



Presented by:
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Active
R3062863
 Board: V
 1/2 Duplex

1 2247 PARKER STREET
 Vancouver East
 Grandview Woodland
 V5L 2L8

Residential Attached
\$1,849,900 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,849,900
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.: 032-611-161	For Tax Year: 2024
Flood Plain: No	Tax Inc. Utilities?: No	Tour:
View: No		
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: **STRATA LOT 1, BLOCK 17, PLAN EPS11193, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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 1/2 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 Thur Oct 30th 5-630, Saturday/Sunday 1-3pm