

**Active**  
**R2523111**  
 Board: V  
 Townhouse

**26 E 1ST AVENUE**

Vancouver East  
 Mount Pleasant VE  
 V5T 0J7

Residential Attached

**\$1,500,000** (LP)

(SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,500,000**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2019**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **3** Age: **1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD**  
 Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$4,122.29**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2020**  
 Exposure: **North** Maint. Fee: **\$438.50** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **030-908-973**  
 Mgmt. Co's Name: **Associa** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **Yes: PARK & CITY**  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 Services Connected: **Electricity, Natural Gas, Storm Sewer**

Style of Home: **2 Storey**  
 Construction: **Concrete**  
 Exterior: **Mixed**  
 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: **Other**

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

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water**  
 Legal: **STRATA LOT 6, 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**

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

Finished Floor (Main):	602	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	598	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	3	No	Pool:
Finished Floor (Total):	1,200 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	1,200 sq. ft.	Basement: <b>None</b>			6				
					7				
					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 floorplan with chef's kitchen, bedroom on main floor, powder room, air conditioning and in-suite storage. Amenities include fitness centre, children's play area and party lounge with outdoor BBQ patio. Convenient location in the Olympic Village neighbourhood right across from the park, close to shopping, services, restaurants and transit! Ready to move in.**