



Presented by:
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Active
R2822052

Board: V
 1/2 Duplex

1228 MCLEAN DRIVE

Vancouver East
 Grandview Woodland
 V5L 2P9

Residential Attached

\$1,859,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,859,900
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: RT-5
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.: 800-164-991	Tax Inc. Utilities?: No
View: Yes : Downtown/City View		Tour:
Complex / Subdiv: Grandview/Woodland		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	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: **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: **Carport; Single**
 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, Storage**

Site Influences: **Central Location, Greenbelt, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 582			Units in Development: 3			Tot Units in Strata: 3			Locker: Yes		
Finished Floor (Above): 605			Exposure:			Storeys in Building: 3					
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): 615			Maint Fee Includes:								
Finished Floor (Total): 1,802 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,802 sq. ft.			Bylaws Restrictions: No Restrictions								
Suite: Legal Suite			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: Fully Finished, Separate Entry			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht: # of Levels: 3			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 2			Short Term Lse-Details:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'1 x 13'11	Abv Main 2	Bedroom	11'2 x 10'8	1	Main	2	No		
Main	Dining Room	8'3 x 7'3	Below	Flex Room	7'9 x 4'10	2	Above	4	Yes		
Main	Kitchen	19'6 x 8'8			x	3	Above	4	No		
Above	Primary Bedroom	13'8 x 10'10			x	4	Below	4	No		
Above	Bedroom	9'7 x 7'10			x	5					
Above	Bedroom	9'6 x 8'11			x	6					
Bsmt	Kitchen	13'11 x 8'0			x	7					
Bsmt	Living Room	13'11 x 8'7			x	8					

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

New Grandview/Woodland 1/2 duplex featuring 3 beds/2.5 bathroom in the main house along with a self contained 1 bed/1 bath legal suite. 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 all 3 bedrooms on one level perfect for the young family. The primary bedroom with ensuite features a private patio that offers views of the Downtown skyline. On the lower level you will find a self contained 1 bed + Flex suite along with a large patio. Enjoy the comforts of covered EV capable parking, 2 storage lockers, A/C, radiant infloor heating and a security system w/ cameras. Open House Thur Oct 5th 5-630pm, Sat/Sun Oct 7/8th 2-4pm