



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Active
R2593650
 Board: V
 House/Single Family

792 E 15TH AVENUE
 Vancouver East
 Mount Pleasant VE
 V5T 2R7

Residential Detached
\$1,899,900 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **85**
 Lot Area (sq.ft.): **3,434.00**
 Flood Plain:
 Rear Yard Exp: **South**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **40.40**
 Bedrooms: **7**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**

Original Price: **\$1,899,900**
 Approx. Year Built: **1910**
 Age: **111**
 Zoning: **RT-5**
 Gross Taxes: **\$5,540.85**
 For Tax Year: **2020**
 Tax Inc. Utilities?:
 P.I.D.: **002-995-158**
 Tour:

View: **Yes: MOUNTAINS FROM TOP FLR**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **None**

Dist. to Public Transit: **1 BLOCK**
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Legal: **LOT 11, BLOCK 102, PLAN VAP2466, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, OF LOTS 2 TO 9**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 13'	Bsmt	Kitchen	14'5 x 10'0			x
Main	Kitchen	23'4 x 11'4	Bsmt	Living Room	14'5 x 12'1			x
Main	Bedroom	13'1 x 11'7	Bsmt	Bedroom	11'8 x 9'11			x
Main	Bedroom	14'7 x 8'10	Bsmt	Bedroom	11'1 x 9'11			x
Above	Bedroom	9'11 x 9'7	Bsmt	Storage	23'2 x 7'3			x
Above	Bedroom	12'2 x 11'7			x			x
Above	Flex Room	13'7 x 8'8			x			x
Above	Living Room	14'7 x 13'5			x			x
Above	Bedroom	15'7 x 9'6			x			x
Above	Flex Room	14'0 x 12'7			x			x

Finished Floor (Main):	1,039	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	913	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	650	# of Levels:	4	2	Bsmt	5	No	Workshop/Shed:
Finished Floor (Basement):	903	Suite:	Unauthorized Suite	3				Pool:
Finished Floor (Total):	3,505 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5				Grg Dr Ht:
Grand Total:	3,505 sq. ft.	Basement:	Fully Finished	6				
				7				
				8				

Listing Broker(s): **Stilhavn Real Estate Services** **RE/MAX Real Estate Services**

Exciting project opportunity in Mt. Pleasant! The existing 3,505 sqft home, that sits on a high, bright, corner lot at Prince Albert & E 15th Ave in area of classic character homes, has been undergoing full renovation but the owner will sell the property "as-is, where-is" to allow a new owner to finish the project to their own requirements. The 4 level building currently has renovated suites on main & ground floors, while the top 2 levels are taken back to the studs & are in "stick frame" condition. Architects & Designers have provided options for project completion: Strata Duplex, SF House w/Suite, or 4 lvl SF House. All options require City of Vancouver approval of Bldg and/or Dev Permit application. Covid Rules - Contact LS for details, floor plans etc.