



Presented by:
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Active
R2811795
Board: V
1/2 Duplex

2137 E 2ND AVENUE
Vancouver East
Grandview Woodland
V5N 1E9

Residential Attached
\$1,888,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$1,888,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet): 33.00	Bathrooms: 4	Age: 3
Frontage(metres): 10.06	Full Baths: 3	Zoning: RT-5
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$4,974.11
Sq. Footage: 4,026.00	P.I.D.: 031-238-980	For Tax Year: 2023
Flood Plain: No	View: Yes :Northshore Mountains	Tax Inc. Utilities?:
View:	Complex / Subdiv:	Tour:
First Nation	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **3** Dist. to School Bus: **4**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2, PLAN EPS6949, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Finished Floor (Main): 720	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 606	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 370	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): 1,696 sq. ft.	Bylaws Restrictions: No Restrictions		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: 1,696 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?:		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 3			
# of Kitchens: 1 # of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'11 x 15'1			x	1	Main	2	No
Main	Dining Room	9'8 x 8'7			x	2	Above	4	Yes
Main	Kitchen	11'8 x 9'8			x	3	Above	4	No
Above	Primary Bedroom	13'7 x 12'5			x	4	Abv Main 2	3	Yes
Above	Bedroom	9'10 x 9'6			x	5			
Abv Main 2	Bedroom	11'4 x 10'6			x	6			
		x			x	7			
		x			x	8			

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

Beautiful back 1/2 Duplex in the sought after Grandview Neighbourhood. Situated on a quiet street just a short walk to Garden Park. This home features 3 bedrooms/3.5 bathrooms, spacious 720 sf Main living space with patio doors leading out to the large private deck/back yard. Kitchen features custom millwork, Quartz countertops, large island with built in table and integrated appliances. Generous Primary Bedroom on the 2nd level with walk in closet and ensuite. The Versatile upper bedroom is excellent for an exercise room, office or guest room. Homes features radiant infloor heating, built in security system , A/C, Gas Fireplace, Crawl Space and North Shore mountain views. School Catch - Lord Nelson/Van Tech. Home built by Modern Style Homes. No GST. Open House Sat/Sun 2-4pm Sept 9th/10th