

Virtually Staged



## 528 EAST 12TH AVENUE

3 BED | 3 BATH | 1278 SQ. FT.

Welcome to this spacious BACK 1/2 duplex located in the heart of Mount Pleasant. Featuring 3 bedrooms, 2.5 bathrooms with a South facing sunny backyard (facing away from 12th avenue). Natural Gas fireplace, radiant floor heating, and the skylight offers loads of natural light. Just steps away from Florence Nightingale Elementary, Charles Tupper schools, parks, shops and restaurants. Single car garage included. Bring your design ideas or hold as an investment property in this incredibly convenient location.

### NEIGHBOURHOOD HIGHLIGHTS

**Elementary School**

Florence Nightingale Elementary

**High School**

Sir Charles Tupper Secondary

**French Immersion**

Laura Secord Elementary  
Vancouver Technical Secondary

**WALK SCORE:** 96

**BIKE SCORE:** 90

**TRANSIT SCORE:** 73

Keith Roy  
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



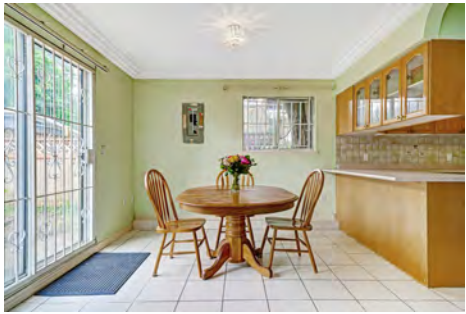
SARAH HOPKINS



EMMA HAMEL

# 528 EAST 12TH AVENUE

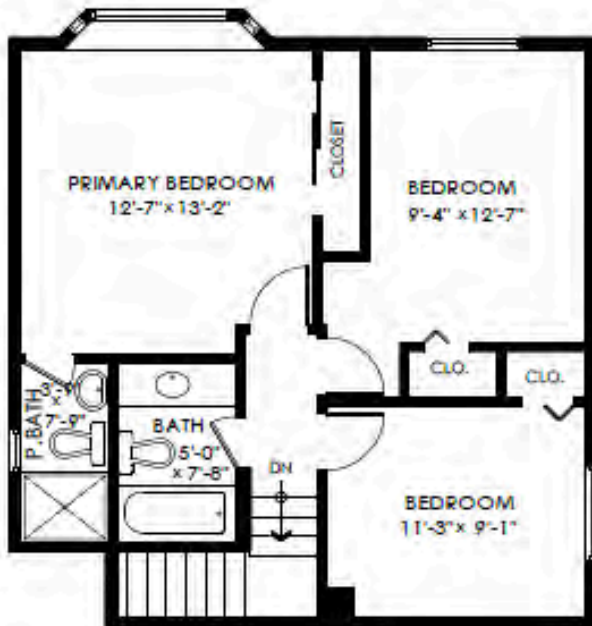
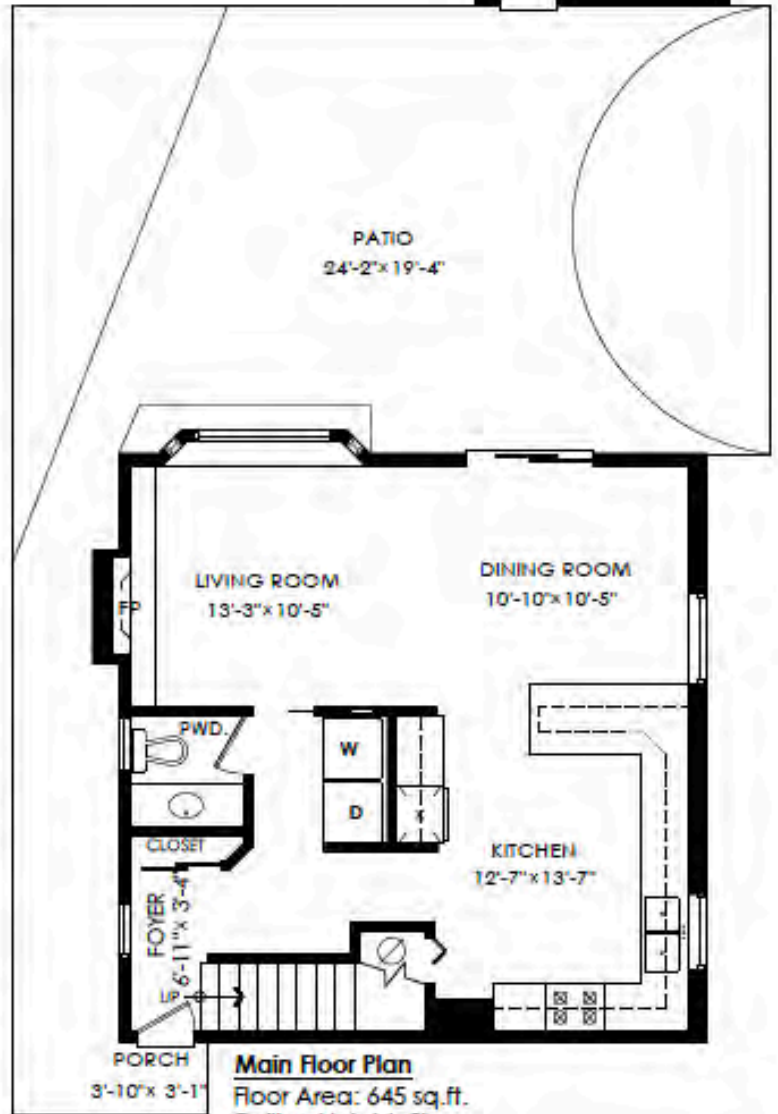
3 BED | 3 BATH | 1278 SQ. FT.



View additional photos & 3D tour at [www.KeithRoy.com](http://www.KeithRoy.com)

Main Floor: 645 sq.ft.  
 Upper Floor: 633 sq.ft.  
**Total Livable: 1,278 sq.ft.**

Detached Garage: 261 sq.ft.  
 Patio: 372 sq.ft.  
 Porch: 12 sq.ft.  
**Total Extras: 645 sq.ft.**



**Upper Floor Plan**

Floor Area: 633 sq.ft.  
 Ceiling Height: 8'-1"

**Main Floor Plan**

Floor Area: 645 sq.ft.  
 Ceiling Height: 8'



MEASURED ON: (2024-06-28)

info@pixlworks.com www.pixlworks.com 604.329.5788



M&D Inc. All square footages listed to gross unit area. SQFT based on interior measurements to walls (walls not shown from original blueprints) may include underlaid area. Total area including porches only and is not intended for construction/contractor use. All general site & placement should be considered approximate within +/- 2% tolerance.



Keith Roy  
RE/MAX

Presented by:

# Keith Roy PREC\*

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**Active**  
**R2924941**

Board: V  
1/2 Duplex

## 528 E 12TH AVENUE

Vancouver East  
Mount Pleasant VE  
V5T 2H5

Residential Attached

**\$1,270,000** (LP)

(SP)



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Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,270,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>31</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RT-5</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,448.46</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>018-279-503</b>	For Tax Year: <b>2023</b>
Flood Plain:	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv:	Complex / Subdiv:	Tour: <b>Virtual Tour URL</b>
First Nation	Services Connctd: <b>Community, Electricity, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 2, PLAN LMS894, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, UNDIV 1140/2168 FOR SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **645**  
Finished Floor (Above): **633**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,278 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,278 sq. ft.**

Units in Development: **2**  
Exposure: **South**  
Mgmt. Co's Name: **SELF MANAGED**  
Maint Fee: **\$0.00**  
Maint Fee Includes: **Other**

Tot Units in Strata: **2** Locker: **No**  
Stores in Building: **2**  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **7**

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

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

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