



Presented by: Sean P Stevens PREC*

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Active
R2889470

Board: V
Townhouse

2116 NAPIER STREET

Vancouver East
Grandview Woodland
V5L 2N9

Residential Attached

\$1,699,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,749,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 49.50	Bathrooms: 3	Age: 0
Frontage(metres): 15.09	Full Baths: 2	Zoning: RT-5
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 6,039.00	P.I.D.: 800-170-077	For Tax Year: 2023
Flood Plain: No	View: No :	Tax Inc. Utilities?: No
Complex / Subdiv: Grandview Woodland	First Nation	Tour: Virtual Tour URL
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Forced Air, Heat Pump**
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: **2** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **AMENDED LOT 2 (SEE 113452L) OF LOT A BLOCK 135 DISTRICT LOT 264APLANS 401 AND 1771**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 620	Units in Development: 3	Tot Units in Strata: 3	Locker: No
Finished Floor (Above): 883	Exposure:	Storeys in Building: 2	
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): 0	Maint Fee Includes:		
Finished Floor (Total): 1,503 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions		
Grand Total: 1,503 sq. ft.	Restricted Age:	# of Pets:	Cats: Dogs:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'11 x 4'0			x	1	Main	2	No
Main	Living Room	13'6 x 13'3			x	2	Above	5	Yes
Main	Kitchen	13'3 x 8'11			x	3	Above	4	No
Main	Dining Room	12'6 x 6'10			x	4			
Above	Primary Bedroom	14'0 x 13'7			x	5			
Above	Bedroom	14'10 x 10'1			x	6			
Above	Bedroom	10'4 x 9'5			x	7			
		x			x	8			

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

East Vancouver specialist Indra Homes presents this 1503 SF fully detached Coach House in the desirable Grandview Woodland neighborhood. The main level boasts 620 sq ft of living space with a large kitchen with custom cabinets, quartz countertops and integrated Fisher Paykel Appliance package. There is a full size dining room for the family and a generous living room with F/P leading out onto the private patio and fully fenced yard space. Upstairs you will find 3 bedrooms with all the storage the family or downsizer needs. Each bedroom has custom built in closets and private outdoor space. Home includes engineered hardwood flooring , cooling (Heat Pump), alarm system and an EV capable attached garage with access from within the home. Open House Sat/Sun July 6th/7th 2-4pm