

Active
R2890749
 Board: V, Attached
 1/2 Duplex

2114 NAPIER STREET

Vancouver East
 Grandview Woodland
 V5L 2N9

\$1,889,900 (LP)
 (SP)



DOM: **0** List Date: **6/4/2024** Expiry Date: **8/31/2024**
 Prev. **\$0** Original Price: **\$1,889,900** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2024**
 Frontage (feet): **49.50** Bedrooms: **3** Age: **0**
 Frontage (metres): **15.09** Bathrooms: **3** Zoning: **RT-5**
 Depth/Size: **122** Full Baths: **2** Gross Taxes: **\$0.00**
 Sq. Footage: **6,039.00** Half Baths: **1** For Tax Year: **2023**
 Flood Plain: **No** P.I.D.: **800-170-171** Tax Inc. Utilities?: **No**
 View: **Yes : North Shore Mountains** Tour:
 Complex / Subdiv: **Grandview Woodland**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Renovations:
 #of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric, Forced Air, Heat Pump**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Open**
 Dist. to Public Transit: **2** Dist. to School Bus: **2**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile**

Legal: **AMENDED LOT 2 (SEE 113452L) OF LOT A BLOCK 135 DISTRICT LOT 264APLANS 401 AND 1771** Municipal Charges

Amenities: **Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire,**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **760**
 Finished Floor (Above): **826**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,586 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,586 sq. ft.**

Units in Development: **3**
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:
 Bylaw Restrictions: **No Restrictions**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Tot Units in Strata: **3** Locker: **Yes**
 Storeys in Building: **2**
 Mgmt. Co's #:
 Council/Park Apprv:
 # of Pets: Cats: Dogs:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **2**
 # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	9'0 x 5'2			x	1	Main	2	No
Main	Kitchen	13'2 x 10'6			x	2	Above	4	Yes
Main	Living Room	17'7 x 13'5			x	3	Above	5	No
Main	Dining Room	15'1 x 6'11			x	4			
Above	Utility	6'5 x 5'9			x	5			
Above	Primary Bedroom	14'0 x 12'2			x	6			
Above	Bedroom	14'5 x 9'8			x	7			
Above	Bedroom	11'10 x 9'9			x	8			

List Broker 1: **Macdonald Realty - OFC: 236-471-5707** List Broker 3:
 List Desig Agt 1: **Sean P Stevens PREC* - Phone: 604-782-0821** **contact@seanstevens.ca**
 List Broker 2:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2** 3:
 Owner: **INDRA CONSTRUCTION LTD., INC.NO. BC0790640**
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER**
 Occupancy: **Under Construction, Vacant**

Appointments: **Touchbase**
 Call: **Sean**
 Phone: **604-782-0821**

Realtor **Duplex Professionally measured by GMS Floorplans, General BC Strata Bylaws in place, Unregistered Strata Plan pls contact Listing Agent for**
 Remarks: **details, School Catchment: Lord Nelson Elementary/Templeton Secondary. Home has EV garage parking and Large Storage Locker, Open House Thursday June 6th 4-630pm, Sat/Sun June 8th/9th 2-4pm**

East Vancouver's duplex specialist Indra Homes presents this 1586 SF two Level 1/2 duplex in the desirable Grandview Woodland neighborhood. The main level boasts 760 sq ft of living space providing a spacious house feel. Large kitchen with custom cabinets, quartz countertops, integrated Fisher Paykel Appliance package and a large island accompany the full size dining room for family and friends. Living room is a generous size with F/P and boasts a 9' ceiling on the main level. Upstairs you will find 3 bedrms with all the storage the family needs. Each bedroom has custom built in closets and vaulted ceilings. Home also includes EV Capable garage parking, large attached storage locker for bikes/skis, and a fully fenced yard. Open House Thur, Jun 6, 4-630pm, Sat/Sun 2-4