

BUILDING BROCHURE

# IVAN MANOR

642 EAST 7th Ave. · Vancouver, BC V5T 1P1 · Mount Pleasant VE



Scan to view online



## Unit Mix

### 1 Bedroom

4 units

622 – 780 sf

from \$535,000

### 2 Bedroom

3 units

880 – 905 sf

from \$600,000

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$766,000  | 2 / 1ba | 905 sf | \$846 | 2025-08-25 |
| \$561,000  | 1 / 1ba | 715 sf | \$785 | 2025-07-21 |
| \$617,000  | 1 / 1ba | 780 sf | \$791 | 2023-04-10 |
| \$535,000  | 1 / 1ba | 622 sf | \$860 | 2022-10-18 |

|                           |                                         |                              |                                                                           |
|---------------------------|-----------------------------------------|------------------------------|---------------------------------------------------------------------------|
| YEAR BUILT<br><b>1976</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>15</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                                       |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS367</b> | MANAGEMENT<br><b>Century 21<br/>Prudential<br/>Estates (rmd)<br/>Ltd.</b> |

## Overview

Ivan Manor at 642 7 Avenue E, Vancouver, BC V5T 1N9 - VAS36. Built in 1976, with 15 units over 3 levels. Located in the Mount Pleasant area of Vancouver East, near the crossroads of 7 Avenue E and Fraser Street. Complex feature include elevator access, shared laundry, storage, wheelchair access, and parking. Steps to Mt Pleasant Child Care, Naisl Envy Spa, China Creek Park, Sahalli Park, Expediter Sales, Clinical Media Ltd, Guelph Park, Vivekananda Vedanta Society, Vancouver Community College, Cliffhanger Climbing Gyms, Restaurants Area, Catholic Churches and Institutions, St Francis Xavier Church, Best Value Markets. Also a short drive to the NEC Native Education College.

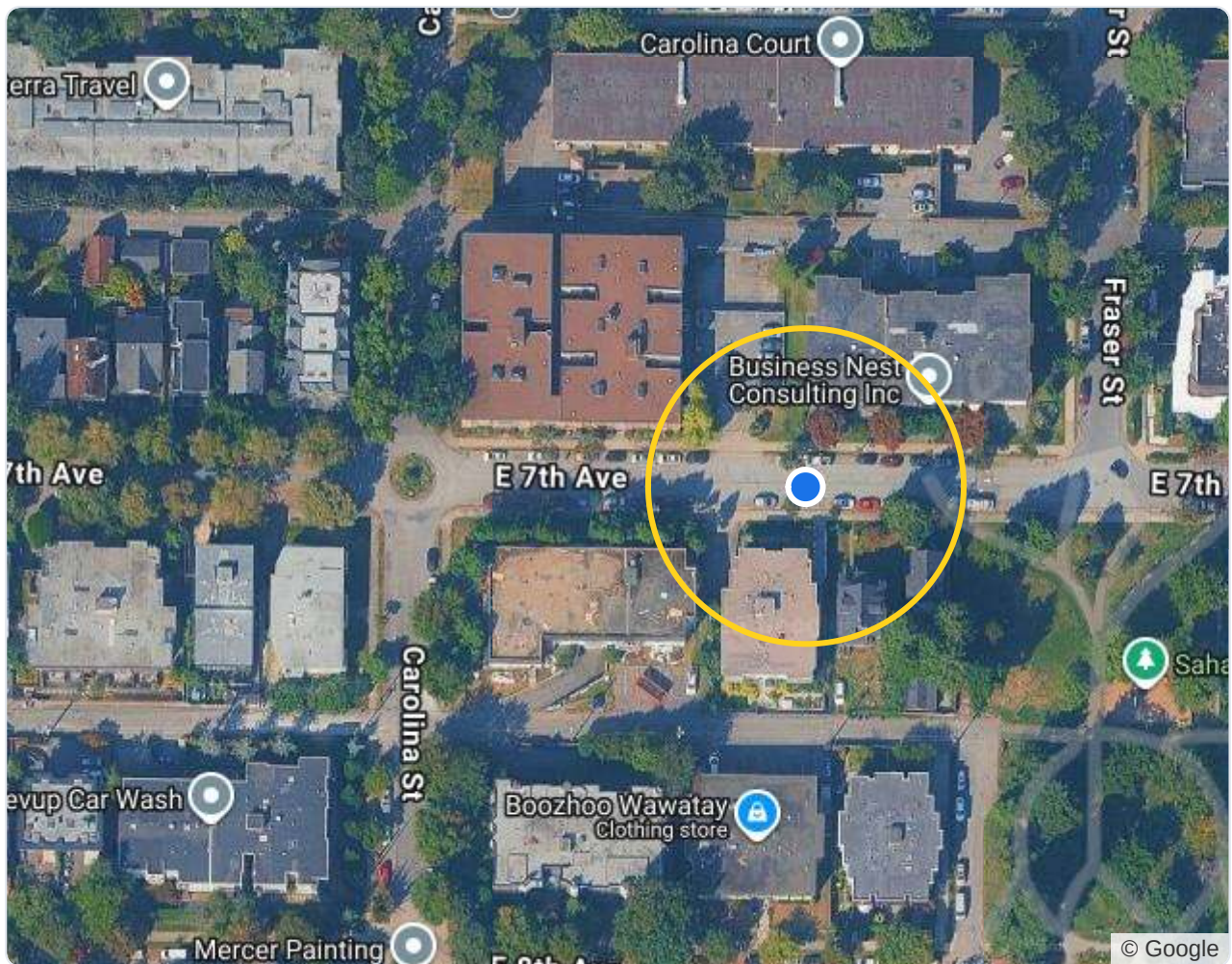
## Amenities & Features

- ✓ Bike Room
- ✓ Shared Laundry
- ✓ Elevator
- ✓ Storage

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water

## Location



### Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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