

Move Beyond Your Expectations.

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INTERNATIONAL REALTY | Canada



124 W 10TH AVE, VANCOUVER, BC V5Y 1R8

3 BED 2+1 BATH 1,682 SQ.FT.

MONIQUE BADUN KIM CRAIG VITO LONGO



MAIN FLOOR

MAIN HALL

- Enter the home from a lovely, covered front porch with custom British-inspired floor-tile pattern
- The original front door has been meticulously restored and features a beautiful, stained glass insert and transom, both in pristine condition
- The floors here are a new wide plank, blond oak hardwood with new subfloor and extra soundproofing
- These same floors run throughout the main floor entry, hallway, living and dining room
- There is extra soundproofing between the ceiling and unit above
- Custom and restored millwork throughout
- The ceiling height is ten feet
- Period ceiling fixtures throughout
- The staircase to the lower level is turned and boasts a striking black and white striped runner, imported from the UK.
- The original, restored newel post, handrail and baluster are in fabulous condition
- The two piece powder room has a restored, raised basin, heritage toilet and new heritage-style pedestal sink, mirror, wall sconce and custom cove lighting with programmable coloured lights.
- Plenty of storage both inside and outside of the home including a pantry and/or storage closet in the powder room that is 3 x 3 feet deep and extends 10 feet high with custom painted wood shelving with 4 shelves
- The coat closet opposite the powder room also allows for plenty of storage
- Access to the back deck and parking can had through a new custom, leaded glass door at the end of the main hallway



MAIN FLOOR

LIVING ROOM

- New gas fireplace enhanced with a newly built out chimney piece with bull nose edging and a painted wood mantle
- All original windows on the main floor were fully restored
- Restored, heritage built-in art rail that runs across the top of all walls, in all rooms, enabling owners to display and rotate art as desired



DINING ROOM

- Access to the dining room can be had through a set of restored, mahogany pocket doors with polished brass hardware
- The dining room is large and can easily accommodate seating for eight



KITCHEN

- Originally renovated in 1992 and updated again in 2021 with professional paint job, sprayed cabinetry, new cabinetry hardware and new sink faucet.
- The KitchenAid gas range was manufactured in 2016
- The Fisher & Paykel double-stacked dishwasher was manufactured in 2015
- The LG large-capacity fridge was manufactured in Oct 2017
- The countertops are granite
- Heated floors



SOLARIUM

- Floor to ceiling windows on all sides as well as a set of eight foot sliding glass doors allowing for exceptional air flow
- Heated floors
- All blinds and ceiling fan on programmable remotes
- Pretty south and west facing views overlooking the historic neighbourhood and, most significantly, the adjacent home which is one of the oldest in Vancouver. Built in approximately 1850 and relocated from its original location in East Vancouver to the rear yard of the adjacent property

LOWER LEVEL

MAIN HALL

- The ceiling height is eight feet
- Heated, medium, honey stained oak hardwood floors throughout the lower level
- A utility storage cupboard and new LG high efficiency stacked washer dryer are both concealed behind discreet touch latch cabinetry.
- The LG ThinQ stacked washer dryer unit is brand new, installed July 2023, built with brand-new heat-pump technology and as such is incredibly high-efficiency using about a quarter of the regular energy of standard units. It has an inbuilt diagnostic app to self-monitor for issues and reduce future service
- Hot water tank is owned

MAIN HALL BATHROOM

- Three piece, main hall, bathroom with white subway tile floor and walls
- Frameless glass shower with new shower faucet system including a handheld shower faucet
- New Single sink, faucet and vanity
- New Japanese smart toilet
- New heated mirror, heated floor, heated towel rack

PRINCIPAL BEDROOM

- Tucked away at the front of the home with direct access through a pretty set of new custom, leaded, french doors to the north facing patio is the principal bedroom
- A large west facing window with blind allows for plenty of natural light
- Very large walk-in closet with automatic, built-in lights
- The closet runs double height (2 levels of shelves on both sides) with a top-of-room storage shelf running along the ceiling allowing for the storage of several boxes
- Electrical plug enables recharging of vacuums.
- Stunning ensuite bathroom with heated, penny tiled floor, a restored claw-foot tub and a frameless glass shower with handheld brushed gold shower faucet.
- Double back-lit wall sconces and a large double-width vanity with brushed gold fixtures and plenty of storage below.
- Heated towel warmer
- East facing window with blind

SECOND BEDROOM

- Nice size west facing window with blind allowing for plenty of natural light
- Custom wall-paper, imported from Sweden
- Custom shelving system from California Closets
- Lighting in closet
- Electrical plug in closet

THIRD BEDROOM

- East facing window with blind
- Custom California Closet system
- Perfect size for a nursery or office





MECHANICALS

- Roof - 2019
- Exterior Paint - 2019
- Electric baseboard heating - baseboards replaced with newer more streamlined units
- All thermostats replaced with a whole-home Mysa smart home thermostat system
- All light switches and sockets replaced throughout
- All wiring inspected for safety
- Every room has at least one USB socket for charging devices
- All bedroom windows feature shatterproof glass with exterior opaque coating
- Motion sensing lighting system in all three bedroom closets and powder room
- New Ring monitored security system, including: 2 Ring security cameras, 1 Ring exterior siren, 4 illuminated Ring exterior security signs on all 4 sides of the house
- Ring flood sensor in lower level
- New secure key coded automated locks on both front and rear doors
- New motion detection system on lower and upper floor
- New alarm sensors on all windows and doors

EXTERIOR

- One car open parking at the rear of the property
- City of Vancouver issues street parking passes for all strata owners
- Recent strata approval to install an automated custom entry gate to enclose the private parking area.
- Strata approval for a future electric car-charging port to run ten feet directly from the electrical panel to the adjacent reserved parking space should a future home-owner decide to buy an electric vehicle.
- The entire property is surrounded by thirteen built-in, discrete, patio lights which are on a timer, built into staircases and property edging to highlight property features at night.
- Very private patio off the principal bedroom which includes the extra-large patio umbrella system, 20 feet of patio cushions, built-in seating and gas fire table
- Irrigation system
- Two sets of SHARED exterior storage:
 - Bicycle storage for seven bicycles with keypad controlled entry
 - Very large storage room with lighting and concrete floors located under the rear staircase that runs the width of the house.

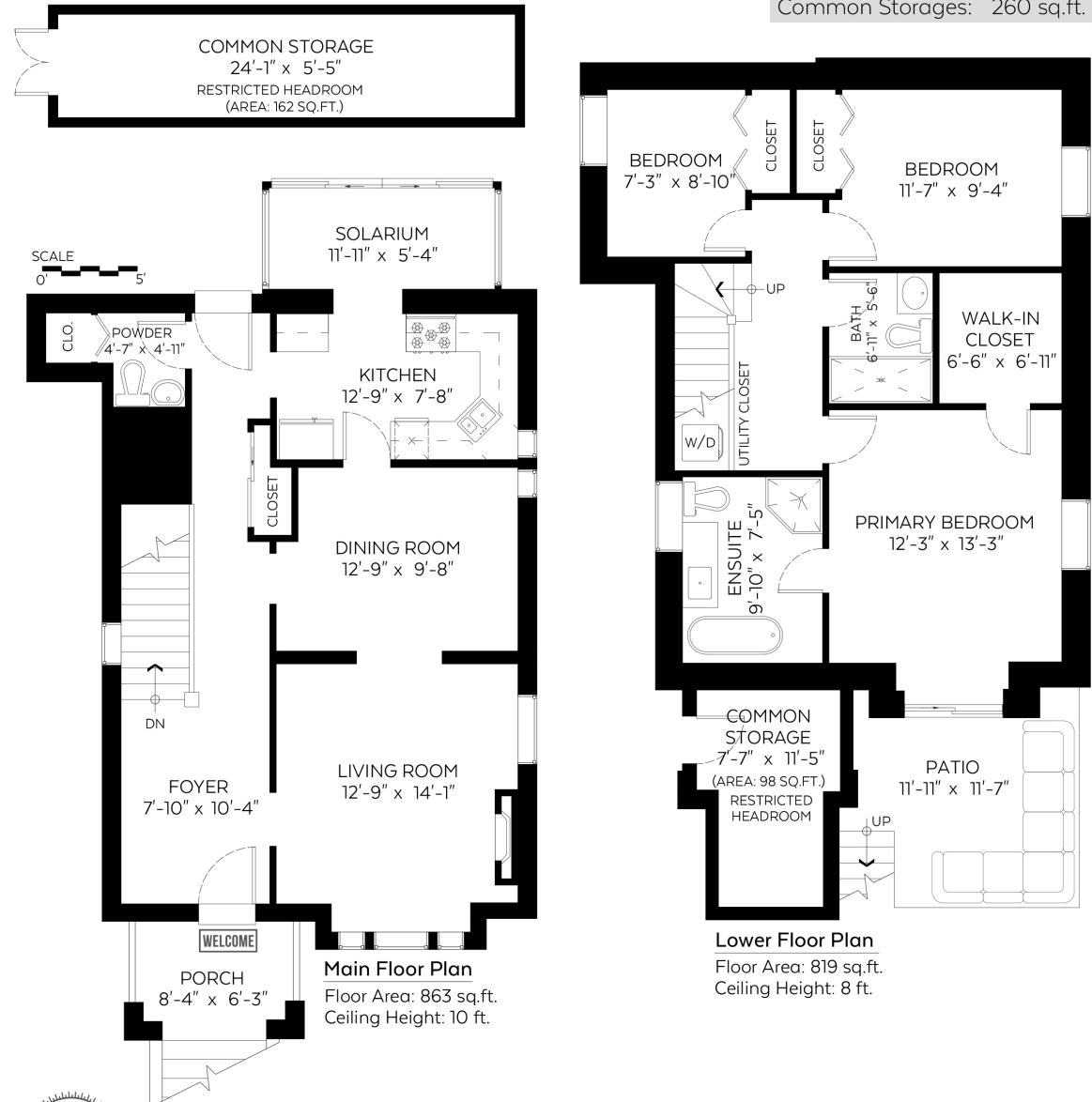


124 West 10th Avenue,
Vancouver, B.C.

| | |
|---------------|---------------------|
| Main Floor: | 863 sq.ft. |
| Lower Floor: | 819 sq.ft. |
| Total: | 1,682 sq.ft. |

Auxiliary Area

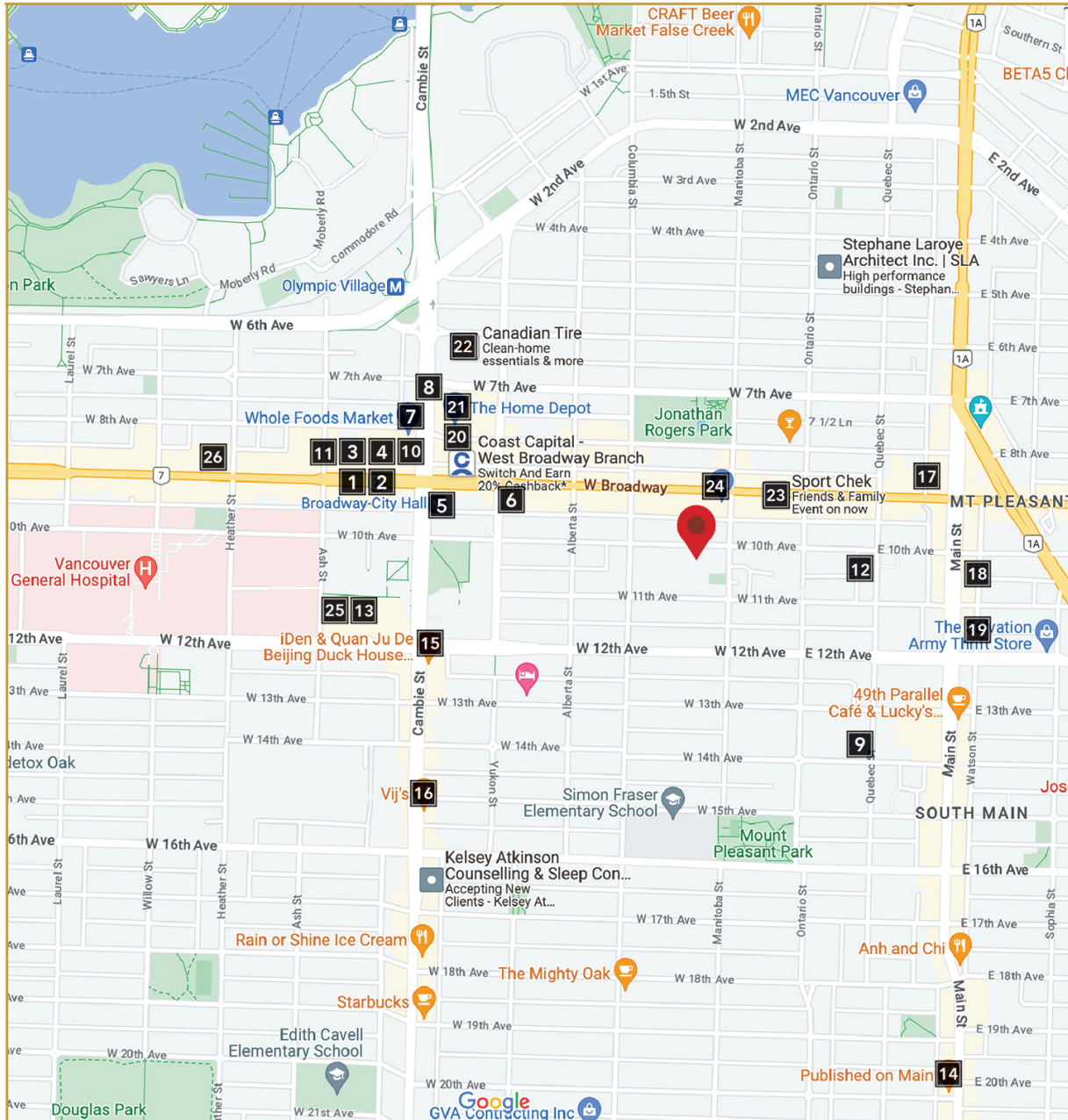
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|------------------|------------|
| Porch: | 48 sq.ft. |
| Patio: | 115 sq.ft. |
| Common Storages: | 260 sq.ft. |



Valid Until: May 11, 2024

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BANKS

- 1** CIBC
538 W Broadway (10 min walk)
- 2** TD
512 W Broadway (9 minute walk)
- 3** RBC
505 W Broadway (10 minute walk)
- 4** VanCity
501 W 10th Ave (8 minute walk)

TRANSITS

- 5** Broadway-City Hall Station
496 W Broadway (7 minute walk)
- to Roundhouse Station (3 minutes)
- to City Centre Station (5 minutes)
- to Waterfront Station (7 minutes)
- to YVR Airport (20 minutes)

+ FUTURE Main Street Station
(2024/2025 Opening)
- Broadway & Quebec St (7 minute walk)

GROCERIES

- 6** No Frills
310 W Broadway (5 minute walk)
- 7** Whole Foods
510 W 8th Ave (11 minute walk)
- 8** Save on Foods - Cambie Street
2308 Cambie St (11 minute walk)
- 9** Save on Foods - Main Street
2949 Main St (13 minute walk)

LIQUOR STORE & PHARMACY

- 10** BC Liquor Store
2395 Cambie St (11 minute walk)
- 11** London Drugs
525 W Broadway (10 minute walk)

FARMER MARKETS

- 12** The Federal Store
(Direct from Farm's market)
2601 Quebec St (5 minutes)
- 13** Kin's Farm Market
555 W 12th Ave (10 minute walk)

RESTAURANTS

- 14** Published on Main
(Michelin Starred Restaurant)
3593 Main St (23 minute walk)
- 15** iDen & Quan Ju De
Beijing Duck House (Chinese)
2808 Cambie St (5 minutes walk)
- 16** Vij's (Indian)
3106 Cambie St (16 minute walk)
- 17** Fable Diner (Local Comfort Food)
151 E Broadway (8 minute walk)
- 18** Cascade Room (British)
2616 Main St (8 minute walk)
- 19** Sing Sing (Contemporary Asian)
2718 Main St (10 minute walk)

HOME STORES & RETAIL

- 20** Winners and Homesense
491 W 8th Ave (8 minute walk)
- 21** Home Depot
2388 Cambie St (8 minute walk)
- 22** Canadian Tire
2290 Cambie St (11 minute walk)
- 23** Sports Chek
18 W Broadway (3 minute)
- 24** Sports Junkies
102 W Broadway (2 minute walk)

GYMS

- 25** Fitness World
555 W 12th Ave (13 minutes walk)
- 26** Gold's Gym
709 W Broadway (14 minutes walk)

COFFEE SHOPS

- The Federal Store
Artigianos
Milanos
Elysian Coffee - 7th and Ontario

HOSPITALS

Vancouver General Hospital Emergency Room
920 W 10th Ave (18 minutes walk)

WATERFRONT (trails)

Walk to the foot of Manitoba and False Creek
(16 minutes' walk)

MOUNT PLEASANT

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CAD 1,899,000

This exquisite duplex occupies a prime location in the heart of Mount Pleasant, overlooking a bike path & walking distance to the shopping & dining scene along Main and Cambie Streets. Moreover, its strategic placement allows for quick access via Skytrain or car to downtown Vancouver. Originally constructed in 1907, subsequently redeveloped in 1987, and then meticulously renovated in 2021, this refined residence offers an impressive 1682 sq. ft. of living space spread over two levels. The property seamlessly blends contemporary design elements with the beautifully restored features of the Edwardian era. Among its many highlights are an ideal layout for hosting gatherings, high ceilings, expansive windows and doors that flood the space with natural light, a lovely gas fireplace, wide-plank oak hardwood flooring, flawless custom millwork, thoughtfully designed California Closets, top-tier bathroom fixtures, and abundant storage both inside and out. Simply fabulous!



MONIQUE BADUN

PARTNER, SENIOR VICE PRESIDENT, SALES

c. 604.644.5531

moniquebadun@sothebysrealty.ca



KIM CRAIG

PARTNER, SENIOR VICE PRESIDENT, SALES

c. 604.764.7213

kcraig@sothebysrealty.ca



VITO LONGO

PARTNER, SALES ASSOCIATE

c. 604.377.2272

vlongo@sothebysrealty.ca

