



Presented by:  
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**Active**  
**R2822051**

Board: V  
 Townhouse

**1238 MCLEAN DRIVE**

Vancouver East  
 Grandview Woodland  
 V5L 2P9

Residential Attached

**\$1,580,000** (LP)   
 (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,599,900**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2023**  
 Frontage(feet): **35.00** Bathrooms: **3** Age: **0**  
 Frontage(metres): **10.67** Full Baths: **2** Zoning: **RM-4**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**  
 Sq. Footage: **4,270.00** For Tax Year:  
 Flood Plain: **No** P.I.D.: **800-164-992** Tax Inc. Utilities?: **No**  
 View: **Yes :Downtown City View** Tour: **Virtual Tour URL**  
 Complex / Subdiv:  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 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: **1** Parking Access: **Lane**  
 Parking: **Garage; 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, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features:

Finished Floor (Main): <b>502</b>	Units in Development: <b>3</b>	Tot Units in Strata: <b>3</b>	Locker: <b>No</b>
Finished Floor (Above): <b>491</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>348</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>1,341 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets:	Cats: Dogs:
Grand Total: <b>1,341 sq. ft.</b>	Restricted Age:		
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>Full</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>			
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'4 x 11'5			x	1	Main	2	No
Main	Kitchen	16'7 x 7'10			x	2	Above	4	No
Main	Dining Room	6'0 x 7'10			x	3	Below	4	Yes
Above	Primary Bedroom	12'9 x 11'0			x	4			
Above	Bedroom	10'11 x 8'6			x	5			
Below	Primary Bedroom	10'6 x 9'2			x	6			
		x			x	7			
		x			x	8			

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

**Discover urban living at its finest in this fully detached view Townhouse nestled in the coveted Grandview/Woodland Neighborhood. Boasting 3 beds/2.5 baths, this residence epitomizes modern luxury. The main level welcomes you with a spacious kitchen adorned with top-of-the-line Fisher Paykel appliances, sleek quartz countertops, custom cabinets and a 210 SF covered deck. Ascend to the upper level to find a primary bedroom, complete with a private patio that offers views of the Downtown skyline along with the 2nd bedrm. On the lower level you will find another primary bedrm with ensuite along with a large patio. This home features an attached fully finished heated garage. Enjoy the comforts of A/C, radiant infloor heating and a security system w/cameras. OPEN HOUSE Dec 9th/10 Sat/Sun 2-4pm**