



Presented by:  
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**Active**  
**R3049467**

Board: V  
 1/2 Duplex

# 1 610 E 10TH AVENUE

Vancouver East  
 Mount Pleasant VE  
 V5T 2A5

Residential Attached

**\$1,988,800** (LP)   
 (SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,988,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2025</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>RT-5</b>
Depth / Size (ft.): <b>122</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>4,026.00</b>	P.I.D.: <b>032-629-621</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>		Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Fibre Cement Board, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:	Reno. Year:
# of Fireplaces: <b>R.I. Fireplaces:</b>	Rain Screen: <b>Full</b>
Fireplace Fuel:	Metered Water:
Fuel/Heating: <b>Electric, Heat Pump</b>	R.I. Plumbing:
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s) &amp;</b>	
Type of Roof: <b>Asphalt</b>	

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:

Legal: **STRATA LOT 1 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS11600TOGETHER 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, Private Yard, Recreation Nearby**  
 Features:

Finished Floor (Main): <b>612</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker:
Finished Floor (Above): <b>688</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>371</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,671 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,671 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>		

Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: <b>Crawl</b>	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht: <b>4'</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>1</b>	Short Term Lse-Details:			
# of Levels: <b>3</b>				
# of Rooms: <b>9</b>				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'10 x 4'8	Abv Main 2	Bedroom	17'3 x 11'8	1	Main	2	No
Main	Living Room	15'6 x 11'0			x	2	Above	4	Yes
Main	Kitchen	12'0 x 8'6			x	3	Above	4	No
Main	Dining Room	10'11 x 6'11			x	4	Abv Main 2	3	Yes
Main	Patio	15'6 x 7'0			x	5			
Above	Primary Bedroom	13'9 x 13'3			x	6			
Above	Walk-In Closet	8'7 x 6'0			x	7			
Above	Bedroom	12'0 x 10'6			x	8			

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

**This stylish 1/2 duplex by Sky Projects is located in the vibrant Mount Pleasant. 1671 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, 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 fenced yard elevated above from the streetscape providing excellent privacy. 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/Sun Sept 21st/22nd 2-4pm**