



Presented by:

# Esther Wong

Sutton Group-West Coast Realty

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WestCoast Realty  
You've found a home

**Sold**  
**R2634217**  
Board: V  
Apartment/Condo

## 1502 111 E 1ST AVENUE

Vancouver East  
Mount Pleasant VE  
V6A 0E9

Residential Attached

**\$1,129,900** (LP)

**\$1,185,000** (SP) **M**



Sold Date: <b>11/23/2021</b>	If new, GST/HST inc?:	Original Price: <b>\$1,129,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2016</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,033.55</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>029-885-809</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : City</b>		Tour:
Complex / Subdiv: <b>Block100</b>		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 112, PLAN EPS3495, DISTRICT LOT 2037, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 200A, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Garden, In Suite Laundry, Recreation Center, Storage, Wheelchair Access, Concierge**

Site Influences: **Central Location, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Sprinkler - Fire**

Finished Floor (Main): <b>955</b>	Units in Development: <b>230</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northeast</b>	Storeys in Building: <b>18</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Rancho Management</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$596.81</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas</b>		
Finished Floor (Total): <b>955 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>955 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>		

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **8**

Restricted Age: # of Pets: Cats: Dogs:  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **other**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'8" x 12'8"			x	1	Main	4	Yes
Main	Dining Room	11'11" x 8'10"			x	2	Main	4	No
Main	Kitchen	12'2" x 8'6"			x	3			
Main	Master Bedroom	13'3" x 10'0"			x	4			
Main	Bedroom	9'8" x 9'11"			x	5			
Main	Den	9'3" x 4'7"			x	6			
Main	Den	7'11" x 5'3"			x	7			
Main	Foyer	3'5" x 10'11"			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

**First time on the market, this spacious & bright corner two-bedroom, two-bath suite offers a great floorplan with office and flex space, on a higher floor at Block100. The high-end kitchen has stainless steel appliances, granite countertops, gas cooktop and air conditioning. Enjoy False Creek views from the main bedroom with a large built-in closet and ensuite bathroom with heated floors. The second bedroom is ideally located on the opposite side of the home, and flex space off the kitchen making a perfect pantry and large storage area. Short-term rentals allowed with strata approval. Block100 features a well-equipped gym, concierge, rooftop garden & party room. Pets and Rentals allowed. Steps from the Skytrain and the best of Vancouver at your doorstep, includes 1 parking and storage.**