

**Active**  
**R3125766**  
 Board: V, Attached  
 Townhouse

**201 2135 E PENDER STREET**

**\$1,348,800 (LP)**  
 (SP)

Vancouver East  
 Hastings  
 V5L 1X3



Days on Market: **2** List Date: **5/19/2026** Seller's Acceptance Date:  
 Orig. Price: **\$1,348,800** 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): **49.50** Bedrooms: **3** Age: **0**  
 Frontage (metres): **15.09** Bathrooms: **4** Zoning: **RM-8A**  
 Depth/Size: **122** Full Baths: **2** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** Half Baths: **2** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **800-186-438** Tax Inc. Utilities?:  
 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**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board**  
 Foundation: **Concrete Perimeter**

Renovations:  
 #of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Electric, Forced Air, Heat Pump**  
 Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**  
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**  
 Parking: **Open**  
 Dist. to Public Transit: **1** Dist. to School Bus: **2**  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Y...:**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Tile, Vinyl/Linoleum**

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

Finished Floor (Main): **500** Units in Development: **7** Tot Units in Strata: **7** Locker: **Yes**  
 Finished Floor (Above): **556** Exposure:  
 Stores in Building: **3**  
 Finished Floor (AbvMain2): **302** Mgmt. Co's Name:  
 Mgmt. Co's #:  
 Finished Floor (Below): **0** Maint Fee: **\$425.38** Council/Park Apprv:  
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**  
 Finished Floor (Total): **1,358 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,358 sq. ft.** Bylaw Restrictions: **No Restrictions** # of Pets: Cats: Dogs:  
 Suite: **None** Restricted Age:  
 # or % of Rentals Allowed:  
 Basement: **None** Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1** # of Rooms: **11** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	7'10 x 3'2	Abv Mai...	Patio	13'2 x 4'2	1	Main	2	No
Main	Living Room	10'11 x 9'7	Abv Mai...	Patio	13'4 x 10'10	2	Above	4	No
Main	Dining Room	9'7 x 7'11	Main	Patio	9'10 x 5'0	3	Above	4	Yes
Main	Kitchen	14'8 x 9'5			x	4	Abv Mai...	2	Yes
Above	Primary Bedroom	10'0 x 9'5			x	5			
Above	Bedroom	9'11 x 9'5			x	6			
Abv Mai...	Bedroom	12'11 x 9'5			x	7			
Above	Walk-In Closet	7'5 x 4'11			x	8			

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: Appointments: **Touchbase**  
 List Desig Agt 2: Call: **Sean**  
 Buyer's Broker 1: Phone: **604-782-0821**  
 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 3, 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 policy. The location offers exceptional walkability to shops, restaurants, schools and Templeton Park/School. 1 Parking and 3 bike lockers. Open House Sat May 23rd 2:30-4:30, Sun May 24th 2-4pm**