

R3125762 Vancouver East (SP)
 Board: V, Attached Hastings
 Townhouse V5L 1X3



Days on Market: **2** List Date: **5/19/2026** Seller's Acceptance Date:
 Orig. Price: **\$1,228,800** Expiry Date: **8/31/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2026**
 Frontage (feet): **19.50** Bedrooms: **3** Age: **0**
 Frontage (metres): **5.94** Bathrooms: **2** Zoning: **RM-8A**
 Depth/Size: **122** Full Baths: **2** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **800-286-439** Tax Inc. Utilities?: **No**
 View: **:** Tour:
 Complex / Subdiv: **Vibe**
 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** Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Open**
 Exterior: **Fibre Cement Board** Dist. to Public Transit: **1** Dist. to School Bus: **2**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Y...** Seller's Interest: **Registered Owner**
 #of Fireplaces: R.I. Fireplaces: Rain Screen: **Full** Fixtures Leased: **:**
 Fireplace Fuel: Metered Water: Fixtures Rmvd: **:**
 Fuel/Heating: **Electric, Forced Air, Heat Pump** R.I. Plumbing: Floor Finish: **Tile, Vinyl/Linoleum**
 Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
 Type of Roof: **Torch-On**

Legal: **LOT 13, BLOCK 45, PLAN VAP178, DISTRICT LOT 184, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EP4393** Municipal Charges
 Amenities: **Air Cond./Central, Storage** Garbage:
 Site Influences: **Lane Access, Marina Nearby, Shopping Nearby** Water:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire** Dyking:
 Sewer:
 Other:

Finished Floor (Main): **439** Units in Development: **7** Tot Units in Strata: **7** Locker: **Yes**
 Finished Floor (Above): **526** Exposure: Storeys in Building: **3**
 Finished Floor (AbvMain2): **284** Mgmt. Co's Name: Mgmt. Co's #:
 Finished Floor (Below): **0** Maint Fee: **\$378.52** Council/Park Apprv:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**
 Finished Floor (Total): **1,249 sq. ft.** Bylaw Restrictions: **No Restrictions** # of Pets: Cats: Dogs:
 Unfinished Floor: **0** Restricted Age: # or % of Rentals Allowed:
 Grand Total: **1,249 sq. ft.** Short Term(<1yr)Rnt/Lse Alwd?: **No** Short Term Lse-Details:
 Suite: **None** # of Levels: **3** # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	15'8 x 14'1			x	1	Above	4	Yes
Main	Kitchen	12'10 x 9'8			x	2	Above	4	No
Main	Dining Room	12'10 x 9'8			x	3			
Above	Primary Bedroom	10'5 x 10'0			x	4			
Above	Walk-In Closet	4'11 x 4'6			x	5			
Above	Bedroom	8'11 x 8'7			x	6			
Abv Mai...	Bedroom	10'0 x 8'4			x	7			
Abv Mai...	Storage	10'0 x 3'11			x	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** Appointments: **Touchbase**
 List Broker 2: **3.** Call: **Sean**
 List Desig Agt 2: **3.** Phone: **604-782-0821**
 Buyer's Broker 1: **3.**
 Buyer's Agent 1: **2.** **3**
 Owner: **Shaunak Sood**
 Commission: **3.22% ON THE 1ST \$100,000/ 1.1625% ON THE REMAINDER** Occupancy: **Vacant**

Realtor **Proposed Strata Lot 6, Professionally measured by GMS Floorplans. Includes 2 bike lockers/1 Parking pad. Unregistered Strata Plan (Legal**
 Remarks: **description/PID will change prior to completion date) Open House Sat May 23rd 2:30-4:30pm, Sun May 24th 2-4pm**

Welcome to "Vibe" built by Asanti Developments a collection of 7 townhouse and garden homes situated in Vancouver's desirable Grandview Woodland Neighbourhood. The homes feature stainless steel appliances, quartz countertops, custom cabinets, and luxury vinyl flooring. Every home at "Vibe" includes generous outdoor space on all levels for indoor/outdoor living. Each home is backed by the National Home Warranty's 2/5/10. The location offers exceptional walkability to shops, restaurants, schools and Templeton Park/School. Occupancy May 2026. 1 Parking and 3 bike lockers. Open House Sat May 23rd 2:30-4:30, Sun May 24th 2-4pm