

Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com


rennie

#109 - 453 East 16th Avenue, Vancouver
\$1,349,000

Active
R2461001
 Board: V
 Townhouse

109 453 E 16TH AVENUE
 Vancouver East
 Mount Pleasant VE
 V5T 2T8

Residential Attached
\$1,349,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **South**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **RANCHO**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: CITY VIEWS**
 Complex / Subdiv: **SKALA**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$353.65**

Original Price: **\$1,349,000**
 Approx. Year Built: **2015**
 Age: **5**
 Zoning: **RM-4N**
 Gross Taxes: **\$3,106.69**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-528-739**
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Units in Development:
 Title to Land: **Freehold Strata** Total Units in Strata: **20**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces: **1**
 # of Fireplaces: **0**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Gardening, Gas**
 Legal: **STRATA LOT 8, PLAN EPS2573, DISTRICT LOT 301, 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 1 OR V, AS**
 Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Drgr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'1" x 11'9"			x			x
Main	Living Room	14'11" x 11'8"			x			x
Main	Dining Room	12' x 11'6"			x			x
Main	Master Bedroom	10'10" x 11'3"			x			x
Main	Bedroom	9'3" x 9'			x			x
Main	Bedroom	9'3" x 8'7"			x			x
Main	Den	8'10" x 4'2"			x			x
Main	Patio	11'7" x 14'10"			x			x
					x			x
					x			x

Finished Floor (Main): **589** # of Rooms: **8** # of Kitchens: **1** # of Levels: **2** Bath
 Finished Floor (Above): **723** Crawl/Bsmt. Height:
 Finished Floor (Below): **0** Restricted Age:
 Finished Floor (Basement): **0** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Finished Floor (Total): **1,312 sq. ft.** # or % of Rentals Allowed:
 Bylaws: **Pets Allowed w/ Rest., Rentals Allowed**

Unfinished Floor: **0**
 Grand Total: **1,312 sq. ft.** Basement: **None**

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Welcome to the Skala - A Boutique collection of Danish & West coast inspired Townhomes located in the heart of Mt Pleasant within blocks of Main & Fraser. This exceptionally well kept 2 LEVEL home offers 3 bedrooms, den/office + 3 bathrooms, front porch & a 182 sf ROOFTOP PATIO. Chef's kitchen incl Whirlpool S/S appliance package, gas cooktop, stone counters, contemporary white cabinets & a breakfast bar. Spacious living/dining area with upgraded h/w flooring, custom built in cabinetry & a BONUS POWDER ROOM on the main level. Upstairs you'll find all 3 bedrooms on 1 floor including a spacious master bdrm + ensuite. Up the stairs you can enjoy & relax on your large private rooftop patio with gas hookup perfect for BBQ's while enjoying the views. Move in ready. 1 parking included.

REA Full Public The enclosed information, while deemed to be correct, is not guaranteed. 06/02/2020 03:28 PM
 PREC* indicates 'Personal Real Estate Corporation'.



Welcome to the Skala - A Boutique collection of Danish & West coast inspired Townhomes located in the heart of Mt. Pleasant within blocks of Main & Fraser. This exceptionally well kept 2 LEVEL home offers 3 bedrooms, den/office + 3 bathrooms, front porch & a 182 square foot ROOFTOP PATIO. Chef's kitchen includes a Whirlpool stainless steel appliance package, gas cooktop, stone counters, contemporary white cabinets & a breakfast bar. Spacious living & dining area with upgraded hardwood flooring, custom built in cabinetry & a BONUS POWDER ROOM on the main level. Upstairs you'll find all 3 bedrooms on 1 floor including a spacious master bedroom with ensuite. Up the stairs you can enjoy & relax on your large private rooftop patio with gas hookup perfect for BBQ's while enjoying the views. Move in ready. 1 parking included.

KEY INFORMATION

Address: #109 - 453 East 16th Avenue, Vancouver
 AREA: Mount Pleasant
 TYPE: 3 Bedroom + 3 Bath + Den + Rooftop Patio
 SIZE: 1,312 Square Feet + 182 Square Feet Rooftop
 YEAR BUILT: 2015
 STRATA FEES: \$359.85

FEATURES

VIEWS: City & Mountains
 PARKING: 1 (#6)
 PETS: 2 Pets (Max 75 cm to Shoulder)
 RENTALS: No Airbnb
 ELEMENTARY: Florence Nightingale Elementary
 HIGH SCHOOL: Sir Charles Tupper Secondary

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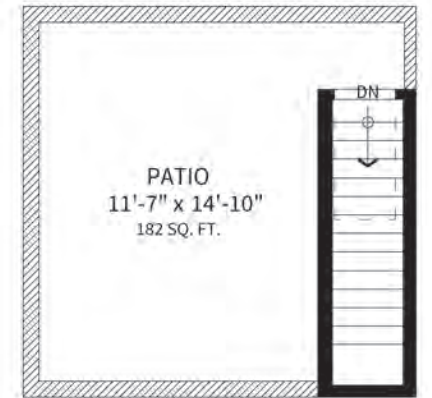
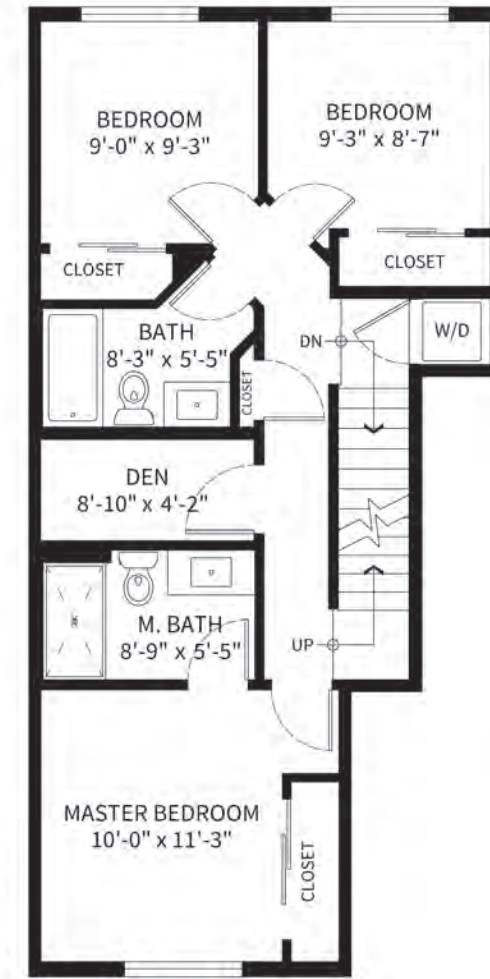
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#109-453 East 16th Avenue, Vancouver, BC

Rooftop: 52 SQ. FT.
 Upper Floor: 671 SQ. FT.
 Main Floor: 589 SQ. FT.
Total: 1312 SQ. FT.

Patio: 182 SQ. FT.
 Porch: 65 SQ. FT.



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