

Active
R2550225
 Board: V
 Townhouse

28 E 1ST AVENUE

Vancouver East
 Mount Pleasant VE
 V5T 1A1

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: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **STRATA**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$4,306.60**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$229.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-908-981**
 Mgmt. Co's Name: **Associa** Tour:
 Mgmt. Co's Phone: **604-591-6060**
 View: **Yes: PARK VIEW**
 Complex / Subdiv: **PINNACLE ON THE PARK**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey, Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground	Locker: N	
Exterior: Glass, Metal, Mixed	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Heat Pump	Floor Finish: Hardwood, Mixed		
Outdoor Area: Patio(s)			
Type of Roof: Tile - Concrete			
Reno. Year:			
R.I. Plumbing: No			
R.I. Fireplaces:			
# of Fireplaces: 0			

Maint Fee Inc: **Caretaker, Gas, Hot Water, Management, Recreation Facility, 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: **Exercise Centre, In Suite Laundry, Playground**

Site Influences: **Central Location, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

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
Main	Dining Room	10'6 x 9'0			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
Main	Patio	8'3 x 7'3			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: Yes	Dogs: Yes	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,192 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,192 sq. ft.	Basement: None			7				
				8				

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

New 2 level Townhome with 3 bedrooms at Pinnacle on the Park. Efficient layout for easy furniture placement in all rooms, powder room on main, full size appliances (stove is gas!), and nice patio space out front. Great for pet and patio lovers. Great building - Concrete construction, views of new Meadow Park, and amenities such as fitness centre, family lounge and children's play area. Fantastic location within steps to restaurants, seawall, and transit.