



Residence

850

EAST 10TH AVE, VANCOUVER
MOUNT PLEASANT

ABOUT THE HOME | 850 EAST 10TH AVE

- South-facing craftsman 1/2 duplex
- 1603 square feet
- Loft styled master bedroom with en-suite and private skylight balcony
- 2 large bedrooms with shared balcony
- Powder room on main floor
- Radiant in floor heating
- Engineered walnut hardwood flooring
- Casement windows
- Stained glass feature window
- Custom fireplace surround media millwork
- Gourmet kitchen with rich maple cabinetry
- Gas range, large stainless steel fridge with ice maker, stainless steel dishwasher and microwave
- Professionally landscaped south facing patio
- Irrigation for flower beds and pots
- Landscape lighting
- Gas hookup for BBQ
- Private single garage
- Built-in vacuum
- 675 sqft crawl space for storage

ABOUT THE PREMISES

- No. OF FLOORS: **3**
- No. OF STRUCTURES: **2**
- YEAR BUILT: **2010**
- GARAGE: **yes, single**
- BASEMENT: **no, but there is a large crawl space**
- AGE OF ROOF: **2010**
- AGE OF WINDOWS: **2010**
- AGE OF PIPING: **2010**
- AGE OF WIRING: **2010**

NOTES

- Family orientated neighbourhood
- Close to every convenience including the skytrain, parks, schools, groceries, trendy cafes, breweries, downtown and false creek seawall.
- On bike route

