors the home, framed by a floating staircase leading to 3 bedrooms with 13' ceilings. The primary suite features a lavish bathroom and walk-in closet. The ground level offers a mudroom, spacious family room, and a charming 1 bedroom garden suite. This stylish home is a must-see marvel. Open House Sunday June 1st, 2-4pm**