

Presented by:
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Active
R3175053
Board: V
House/Single Family

518 E 11TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 2C9

Residential Detached
$1,998,000 (LP)
(SP)



Sold Date:		Frontage (feet):	**32.91**	Original Price:	**$1,998,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**1926**
Depth / Size:	**121.94**	Bathrooms:	**3**	Age:	**100**
Lot Area (sq.ft.):	**4,013.00**	Full Baths:	**3**	Zoning:	**R3-2**
Flood Plain:		Half Baths:	**0**	Gross Taxes:	**$10,673.70**
Rear Yard Exp:	**South**			For Tax Year:	**2026**
Council Apprv?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	**015-272-893**
				Tour:	

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home:	**3 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Stucco, Vinyl**		
Foundation:	**Concrete Perimeter**		
Rain Screen:		Reno. Year:	**2014**
Renovations:	**Completely**	R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**	Metered	
Fuel/Heating:	**Electric**		
Outdoor Area:	**Balcny(s) Patio(s) Dck(s), Fenced Yard**		
Type of Roof:	**Asphalt**		

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **DetachedGrge/Carport**

Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **LOT 3, BLOCK 156, PLAN VAP442, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT E, & PL VAP1771**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Inground**

Floor	Type	Dimensions
Main	**Kitchen**	**6'0 x 13'3**
Main	**Eating Area**	**6'7 x 10'11**
Main	**Dining Room**	**12'0 x 12'8**
Main	**Living Room**	**12'1 x 15'2**
Main	**Foyer**	**13'0 x 4'11**
Main	**Bedroom**	**11'4 x 12'1**
Main	**Patio**	**13'2 x 6'6**
Above	**Bedroom**	**12'1 x 9'9**
Above	**Bedroom**	**12'1 x 15'0**
Bsmt	**Kitchen**	**12'4 x 12'5**

Floor	Type	Dimensions
Bsmt	**Living Room**	**12'4 x 10'1**
Bsmt	**Bedroom**	**12'4 x 8'11**
Bsmt	**Walk-In Closet**	**11'10 x 6'1**
Bsmt	**Bedroom**	**10'9 x 9'4**
Bsmt	**Bedroom**	**10'9 x 11'0**
Bsmt	**Patio**	**18'0 x 14'6**
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**943**
Finished Floor (Above):	**470**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**986**
Finished Floor (Total):	**2,399 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,399 sq. ft.**

# of Rooms:**16**
# of Kitchens: **2**
# of Levels: **3**
Suite: **Legal Suite, Licensed Suite**
Crawl/Bsmt. Height:
Beds in Basement: **3** Beds not in Basement:**3**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**3**	**No**
2	**Above**	**3**	**No**
3	**Bsmt**	**3**	**No**
4			
5			
6			
7			
8			

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

Listing Broker(s): **Royal LePage Elite West**

Mount Pleasant character with a brand new heart! This 1926 home was renovated w/ permits & freshly painted up & down in 2018. 2,399 sf over 3 levels w/ 6 beds & 3 baths. Main offers a covered porch, living rm w/ fireplace & built-ins, French doors to formal dining, quartz kitchen w/ stainless steel appliances & eating area, plus a bedroom, full bath & laundry. Upstairs, a vaulted primary & 2nd bed share a full bath. Below, a bright 3 bed legal garden suite w/its own kitchen, it's own laundry, it's own hydro meter + walk-in storage. Currently $6,400/mo in total rent (up + down). Sunny south yard w/ 222 sf patio, detached garage & lane parking on a 33x122 lot. Next to Florence Nightingale Elem & steps to Main St. Showings start at the OPEN HOUSE THIS SUN OCT 18, 1-3PM!

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