

Active  
R2764851

Board: V  
Townhouse

### 28 E 1ST AVENUE

Vancouver East  
Mount Pleasant VE  
V5T 1A1

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: **4**  
 Frontage(metres): Full Baths: **2** Zoning: **CD**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$4,109.41**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Floor Plain: P.I.D.: **030-908-981** Tax Inc. Utilities?: **No**  
 View: : Tour:  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, End Unit**  
 Construction: **Concrete, Frame - Metal, Other**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of R.I. Fireplaces:  
 Fireplaces:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(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, Playground**

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

Finished Floor (Main): <b>593</b>	Units in Development:	Tot Units in Strata: <b>140</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>599</b>	Exposure: <b>North</b>	Stores in Building: <b>18</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$675.25</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water</b>		
Finished Floor (Total): <b>1,192 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,192 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>not less than one month</b>		
# of Rooms: <b>7</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	10'6 x 11'2			x	3	Above	3	Yes
Main	Bedroom	8'7 x 12'3			x	4			
Above	Primary Bedroom	10'10 x 12'1			x	5			
Above	Bedroom	8'7 x 12'3			x	6			
Above	Den	8'1 x 4'1			x	7			
		x			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 2 level home offers an open efficient floor plan with chef's kitchen, good size bedrooms, 2 full bathroom and a powder bath on main floor. Heat pump for cooling and heating comfort. 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.**