Active R2865556

Board: V Townhouse

1780 E GEORGIA STREET

Vancouver East Hastings V5L 2B4

Residential Attached

For Tax Year:

\$1,459,000 (LP)

2023

Locker:

Dogs:

Cats:

(SP) M



R.I. Fireplaces:

If new, GST/HST inc?: Original Price: \$1,459,000 Sold Date: Meas. Type: Bedrooms: 3 Approx. Year Built: 2006 3 Bathrooms: Age: Frontage(feet): Zoning: Full Baths: 3 RM-4 Frontage(metres): \$3,740.05 Depth / Size (ft.): Half Baths: 0 Gross Taxes:

Sq. Footage: 0.00

Flood Plain: P.I.D.: **026-715-503** Tax Inc. Utilities?:

View: Tour:

Complex / Subdiv: First Nation Reserve:

Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water

Water Supply: City/Municipal Sewer Type: City/Municipal

Style of Home: 3 Storey Frame - Wood Construction: Exterior: Mixed

Concrete Perimeter

Foundation:

Renovations:

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: **Asphalt**

of

Total Parking: 4 Covered Parking: 1 Parking Access: Lane

Parking: Garage; Single

Dist. to Public Transit: 1BLCK Dist. to School Bus: 3BLCKS Title to Land: Freehold Strata

of Pets:

Property Disc.: Yes

Fixtures

Fixtures Rmvd:

Floor Finish: Laminate

STRATA LOT 1, PLAN BCS1911, DISTRICT LOT 183, 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 1 OR V, AS APPROPRIATE Legal:

Amenities: In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm, Vaulted Ceiling Features:

Finished Floor (Main): Units in Development: Tot Units in Strata: 531 Finished Floor (Above): Exposure: Storeys in Building: 498 Mgmt. Co's Name: Self Managed Finished Floor (AbvMain2): O Mgmt. Co's #: \$400.00 Finished Floor (Below): 510 Council/Park Apprv?: Maint Fee: Finished Floor (Basement): Maint Fee Includes: Management, Sewer, Water O

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbina:

Finished Floor (Total): 1,539 sq. ft.

Unfinished Floor: 0

1,539 sq. ft. Grand Total:

Suite:

Basement: Fully Finished Crawl/Bsmt. Ht:

of Levels: 3 # of Kitchens: 1 # of Rooms: 8 Restricted Age: # or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Bylaws Restrictions: No Restrictions

Short Term Lse-Details:

" of received 2" of received 2"										
Floor	Туре	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	
Main	Foyer	4'9 x 7'9			x	1	Above	4	Yes	
Main	Kitchen	15'7 x 12'0			x	2	Above	4	No	
Main	Living Room	15'6 x 13'8			x	3	Below	4	No	
Above	Primary Bedroom	14'4 x 9'7			x	4				
Above	Bedroom	10'3 x 8'10			x	5				
Above	Den	7'6 x 7'10			x	6				
Below	Bedroom	17'1 x 7'9			x	7				
Below	Recreation Room	12'9 x 10'5			x	8				

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

Tucked at the SW corner of this quaint & very well maintained 4 units complex, is this spacious, airy & bathed by natural light 1539 sqft townhouse of 3 bed + den, 3 full bath and a BONUS rec room too! Generous foyer leading to your open concept large kitchen w/a window, cabinetry galore, generous island & granite counter tops. Adjacent is your spacious living room w/ access to your private deck. The bright top floor houses the master bed w/ cathedral ceiling & ensuite, 2nd bed & a separate full bath. The open den smartly separates each bed for privacy. The 3rd very large bed, full bath & rec room are on the lower level: great for growing teenagers, guests, office or yoga room. Grandview Woodlands area makes it an ideal home close to various schools, parks, shopping, transit and more.