



Presented by:
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Active
R3025737

Board: V
 1/2 Duplex

2 2247 PARKER STREET

Vancouver East
 Grandview Woodland
 V5L 2L8

Residential Attached

\$2,088,800 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$2,088,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2025
Frontage(feet): 33.00	Bathrooms: 4	Age: 0
Frontage(metres): 10.06	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 4,026.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 800-179-664	Tax Inc. Utilities?: No
View: Yes :North Shore Mountains		Tour:
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, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Heat Pump**

Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **Full**
 Metered Water: **Yes**
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **1** Dist. to School Bus: **2**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 18, BLOCK 17, PLAN VAP403, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, & PL 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, Security System**

Finished Floor (Main): **625**
 Finished Floor (Above): **700**
 Finished Floor (AbvMain2): **383**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,708 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,708 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 3**
 # of Kitchens: **1** **# of Rooms: 7**

Units in Development: **2**
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:

Tot Units in Strata: **2** Locker:
 Storeys in Building: **3**
 Mgmt. Co's #:
 Council/Park Apprv?:

Bylaws Restrictions: **No Restrictions**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Foyer	6'3 x 4'10
Main	Dining Room	9'9 x 6'11
Above	Kitchen	12'5 x 9'2
Above	Living Room	15'5 x 10'5
Above	Primary Bedroom	13'3 x 12'0
Above	Bedroom	12'3 x 10'2
Abv Main 2	Primary Bedroom	18'8 x 11'10

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	5	Yes
4	Abv Main 2	4	Yes
5			
6			
7			
8			

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

Uptown Group is proud to present this stunning 1708 SF 3 bed, 3.5 bath ½ duplex home located in one of the most desired East Vancouver neighbourhoods. The open kitchen features Fisher & Paykel appliances with a built-in coffee bar, quartz countertops and pantry and large island perfect for entertaining your guests. Cozy up to your fireplace while enjoying your favourite music on the surround sound system. The Main floor has an impressive 18 ft sliding door leading to the North facing Patio/yard with Mountain Views. Peace of mind with the private garage, security system with cameras and 2/5/10 Warranty. Bonus Large Crawl Space for storage. Within walking distance to Lord Nelson Elementary and Templeton Secondary. Open House Sat July 12th 2-4pm.Sunday July 13th 2:15-4:15pm