

Active
R2599411
 Board: V
 Townhouse

28 E 1ST AVENUE

Vancouver East
 Mount Pleasant VE
 V5T 0J7

Residential Attached

\$1,500,000 (LP)

(SP) **M**



Sold Date: Frontage (feet): Original Price: **\$1,500,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2019**
 Depth / Size (ft.): Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **STRATA**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$4,065.19**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2021**
 Exposure: Maint. Fee: **\$605.89** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-908-981**
 Mgmt. Co's Name: **Associa Management** Tour:
 Mgmt. Co's Phone: **604-591-6060**
 View: **Yes: PARK VIEW**
 Complex / Subdiv: **PINNACLE ON THE PARK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tile - Concrete**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development: **140** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **140**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Sewer, Water**
 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, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'7 x 12'3			x			x
Main	Kitchen	10'6 x 11'2			x			x
Main	Living Room	10'6 x 9'0			x			x
Above	Dining Room	10'6 x 9'0			x			x
Main	Patio	8'3 x 7'3			x			x
Above	Master Bedroom	10'10 x 12'0			x			x
Above	Bedroom	8'7 x 12'0			x			x
Above	Flex Room	8'1 x 4'7			x			x
					x			
					x			

Finished Floor (Main):	593	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	599	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total):	1,192 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed, Smoking Restrictions			5				Door Height:
Grand Total:	1,192 sq. ft.	Basement: None			6				
					7				
					8				

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

Limited edition 2-level, Air-conditioned 3 bedroom Townhome by Pinnacle International at False Creek. View of city and park with cozy patio for entertainment. Full-size appliances, heat pump for cooling and heating, and in-suite storage. Nice layout with 1 bedroom and powder room on the main floor. Steps away from trendy restaurants, brew pubs and performance arts theatre. Vancouver Tech Hub is just south of 2nd Ave, Skytrain/Canada Line stations are just minutes away. Renowned Emily Carr University of Art and Design is a short bike ride away. Move-in ready. Call now for private viewing.