



Presented by:  
**Sean Stevens PREC\***  
 Macdonald Realty  
 Phone: 604-782-0821  
<http://www.seanstevens.ca>  
[contact@seanstevens.ca](mailto:contact@seanstevens.ca)



**Active**  
**R2499736**  
 Board: V  
 1/2 Duplex

**1984 GRAVELEY STREET**  
 Vancouver East  
 Grandview Woodland  
 V5L 3B4

Residential Attached  
**\$1,229,900** (LP)  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **4,026.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure: **South**  
 If new, GST/HST inc?: **No**  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **3**  
 Bathrooms: **4**  
 Full Baths: **2**  
 Half Baths: **2**  
 Maint. Fee: **\$0.00**

Original Price: **\$1,229,900**  
 Approx. Year Built: **2020**  
 Age: **0**  
 Zoning: **RT-4**  
 Gross Taxes: **\$0.00**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?:  
 P.I.D.: **800-139-054**  
 Tour: **Virtual Tour URL**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1**  
 Covered Parking:  
 Parking: **Open**  
 Parking Access: **Lane**  
 Locker:  
 Dist. to Public Transit: **2**  
 Units in Development: **3**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Maint Fee Inc:  
 Legal: **LOT # BLOCK 138 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICTPLAN EPP86065**

Amenities: **In Suite Laundry**

Site Influences: **Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Heat Recov. Vent., Microwave, Security System, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'5 x 9'10			x			x
Main	Living Room	13'3 x 11'6			x			x
Main	Kitchen	10'5 x 10'4			x			x
Above	Master Bedroom	9'9 x 9'0			x			x
Above	Bedroom	9'9 x 9'6			x			x
Bsmt	Bedroom	14'10 x 7'1			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	551	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	272	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	551	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	2	No	Pool:
Finished Floor (Total):	1,374 sq. ft.	# or % of Rentals Allowed:			4	Bsmt	4	Yes	Garage Sz:
Unfinished Floor:	0	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Grand Total:	1,374 sq. ft.	Basement: <b>Fully Finished</b>			6				
					7				
					8				



## 1984 Graveley Street, Vancouver

Four Corners Homes is proud to present this south facing 3 bedroom, 4 bathroom 1/2 duplex home. Enjoy inside-outside living with fully retractable dining room doors that lead onto the spacious balcony. The open kitchen offers Fisher & Paykel appliances, custom cabinets & quartz countertops. Retreat to the master bedroom which features a walk-in shower, double sinks & patio space. Stay comfortable w/the in-floor radiant heat, electric fireplace & HRV. Great for entertaining, the surround sound w/Bluetooth receiver will set the mood for your guests. The fully fenced yard & upper floor balcony expand your living space even more. Enjoy peace of mind w/ private off street parking space, security system w/video cameras & 2/5/10 New Home Warranty. Walking distance to Victoria & Commercial Drive.

**\$1,229,900**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

**E** [contact@seanstevens.ca](mailto:contact@seanstevens.ca) **W** [seanstevens.ca](http://seanstevens.ca)



Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

**Macdonald Realty Ltd.**

Main St. Office  
 O: 604.876.8776 | F: 604.876.8623 | [www.macrealty.com](http://www.macrealty.com)



QUALIFIED MEMBER FIRM

Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement.



# 1984 GRAVELEY STREET, VANCOUVER

\$1,229,900

604.782.0821

contact@seanstevens.ca

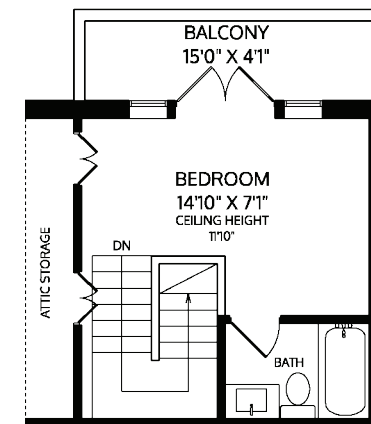
seanstevens.ca



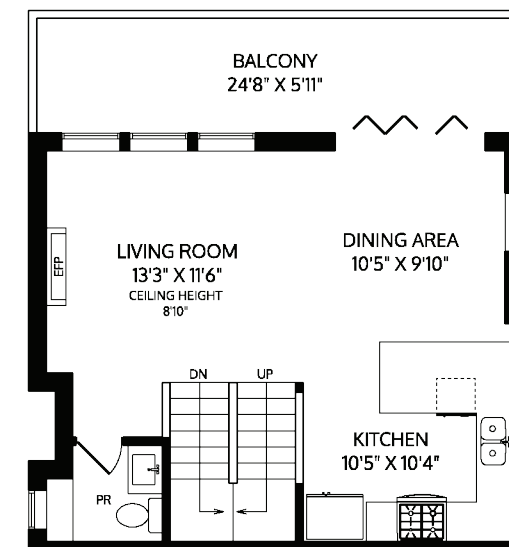
## 1984 Graveley Street, Vancouver

Main Floor:	551 sq.ft.
Upper Floor:	272 sq.ft.
Lower Floor:	551 sq.ft.
<b>Total:</b>	<b>1374 sq.ft.</b>
Balconies:	238 sq.ft.

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

