

Active
R3125763
 Board: V, Attached
 Apartment/Condo

101 2135 E PENDER STREET

Vancouver East
 Hastings
 V5L 1X3

\$568,800 (LP)
 (SP)



Days on Market: **2** List Date: **5/19/2026** Seller's Acceptance Date:
 Orig. Price: **\$568,800** 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: **1** Age: **0**
 Frontage (metres): **15.09** Bathrooms: **1** Zoning: **RM-8A**
 Depth/Size: **122** Full Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **800-186-437** Tax Inc. Utilities?: **No**
 View: **No** 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: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **0** Covered Parking: **0** Parking Access:
 Parking: **None**
 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: **Air Cond./Central, Bike Room** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Storage Shed**

Finished Floor (Main): **705** Units in Development: **7** Tot Units in Strata: **7** Locker: **Yes**
 Finished Floor (Above): **0** Exposure: Storeys in Building: **3**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: Mgmt. Co's #:
 Finished Floor (Below): **0** Maint Fee: **\$219.90** Council/Park Apprv:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Finished Floor (Total): **705 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **705 sq. ft.** Bylaw Restrictions: **No Restrictions** # of Pets: Cats: Dogs:
 Suite: **None** Restricted Age:
 Basement: **None** # or % of Rentals Allowed:
 Craw/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **6** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	14'11 x 9'10			x	1	Main	4	Yes
Main	Kitchen	10'4 x 9'1			x	2			
Main	Dining Room	10'4 x 9'1			x	3			
Main	Den	7'11 x 5'4			x	4			
Main	Primary Bedroom	12'5 x 9'8			x	5			
Main	Patio	12'6 x 8'7			x	6			
					x	7			
					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 1, Professionally measured by GMS Floorplans. Includes 2 bike lockers. Unregistered Strata Plan (Legal description/PID**
 Remarks: **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 Seven 1 Bedroom+Den and 3 bedroom townhomes 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. 2 bike lockers. Open House Sat May 23rd 2:30-4:30, Sun May 24th 2-4pm