



Presented by:

Kelly Golby

TRG-The Residential Group Rlty

Phone: 604-218-5504

kelly@golby.com

**Active**
R2330112Board: V
Apartment/Condo**E202 515 E 15TH AVENUE**Vancouver East
Mount Pleasant VE
V5T 4S4

Residential Attached

\$729,900 (LP)
(SP) 

Sold Date: _____ Frontage (feet): _____ Original Price: **\$729,900**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1995**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **24**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-2**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,511.39**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
 Exposure: **Southwest** Maint. Fee: **\$374.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **023-176-458**
 Tour: _____
 Mgmt. Co's Name: **PACIFIC QUORUM**
 Mgmt. Co's Phone: **604-685-3828**
 View: **No :**
 Complex / Subdiv: **HARVARD PLACE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Concrete Block, Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: _____
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s), Rooftop Deck**
 Type of Roof: **Asphalt**

Reno. Year: **2016**
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1**
 Units in Development: **87**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: _____
 Fixtures Rmvd: **Yes: ALL TV'S**
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Sewer**
 Legal: **PL LMS2109 LT 2 DL 264A LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

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

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	18'5 x 9'7			x			x
Main	Bedroom	11'1 x 10'9			x			x
Main	Den	7'9 x 10'			x			x
Main	Dining Room	11'9 x 9'			x			x
Main	Kitchen	8'5 x 7'5			x			x
Main	Living Room	14'2 x 10'5			x			x
Main	Flex Room	6'5 x 5'7			x			x
Main	Laundry	4' x 5'			x			x
Main	Patio	20'4 x 17'9			x			x
		x			x			

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

Listing Broker(s): **TRG-The Residential Group Rlty**

This immaculately renovated 2 Bed + Den with a wall bed currently serves as a 3 Bedroom unit. From your private 200+ Sqft patio you have your very own entrance to give this unit a townhouse like feel. This well maintained building has a new roof, new pipes and a central location close to transportation routes and restaurants. Enjoy 1 parking, 1 storage locker, insuite laundry, a common roof top patio and your hot water and gas included in your modest strata fee. This unit boasts a gourmet kitchen with designer cabinets, quartz counters, porcelain tile floors & backsplash and high end stainless steel appliances. Washrooms have been completed updated and wide plank flooring, new cabinetry and new lighting complete this great unit.