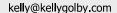
Presented by:

Kelly Golby

TRG-The Residential Group Rlty Phone: 604-218-5504





Active R2115769

Board: V Townhouse 39 E 13TH AVENUE

Vancouver East Mount Pleasant VE V5T 2K2

Residential Attached

Tax Inc. Utilities?: No

\$1,550,000 (LP)





Sold Date: Original Price: \$1,550,000 Frontage (feet): Meas, Type: **Feet** Approx. Year Built: 2014 Frontage (metres): Depth / Size (ft.): Age: Bedrooms: 2 Lot Area (sq.ft.): **0.00** Bathrooms: 3 Zoning: RM4 Flood Plain: Nο 2 Full Baths: Gross Taxes: \$3,289,13 Approval Req?: No Half Baths: For Tax Year: 2016 1 Exposure: South

\$250.00

If new, GST/HST inc?: P.I.D.: 029-259-452

Mgmt. Co's Name: **SELF MANAGED** Tour:

Maint. Fee:

Mamt. Co's Phone:

View: Yes: PARTIAL WATER, CITY VIEW

Complex / Subdiv: THE MANHATTAN

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm

Style of Home: 3 Storey Covered Parking: 1 Parking Access: Lane

Frame - Wood Parking: DetachedGrge/Carport, Garage; Single Construction: Exterior: Stucco, Wood

Locker: Y

Dist. to School Bus: 1 Foundation: Concrete Slab Reno. Year: Dist. to Public Transit: 1 Units in Development: 4 Rain Screen: Full R.I. Plumbing: No Total Units in Strata: 4 Renovations:

R.I. Fireplaces: Title to Land: Freehold Strata City/Municipal # of Fireplaces: 1 Seller's Interest: Registered Owner Water Supply: Fireplace Fuel:

Gas - Natural Property Disc.: Yes Geothermal, Natural Gas, Radiant Fixtures Leased: No: Fuel/Heating: Balcny(s) Patio(s) Dck(s), Rooftop Deck Outdoor Area: Fixtures Rmvd: No:

Asphalt, Torch-On Floor Finish: Wall/Wall/Mixed Type of Roof:

Maint Fee Inc: Garbage Pickup, Gardening, Sewer

PL EPS1430 LT 3 DL 302 LD 36 SL AS SHOWN ON FORM A OR V AS Legal:

Amenities: In Suite Laundry, Storage

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm, Features:

Floor	Туре	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>
Main	Dining Room	8'11 x 8'9			x			x
Main	Kitchen	9'4 x 8'2			×			x
Main	Living Room	12'8 x 12'5			x			x
Main	Mud Room	3' x 2'6			x			x
Above	Bedroom	12'5 x 11'2			x			x
Above	Bedroom	13' x 9'11			x			x
Above	Laundry	3' x 2'8			x			x
Above	Master Bedroom	12'5 x 12'5			x			x
Above	Walk-In Closet	9'11 x 6'2			x			
Below	Utility	6' x 7'			x			

Finished Floor (Main):	516	# of Rooms:10	# of Kitchens	:: 1 # of Levels: 3	<u>Bath</u>	Floor	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floor (Above):	536	Crawl/Bsmt. Heig	ght:		1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	466	# of Pets:	Cats:	Dogs:	3	Above	5	Yes	Pool:
Finished Floor (Total):	1,518 sq. ft.	# or % of Rental	s Allowed:		4				Garage Sz:
		Bylaw Restric: Pets Allowed w/Rest., Rentals							Door Height:
Unfinished Floor:	33_	All	lwd w/Restrc	tns	6				
Grand Total:	1,551 sq. ft.	Basement: Partly	y Finished		7				
					l g				

Listing Broker(s): TRG-The Residential Group RIty

Location!! In the heart of Mount Pleasant & Main Street, this 3 bed/3 bath townhouse offers exceptional quality throughout. The kitchen boasts Viking appliances with a natural gas range. This 3 level home comes with Geothermal, in floor radiant heating, triple glazed windows, 1 parking and 1 storage locker. All 3 bedrooms are generous in size. The master suite is on its own floor and offers a vaulted ceiling, large walk in closet, a spa-like bathroom and its own balcony. The under lit stairs go all the way to your spacious roof top patio that is equipped with a natural gas hook up, cable, CAT5 and power. The main floor living room has French doors that open out to an 12'x12' patio. Balance of 2/5/10 Home Warranty.