


Active
R2637083
 Board: V
 Townhouse

28 E 1ST AVENUE
 Vancouver East
 Mount Pleasant VE
 V5T 0J7

Residential Attached
\$1,500,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,500,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2019**
 Frontage(feet): Bathrooms: **3** Age: **2**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$4,065.19**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **030-908-981** Tax Inc. Utilities?: **No**
 View: **Yes Park View** Tour:
 Complex / Subdiv: **Pinnacle on the Park**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **STRATA LOT 7, PLAN EPS5871, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER 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, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire**

Finished Floor (Main): 593	Units in Development: 140	Tot Units in Strata: 140	Locker:
Finished Floor (Above): 599	Exposure:	Stores in Building: 18	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa Management	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$605.89	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Heat, Hot Water, Management, Sewer, Water		
Finished Floor (Total): 1,192 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed, Smoking Restrictions		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Grand Total: 1,192 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term (<1yr)Rnt/Lse Alwd?:		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	8'5" x 12'0"			x	1	Above	4	Yes
Main	Bedroom	8'5" x 12'0"			x	2	Above	3	No
Main	Dining Room	9'0" x 10'5"			x	3	Main	2	No
Main	Kitchen	11'0" x 10'5"			x	4			
Above	Master Bedroom	11'0" x 12'0"			x	5			
Above	Bedroom	8'75" x 12'0"			x	6			
Above	Den	8'0" x 4'5"			x	7			
		x			x	8			

Listing Broker(s): **Anson Realty Ltd.**

Featuring a 3 bedroom Townhome unit at popular South East False Creek area. Steps away from trendy restaurants, brew pubs and performance arts theatre. Vancouver Tech Hub is just south of 2nd Ave, Sky-train stations is just minutes away. Renowned Emily Carr University of Arts and Designs is just a short bike ride away. Suite equipped with brand name appliances, heat pump for cooking (air conditioning) and heating. Move in ready. Call now for private viewing of this unit in a sought after neighbourhood.