



Presented by:

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Sold
R2426595
Board: V
Apartment/Condo

315 108 E 1ST AVENUE

Vancouver East
Mount Pleasant VE
V5T 0E4

Residential Attached

\$759,000 (LP)

\$750,000 (SP)



List Date: **1/6/2020** Frontage (feet): Original Price: **\$759,000**
Days on Market: **6** Frontage (metres): Approx. Year Built: **2014**
Sold Date: **1/12/2020** Bedrooms: **1** Age: **6**
Meas. Type: Bathrooms: **1** Zoning: **CD-1**
Depth / Size (ft.): Maint. Fee: **\$315.97** Gross Taxes: **\$1,908.07**
Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2019**
Flood Plain: Exposure: **North** Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **029-392-411**
Mgmt. Co's Name: **First Services Residential** Tour:
Mgmt. Co's Phone:
View: **No**
Complex / Subdiv:
Services Connected: **Community, Natural Gas, Water**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Construction: **Concrete, Concrete Frame** Parking: **Garage; Underground**
Exterior: **Mixed** Locker: **N**
Foundation: **Concrete Perimeter** Dist. to Public Transit:
Rain Screen: Renovations: R.I. Plumbing: Units in Development: **170** Dist. to School Bus:
Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata** Total Units in Strata: **170**
Water Supply: **City/Municipal** # of Fireplaces: **0**
Fireplace Fuel: Property Disc.: **Yes**
Fuel/Heating: **Forced Air** Fixtures Leased: **:**
Outdoor Area: **Balcony(s)** Fixtures Rmvd: **:**
Type of Roof: **Torch-On** Floor Finish: **Hardwood**

Maint Fee Inc: **Garbage Pickup, Gas, Management, Other, Snow removal**
Legal: **STRATA LOT 47, PLAN EPS1801, DISTRICT LOT 200A, 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 V**
Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'5 x 11'0			x			x
Main	Den	8'5 x 5'10			x			x
Main	Living Room	10'0 x 8'6			x			x
Main	Dining Room	10'8 x 6'6			x			x
Main	Kitchen	12'9 x 8'7			x			x
Main	Flex Room	7'0 x 5'10			x			x
Main	Walk-In Closet	6'4 x 4'6			x			x
Main	Patio	10'3 x 3'1			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 673	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 673 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 673 sq. ft.	Basement: None			7				
				8				

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

Live in arguably the best 1+den floorplan at Meccanica by Cressey in Southeast Falsecreek. With zero wasted space, this LARGE modern home features open concept layout w/ rare 9'3" ceilings, hardwood floors (upgrade), air conditioning, walk-in closet, large den and flex. The "Cressey Kitchen" features high gloss auto finish millwork w/ TONS of kitchen storage and cabinets. With a walkscore of 97, you definitely won't need a car to access the best Vancouver has to offer including: Waterfront Seawall, 2 skytrain stations, Science World, Creekside Community Centre, Earnest Ice Cream, Tractor, Chinatown and much more! Amenities include a contemporary party room, a sizeable gym and rooftop deck. One parking included.