



Presented by:  
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**Active**  
**R2818975**  
Board: V  
1/2 Duplex

**1771 E 8TH AVENUE**  
Vancouver East  
Grandview Woodland  
V5N 1T7

Residential Attached  
**\$1,849,900** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,849,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2023</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RT 5</b>
Depth / Size (ft.): <b>127</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,371.97</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>800-164-734</b>	For Tax Year: <b>2023</b>
Flood Plain:	View: <b>No</b>	Tax Inc. Utilities?:
Complex / Subdiv:	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	Tour: <b>Virtual Tour URL</b>
First Nation:	Sewer Type: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **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: **1** Dist. to School Bus: **4**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile**

Legal: **LOT A, BLOCK 153, PLAN VAP3393, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOTS 61 & 62**

Amenities: **In Suite Laundry**

Site Influences:  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>689</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>639</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>378</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,706 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: <b>1,706 sq. ft.</b>	# or % of Rentals Allowed:		
Suite: <b>None</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>			
# of Kitchens: <b>1</b>			

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

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

**Mahnger Homes introduces this gorgeous 3 bed, 3.5 bath 1/2 duplex in East Vancouver's desirable Grandview Woodland Neighborhood. . The open kitchen features shaker cabinets, integrated appliances, quartz countertops and an island for casual dining and perfect for entertaining. The primary bedroom features a walk-in closet and ensuite bathroom with double sinks and curbless walk-in shower. Stay comfortable year-round with the A/C and in-floor radiant heat beneath the brushed oak engineered floors. Enjoy indoor/outdoor living that connects seamlessly to the patio and fully fenced private yard. Home includes a security system with cameras, crawl space, single garage (EV Capable) and 2-5-10 New Home Warranty. Open House Thursday September 28th 5-630, Sat Sept 30th/Oct 1st 2-4pm**