



Presented by:
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Active
R3032421

Board: V
 1/2 Duplex

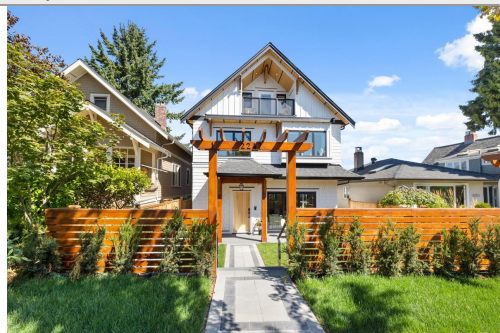
1 2247 PARKER STREET

Vancouver East
 Grandview Woodland
 V5L 2L8

Residential Attached

\$1,988,800 (LP)

(SP)



| | | |
|--------------------------------|---|-------------------------------------|
| Sold Date: | If new,GST/HST inc?: No | Original Price: \$1,988,800 |
| 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 | P.I.D.: 800-180-058 | For Tax Year: 2024 |
| Flood Plain: No | | Tax Inc. Utilities?: No |
| View: No : | | 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 | Units in Development: 2 | Tot Units in Strata: 2 | Locker: |
| Finished Floor (Above): 700 | Exposure: | Storeys in Building: 3 | |
| Finished Floor (AbvMain2): 403 | 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): 1,728 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 1,728 sq. ft. | Bylaws Restrictions: No Restrictions | | |
| Suite: None | Restricted Age: | # of Pets: | Cats: Dogs: |
| Basement: None | # or % of Rentals Allowed: | | |
| Crawl/Bsmt. Ht: | Short Term(<1yr)Rnt/Lse Alwd?: No | | |
| # of Kitchens: 1 | Short Term Lse-Details: | | |
| # of Levels: 3 | | | |
| # of Rooms: 7 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|------------|-----------------|---------------|-------|------|------------|------|------------|-------------|----------|
| Main | Foyer | 6'3 x 4'11 | | | x | 1 | Main | 2 | No |
| Main | Dining Room | 9'9 x 6'11 | | | x | 2 | Above | 4 | No |
| Above | Kitchen | 12'5 x 9'2 | | | x | 3 | Above | 5 | Yes |
| Above | Living Room | 15'5 x 10'5 | | | x | 4 | Abv Main 2 | 4 | Yes |
| Above | Primary Bedroom | 13'3 x 12'0 | | | x | 5 | | | |
| Above | Bedroom | 12'3 x 10'2 | | | x | 6 | | | |
| Abv Main 2 | Primary Bedroom | 19'10 x 11'10 | | | x | 7 | | | |
| | | x | | | x | 8 | | | |

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

Uptown Group is proud to present this stunning 1728 SF 3 bed, 3.5 bath ½ duplex home located in one of the most desired East Vancouver neighborhoods. 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 favorite music on the surround sound system. The Main floor has a sliding door leading to the private South facing Patio/yard. 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 Aug 2nd/3rd, Sat 2pm-4pm/ Sun 12-130pm