



Presented by:  
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**Active**  
**R2026780**  
 Board: V  
 House/Single Family

**551 E 12TH AVENUE**  
 Vancouver East  
 Mount Pleasant VE  
 V5T 2H6

Residential Detached  
**\$1,100,000** (LP)  
 (SP)



Sold Date:  
 Depth / Size (ft.): **122**  
 Lot Area (sq.ft.): **4,026.00**  
 Flood Plain: **No**  
 Rear Yard Exp: **North**  
 Approval Req?:  
 If new, GST/HST inc?:

Frontage (feet): **33.00**  
 Bedrooms: **5**  
 Bathrooms: **3**  
 Full Baths: **3**  
 Half Baths: **0**

Original Price: **\$1,100,000**  
 Approx. Year Built: **1922**  
 Age: **94**  
 Zoning: **RT-5**  
 Gross Taxes: **\$4,620.36**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **005-130-778**

View: **Yes: N.SHORE MOUNTAINS/DOWNTOWN**  
 Complex / Subdiv: **MOUNT PLEASANT**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access: **Lane, Rear**  
 Parking: **Add. Parking Avail., Garage; Single, Open**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Mixed, Tile**

Dist. to School Bus: **1/2**

Legal: **PL VAP442 LT 18 BLK 156 DL 264A LD 36**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm**

| Floor | Type           | Dimensions   | Floor | Type        | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-------------|-------------|-------|------|------------|
| Main  | Living Room    | 14'6 x 15'1  | Above | Attic       | 11'1 x 9'6  |       |      | x          |
| Main  | Kitchen        | 15'1 x 14'2  | Above | Attic       | 13'2 x 8'11 |       |      | x          |
| Main  | Bedroom        | 10'8 x 10'10 | Below | Living Room | 8' x 9'5    |       |      | x          |
| Main  | Foyer          | 12'6 x 10'2  | Bsmt  | Kitchen     | 15'2 x 9'11 |       |      | x          |
| Main  | Patio          | 10'4 x 14'2  | Bsmt  | Bedroom     | 9'11 x 6'6  |       |      | x          |
| Above | Living Room    | 12'4 x 11'3  | Below | Bedroom     | 11'1 x 9'4  |       |      | x          |
| Above | Dining Room    | 8'0 x 10'7   | Below | Laundry     | 18'5 x 5'8  |       |      | x          |
| Above | Kitchen        | 10' x 7'3    | Above | Bedroom     | 10'11 x 8'5 |       |      | x          |
| Above | Master Bedroom | 11'5 x 11'7  |       |             | x           |       |      |            |
| Above | Patio          | 14'5 x 7'4   |       |             | x           |       |      |            |

|  |   |      |       |             |          |                |
|--|---|------|-------|-------------|----------|----------------|
| Finished Floor (Main): <b>909</b>            | # of Rooms: <b>18</b>                                     | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Floor (Above): <b>754</b>           | # of Kitchens: <b>3</b>                                   | 1    | Main  | 3           | No       | Barn:          |
| Finished Floor (Below): <b>759</b>           | # of Levels: <b>3</b>                                     | 2    | Below | 3           | No       | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>          | Suite: <b>Legal Suite, Unauthorized Suite</b>             | 3    | Above | 3           | No       | Pool:          |
| Finished Floor (Total): <b>2,422 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |       |             |          | Garage Sz:     |
| Unfinished Floor: <b>0</b>                   | Beds in Basement: <b>1</b> Beds not in Basement: <b>4</b> | 5    |       |             |          | Door Height:   |
| Grand Total: <b>2,422 sq. ft.</b>            | Basement: <b>Fully Finished</b>                           | 6    |       |             |          |                |
|  |   | 7    |       |             |          |                |
|  |   | 8    |       |             |          |                |

Listing Broker(s): **RE/MAX Crest Realty Westside**

**Super charming west of Fraser Mount Pleasant solid home on 33X122 lot with a back lane! This character home with great bones, offers 3 open concept suites which are adorned with the original HW floors, exposed bricks, stained glass, and a unique staggered Italian solid wood steps to a fully finished sleeping loft! 2 awesome sized decks with view of North Shore Mountains & Downtown & a fully fenced/hedged front and back yard with one of Vancouver's oldest & largest cherry trees! Renovated kitchens and baths with all the jazz. Wood burning fireplace on main and gas hook up for BBQ on both decks. Skylights compliment the amazing natural light in the home. Come in & be delighted at sneak preview Thurs Jan 28, 5-7pm, Open House Sat and Sun Jan 30 & 31st, 1-4pm.**