



Presented by: Sean Stevens PREC*

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Active
R2841397

Board: V
1/2 Duplex

1228 MCLEAN DRIVE

Vancouver East
Grandview Woodland
V5L 2P9

Residential Attached

\$1,725,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,725,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet): 35.00	Bathrooms: 4	Age: 1
Frontage(metres): 10.67	Full Baths: 3	Zoning: RM-4
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: Virtual Tour URL
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	# of Pets:	Cats: Dogs:

Suite: **Legal Suite**
Basement: **Fully Finished, Separate Entry**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **2** # of Rooms: **10**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
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 Sun Jan 14th 2-4pm