



Presented by:
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Active
R2889463

Board: V
1/2 Duplex

2112 NAPIER STREET

Vancouver East
Grandview Woodland
V5L 2N9

Residential Attached

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



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,889,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 49.50	Bathrooms: 3	Age: 0
Frontage(metres): 15.09	Full Baths: 2	Zoning: RT-5
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 6,039.00	P.I.D.: 800-170-075	For Tax Year: 2023
Flood Plain: No	View: Yes : North Shore Mountains	Tax Inc. Utilities?: No
Complex / Subdiv: Grandview Woodland	First Nation	Tour:
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**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
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**

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, Storage Shed**

Finished Floor (Main): 792	Units in Development: 3	Tot Units in Strata: 3	Locker: Yes
Finished Floor (Above): 820	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,612 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Grand Total: 1,612 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term Lse-Details:		
# of Kitchens: 1 # of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'11 x 4'6			x	1	Main	2	No
Main	Kitchen	10'10 x 9'1			x	2	Above	4	No
Main	Living Room	20'1 x 15'11			x	3	Above	5	Yes
Main	Dining Room	11'0 x 10'1			x	4			
Main	Utility	6'4 x 5'1			x	5			
Above	Primary Bedroom	14'5 x 10'9			x	6			
Above	Bedroom	10'0 x 9'8			x	7			
Above	Bedroom	11'8 x 9'9			x	8			

Listing Broker(s): **Macdonald Realty**

East Vancouver's duplex specialist Indra Homes presents this 1612 SF two Level 1/2 duplex in the desirable Grandview Woodland neighborhood. The main level boasts 792 sq ft of living space providing a spacious house feel. Large kitchen with custom cabinets, quartz countertops, integrated Fisher Paykel Appliance package and peninsula seating for 5 accompany the full size dining room for the family and friends. Living room is a generous 20'x16' 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 parking, large attached storage locker for bikes/skis, and a very large fenced yard. Open House Thur, Jun 6, 4-630pm, Sat/Sun 2-4