



Presented by:
Sean P Stevens PREC*
 Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



Active
R2856732
 Board: V
 House/Single Family

1375 GRAVELEY STREET
 Vancouver East
 Grandview Woodland
 V5L 3A1

Residential Detached
\$2,200,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1908
Frontage(feet): 33.00	Bathrooms: 3	Age: 116
Frontage(metres): 10.06	Full Baths: 3	Zoning: RM-4
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$7,931.03
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 015-412-709	Tax Inc. Utilities?:
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv: Grandview Woodland		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 2	Dist. to School Bus: 3	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Balcony(s), Fenced Yard	Floor Finish: Hardwood, Tile		
Type of Roof: Torch-On			

Legal: **LOT 13, BLOCK 57, PLAN VAP349, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, & PL 1771**

Amenities:
 Site Influences: **Central Location**
 Features:

Finished Floor (Main):	852	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	891	Main	Foyer	17'1 x 4'10	Below	Storage	7'5 x 4'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'4 x 10'4	Below	Utility	9'7 x 6'9	Main 4
Finished Floor (Below):	877	Main	Bedroom	11'2 x 8'4	Below	Laundry	7'11 x 5'6	Above 4
Finished Floor (Basement):	0	Main	Bedroom	11'4 x 10'7				Below 3
Finished Floor (Total):	2,620sq. ft.	Main	Kitchen	13'7 x 11'9				
Unfinished Floor:	0	Above	Living Room	17'9 x 14'0				
Grand Total:	2,620sq. ft.	Above	Dining Room	9'10 x 9'6				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	10'11 x 10'6				
Suite:		Above	Bedroom	10'11 x 10'6				
Basement: Full		Above	Kitchen	7'11 x 7'7				
Crawl/Bsmt. Height:	# of Levels: 3	Below	Bedroom	16'6 x 12'2				
# of Kitchens: 2	# of Rooms: 16	Below	Bedroom	12'6 x 10'1				
		Below	Flex Room	12'9 x 6'9				
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Development Opportunity! Two side by side 33 x 122 RM4 Lots with lane access in the desired Commercial Drive area. Many possibilities to redevelop the properties to Townhouse, Apartment or Rental building. Do not miss out on this opportunity to purchase a fantastic property next to the future development at the False Creek Flats and the shops on Commercial Drive. Property is within the new Transit development zone which will allow higher density.