



Presented by: Sean P Stevens PREC*

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Active
R3133858

2670 LAKEWOOD DRIVE

Residential Attached

Board: V
1/2 Duplex

Vancouver East
Grandview Woodland
V5N 1N6

\$1,999,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$1,999,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2019
Frontage(feet): 76.84	Bathrooms: 4	Age: 7
Frontage(metres): 23.42	Full Baths: 3	Zoning: RT-5
Depth / Size (ft.): 84.03	Half Baths: 1	Gross Taxes: \$6,646.19
Sq. Footage: 4,246.00	P.I.D.: 031-200-664	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Grandview Woodland	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck**
Type of Roof: **Fibreglass, Torch-On**

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

Legal: **STRATA LOT 1, PLAN EPS6628, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST 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, Greenbelt, Lane Access, Private Setting, Recreation Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave, Oven - Built In, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **663**
Finished Floor (Above): **698**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **343**
Finished Floor (Total): **1,704 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,704 sq. ft.**

Units in Development: **2** Locker: **No**
Exposure:
Mgmt. Co's Name:
Mgmt. Co's #:
Maint Fee: **\$0.00**
Council/Park Apprv?:
Maint Fee Includes:

Suite: **Legal Suite**
Basement: **Crawl**
Crawl/Bsmt. Ht: **3'11** # of Levels: **3**
of Kitchens: **2** # of Rooms: **11**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	15'7 x 8'0	Above	Patio	14'7 x 12'2	1	Main	2	No
Main	Dining Room	10'10 x 8'7	Bsmt	Bedroom	6'0 x 15'2	2	Above	4	No
Main	Living Room	14'11 x 10'2	Bsmt	Kitchen	9'2 x 15'2	3	Above	5	Yes
Above	Primary Bedroom	12'5 x 9'11			x	4	Bsmt	3	Yes
Above	Walk-In Closet	5'1 x 4'9			x	5			
Above	Bedroom	11'2 x 7'7			x	6			
Above	Walk-In Closet	4'5 x 4'4			x	7			
Above	Bedroom	11'2 x 7'7			x	8			

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

Discover this exceptional side by side 1/2 duplex with legal basement suite on a 4,246 sq ft on a quiet traffic calmed street. Featuring a highly desirable 3-beds on 1 level, this home offers exceptional versatility if you choose to incorporate the suite into the main house. Enjoy 9'4" ceilings on the main and soaring 12' ceilings upstairs, engineered brushed oak flooring, a gas fireplace, skylights, and built-in speakers throughout. Gourmet kitchen boasts a full stainless appliance package, induction cooktop, wall & speed oven. Highlights include an attached garage, an expansive rooftop deck, a fully fenced private yard with mature landscaping, and a large crawl space for storage. Perfectly located in a family neighbourhood steps to Laura Secord French Immersion school.