



Presented by: **Sean Stevens PREC\***

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**Active**  
**R2830788**

Board: V  
1/2 Duplex

**1769 E 8TH AVENUE**

Vancouver East  
Grandview Woodland  
V5N 1T7

Residential Attached

**\$1,820,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,820,000</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>\$0.00</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>800-165-689</b>	For Tax Year: <b>2023</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Grandview Woodland</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	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: **Central Location, Lane Access**

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

Finished Floor (Main):	<b>636</b>
Finished Floor (Above):	<b>659</b>
Finished Floor (AbvMain2):	<b>426</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,721 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,721 sq. ft.</b>

Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Exposure:	Storeys in Building: <b>3</b>	
Mgmt. Co's Name:	Mgmt. Co's #:	
Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Maint Fee Includes:		

Suite: **None**  
Basement: **Crawl**  
Crawl/Bsmt. Ht: **4'** # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:  
# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'3 x 13'4			x	1	Main	2	No
Main	Dining Room	11'1 x 6'10			x	2	Above	4	No
Main	Kitchen	10'7 x 7'8			x	3	Above	5	Yes
Main	Foyer	5'4 x 5'4			x	4	Above	3	Yes
Above	Primary Bedroom	12'7 x 12'7			x	5			
Above	Bedroom	10'11 x 9'6			x	6			
Abv Main 2	Primary Bedroom	14'5 x 13'9			x	7			
		x			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, pantry, 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 and a gas fireplace. Indoor/outdoor living that connects seamlessly to the patio and fully fenced private yard. Home includes a security system w/ cameras, smart lighting package, crawl space, garage (EV Capable) and 2-5-10 Warranty. Open House Sat. Sun Nov 11/12 2-4pm**