

Presented by:
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Active	R2461001	109 453 E 16TH AVENUE	Residential Attached						
Board: V		Vancouver East	\$1,349,000 (LP)						
Townhouse		Mount Pleasant VE	(SP) 						
V5T 2T8									
	<p>Sold Date: Frontage (feet): Original Price: \$1,349,000 Meas. Type: Feet Frontage (metres): Approx. Year Built: 2015 Depth / Size (ft.): 3 Bedrooms: 3 Age: 5 Lot Area (sq.ft.): 0.00 Bathrooms: 3 Zoning: RM-4N Flood Plain: 2 Full Baths: 2 Gross Taxes: \$3,106.69 Council Apprv?: 1 Half Baths: 1 For Tax Year: 2019 Exposure: South Maint. Fee: \$353.65 Tax Inc. Utilities?: No If new, GST/HST inc?: RANCHO P.I.D.: 029-528-739 Mgmt. Co's Name: 604-684-4508 Tour: Virtual Tour URL Mgmt. Co's Phone: Yes: CITY VIEWS View: Complex / Subdiv: SKALA Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal</p>	<p>Style of Home: 2 Storey Total Parking: 1 Covered Parking: 1 Parking Access: Lane Construction: Frame - Wood Parking: Garage; Underground Exterior: Mixed, Wood Dist. to Public Transit: NEAR Foundation: Concrete Perimeter Dist. to School Bus: NEAR Rain Screen: N Units in Development: 20 Renovations: R.I. Plumbing: Title to Land: Freehold Strata Water Supply: City/Municipal Property Disc.: Yes Fireplace Fuel: Baseboard, Electric Fixtures Leased: No Fixtures Rmvd: : Fuel/Heating: Balcony(s), Rooftop Deck Floor Finish: Hardwood, Mixed Outdoor Area: Other</p>	<p>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</p> <p>Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire</p>						
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
Main	Kitchen	8'1 x 11'9						x	
Main	Living Room	14'11 x 11'8						x	
Main	Dining Room	12' x 11'6						x	
Main	Master Bedroom	10'10 x 11'3						x	
Main	Bedroom	9'3 x 9'						x	
Main	Bedroom	9'3 x 8'7						x	
Main	Den	8'10 x 4'2						x	
Main	Patio	11'7 x 14'10						x	
		x						x	
		x						x	
Finished Floor (Main):	589	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	723				1	Main	2	No	Barn:
Finished Floor (Below):	0				2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0				3	Above	3	Yes	Pool:
Finished Floor (Total):	1,312 sq. ft.								Garage Sz:
Unfinished Floor:	0								Grg Dr Ht:
Grand Total:	1,312 sq. ft.								
Listing Broker(s): Rennie & Associates Realty Ltd.									
<p>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.</p>									
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'.			

#109 - 453 East 16th Avenue, Vancouver

\$1,349,000



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

HIGHSCHOOL: Sir Charles Tupper Secondary

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*PERSONAL REAL ESTATE CORPORATION
INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. NOT INTENDED TO INDUCE BREACH OF AN EXISTING AGENCY AGREEMENT.

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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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