



Presented by:
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Active
R2822053

Board: V
 1/2 Duplex

1454 WILLIAM STREET

Vancouver East
 Grandview Woodland
 V5L 2P9

Residential Attached

\$1,899,900 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,899,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet): 35.00	Bathrooms: 4	Age: 0
Frontage(metres): 10.67	Full Baths: 3	Zoning: RT5
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 4,270.00		For Tax Year:
Flood Plain: No	P.I.D.: 800-164-990	Tax Inc. Utilities?: No
View: : North Shore Mountains		Tour:
Complex / Subdiv: Grandview/Woodland		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

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

Legal: **LOT 1, BLOCK 41, PLAN EPP93736, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Sprinkler - Fire, Sprinkler - Inground**

Finished Floor (Main): 553	Units in Development: 3	Tot Units in Strata: 3	Locker: Yes
Finished Floor (Above): 642	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 526	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,721 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,721 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: Full	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'3 x 3'5	Below	Living Room	16'8 x 11'9	1	Main	2	No
Main	Living Room	12'6 x 6'6	Below	Bedroom	8'10 x 7'9	2	Above	4	Yes
Main	Kitchen	16'9 x 8'3			x	3	Above	4	Yes
Main	Dining Room	12'0 x 6'0			x	4	Below	4	No
Above	Primary Bedroom	12'5 x 10'3			x	5			
Above	Walk-In Closet	7'1 x 5'8			x	6			
Above	Bedroom	10'10 x 8'4			x	7			
Above	Bedroom	9'4 x 8'4			x	8			

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

New Grandview/Woodland 1/2 duplex featuring 4 bedrooms/3.5 bath with a bonus large lower level family room with seperate entrance. The main level welcomes you with a spacious kitchen adorned with top-of-the-line Fisher Paykel appliances package, sleek quartz countertops and custom cabinets. Ascend to the upper level to find 3 bedrooms on one level perfect for the young family. On the lower level you will find a seperate entrance leading to the 4th bedroom and large family room. Enjoy the comforts of A/C, radiant infloor heating, built in speakers and a security system w/ cameras. Home includes a large fenced yard, EV Capable parking stall and 2 large storage lockers for the bikes and skis. Open House Thur Oct 5th 5-630pm, Sat/Sun Oct 7/8th 2-4pm