

Presented by:

# Kelly Golby

TRG-The Residential Group Rlty

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**Sold**  
**R2078382**  
Board: V  
Apartment/Condo

## E202 515 E 15TH AVENUE

Vancouver East  
Mount Pleasant VE  
V5T 4S4

Residential Attached

**\$599,900** (LP)

**\$671,000** (SP)



Sold Date: **6/13/2016** Frontage (feet): Original Price: **\$599,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
 Depth / Size (ft.): Bedrooms: **2** Age: **21**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,240.91**  
 Approval Req?: Half Baths: **0** For Tax Year: **2015**  
 Exposure: **South** Maint. Fee: **\$378.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-176-458**  
 Mgmt. Co's Name: **PACIFIC QUORUM** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-3828**  
 View: **:**  
 Complex / Subdiv:  
 Services Connected: **Electricity**

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Lane, Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Stucco</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata:
Renovations: <b>Completely</b>	Reno. Year:
Water Supply: <b>City/Municipal</b>	R.I. Plumbing:
Fireplace Fuel:	R.I. Fireplaces:
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>0</b>
Outdoor Area: <b>Patio(s)</b>	Dist. to Public Transit: <b>1 block</b>
Type of Roof: <b>Asphalt</b>	Units in Development: <b>87</b>
	Title to Land: <b>Freehold Strata</b>
	Seller's Interest: <b>Registered Owner</b>
	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate, Tile</b>

Maint Fee Inc: **Garbage Pickup, Hot Water, Management**  
 Legal: **PL LMS2109 LT 2 DL 264A LD 36**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 10'5			x			x
Main	Dining Room	11'9 x 9'			x			x
Main	Kitchen	8'3 x 7'5			x			x
Main	Master Bedroom	17'8 x 9'8			x			x
Main	Bedroom	11'1 x 10'			x			x
Main	Den	8'5 x 6'			x			x
Main	Flex Room	6' x 6'			x			x
Main	Patio	20'4 x 17'9			x			x
Main	Laundry	4' x 5'			x			x
		x			x			x

Finished Floor (Main): <b>935</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>N</b>	3				Pool:
Finished Floor (Total): <b>935 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total: <b>935 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Central**

**Sutton Centre Realty**

**2 bedroom and nursery/office with Murphy bed! This stunning condo feat an open concept layout w/high end renovations. Gourmet kitchen w/designer cabinets, Caesar stone Quartz counters, Porcelain tile floors & backsplash, high end S/S appliances. Washrooms have been redesigned w/tile from Spain and Italy w/soaker tub&contemporary faucets. Wide plank laminate floors & designer paint, under cabinet lighting, pot lights, modern glass doors, 2" blinds &more. Over \$100,000 spent on upgrades. Bonus...HUGE 200sf patio! And best of all, this condo comes with its own PRIVATE entrance (only unit in the building with this feature!) In the heart of Mount Pleasant just steps away to the trendy Main street shopping, restaurants & cafes with a Walk Score of 95! Newer roof 2014.**