


**Active**  
**R2741412**  
 Board: V  
 Townhouse

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

Residential Attached  
**\$1,529,900 (LP)**  
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,529,900**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2019**  
 Frontage(feet): Bathrooms: **3** Age: **3**  
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$4,109.41**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **030-908-981** Tax Inc. Utilities?: **No**  
 View: **Yes PARK & CITY** Tour:  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, End Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of 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; Underground**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **No**  
 Fixtures **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, 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, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>603</b>	Units in Development:	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>605</b>	Exposure: <b>North</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa BC Inc</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$618.90</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water</b>		
Finished Floor (Total): <b>1,208 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,208 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No short term rental</b>		
# of Rooms: <b>8</b>			

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

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

**Brand new 3 bedroom Townhome at "Pinnacle on the Park". This is city living at its finest! This home offers an open efficient floor plan with chef's kitchen, 1 bedroom and powder room on main level; upstairs with decent size master and 2nd bedroom and storage/den. Heat pump for cooling and heating comfort. Amenities include fitness centre, children's play area, party lounge with outdoor BBQ patio. Convenient location in the Olympic Village neighbourhood right across from the park, close to shopping, services, restaurants and rapid transit. Comes with 1 parking and bike storage. Ready to move in. Easy to show. Great for end-users and investment buyers. Measured by professional, to be verified by buyers.**