



Presented by:
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Active
R2860750
 Board: V
 House/Single Family

1369 GRAVELEY STREET
 Vancouver East
 Grandview Woodland
 V5L 3A1

Residential Detached
\$2,350,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,350,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1983**
 Frontage(feet): **33.00** Bathrooms: **3** Age: **41**
 Frontage(metres): **10.06** Full Baths: **3** Zoning: **RM-4**
 Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$7,432.45**
 Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.09** P.I.D.: **015-412-733** Tax Inc. Utilities?:
 Flood Plain: **No** View: **No :** Tour:
 Complex/Subdiv: **Grandview Woodland**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Water Supply: City/Municipal**

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Double, Open**
 Exterior: **Stucco, Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **3** Dist. to School Bus: **4**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year:
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcony(s), Fenced Yard** Fixtures Leased: **No :**
 Type of Roof: **Torch-On** Fixtures Rmvd: **:**
 Floor Finish: **Tile, Carpet**

Legal: **LOT 14, BLOCK 57, PLAN VAP349, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, & PL 1771**

Amenities:
 Site Influences: **Central Location, Lane Access, Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,410	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'5 x 11'5	Below	Kitchen	13'9 x 12'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 10'0	Below	Bedroom	11'4 x 8'3	Main 4
Finished Floor (Below):	1,143	Main	Den	11'5 x 8'7	Below	Bedroom	10'1 x 9'0	Main 4
Finished Floor (Basement):	0	Main	Kitchen	11'5 x 8'10			x	Below 4
Finished Floor (Total):	2,553sq. ft.	Main	Eating Area	11'5 x 10'7			x	
Unfinished Floor:	0	Main	Primary Bedroom	12'5 x 12'2			x	
Grand Total:	2,553sq. ft.	Main	Walk-In Closet	4'8 x 3'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'1 x 8'3			x	
Suite: Unauthorized Suite		Main	Bedroom	12'5 x 11'3			x	
Basement: None		Below	Family Room	18'2 x 11'4			x	
		Below	Bedroom	11'4 x 9'6			x	
		Below	Foyer	10'3 x 9'10			x	
		Below	Laundry	9'0 x 5'7			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **16** 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 oriented development (TOD) area which will allow higher density.