

**Active**  
**R3022945**  
Board: V, Attached  
1/2 Duplex

## 2 610 E 10TH AVENUE

Vancouver East  
Mount Pleasant VE  
V5T 2A5

**\$2,099,900** (LP)

(SP)



Days on Market: **0** List Date: **7/3/2025** Seller's Acceptance  
Orig. Price: **\$2,099,900** Expiry Date: **9/30/2025** Subject Removal Date:  
Prev. Price: **\$0** Completion Date:  
Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year: **2025**  
Frontage (feet): **33.00** Bedrooms: **3** Age: **0**  
Frontage (metres): **10.06** Bathrooms: **4** Zoning: **RT-5**  
Depth/Size: **122** Full Baths: **3** Gross Taxes: **\$0.00**  
Sq. Footage: **4,026.00** Half Baths: **1** For Tax Year: **2024**  
Flood Plain: **No** P.I.D.: **015-265-552** Tax Inc. Utilities?: **No**  
View: **No** Tour:

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: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Glass, Fibre Cement Board, Wood**  
Foundation: **Concrete Perimeter**  
Renovations:  
#of R.I. Fireplaces: Reno. Year: Property Disc.: **Yes**  
Fireplace Fuel: Rain Screen: **Full** Fixtures Leased: **:**  
Fuel/Heating: **Electric, Heat Pump** Metered Water: Fixtures Rmvd: **:**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s) &**  
Type of Roof: **Asphalt** Floor Finish:

Legal **LOT 2, BLOCK 156, PLAN VAP471, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT C, & PL 1771**

Amenities: **Air Cond./Central, In Suite Laundry**

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

Municipal  
Garbage:  
Water:  
Dyking:  
Sewer:  
Other:

Finished Floor (Main): **636** Units in Development: **2** Tot Units in Strata: **2** Locker:  
Finished Floor (Above): **688** Exposure: Storeys in Building: **3**  
Finished Floor (AbvMain2): **328** Mgmt. Co's Name: Mgmt. Co's #:  
Finished Floor (Below): **0** Maint Fee: **\$0.00** Council/Park Apprv:  
Finished Floor (Basement): **0** Maint Fee Includes:  
Finished Floor (Total): **1,652 sq.**  
Unfinished Floor: **0** Bylaw Restrictions: **No Restrictions**  
Grand Total: **1,652 sq.** Restricted Age: # of Pets: Cats: Dogs  
Suite: **None** # or % of Rentals Allowed:  
Basement: **Crawl** Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Crawl/Bsmt. Ht: **4** # of Levels: **3** Short Term Lse-Details:  
# of Kitchens: **1** # of Rooms: **9**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	7'1 x 6'8	Abv Main	Bedroom	15'0 x 11'1	1	Main	2	No
Main	Living Room	15'11 x 12'8				2	Above	4	No
Main	Kitchen	12'1 x 9'1				3	Above	4	Yes
Main	Dining Room	10'0 x 7'4				4	Abv Main 2	4	Yes
Main	Storage	5'11 x 5'1				5			
Above	Primary Bedroom	12'11 x 12'9				6			
Above	Walk-In Closet	6'0 x 5'8				7			
Above	Bedroom	11'7 x 10'4				8			

List Broker 1: **Macdonald Realty - OFC: 236-471-5707** List Broker 3: **contact@seanstevens.ca**  
List Desig Agt 1: **Sean P Stevens PREC\* - Phone: 604-782-0821**  
List Broker 2: **3:** Appointments: **Touchbase**  
List Desig Agt 2: **3:** Call: **Sean**  
Buyer's Broker 1: **3:** Phone: **604-782-0821**  
Buyer's Agent 1: **2:** 3  
Owner: **1437357 B.C. LTD., INC.NO. BC1437357**  
Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER.**

Occupancy: **Vacant**

Realtor **(Back Duplex) Front is available, Professionally measured by GMS Floorplans ( Strata Plan may differ), Move in Ready. Open House Sat July**  
Remarks: **5th 2:30 to 4:40 pm, Sun July 6th 2-4pm**

**This stylish South facing 1/2 duplex by Sky Projects is located in the vibrant Mount Pleasant. This 1652 SF 3-bed/3.5 bath home features a large open main floor, brushed oak floors,an abundance of built in cabinetry, surround sound and automatic blinds. The kitchen boasts Fisher Paykel appliances, large island, matte quartz countertops and custom BCG cabinetry with plenty of storage. The living and dining room feature large patio doors opening to the quiet at grade private fenced backyard with a sunny South exposure. The primary bedrm includes a large walk-in closet and ensuite and generous windows. Enjoy the security of a detached garage w/ EV capability and storage. 4' Crawl space. Convenient location near Main St, shopping & Transit. Open House Sat July 5th 2:30 to 4:30 Sun July 6th 2-4**