



Presented by:
Jodie Graham
 Re/Max Crest Realty (Westside)
 Cell: 604-727-5150
 Email: Jodie@JodieGraham.com
 Website: www.JodieGraham.com



Vancouver East, Grandview VE

MLS# V974738

Residential Detached

1744 GRAVELEY ST, V5L 3B1

Active



List Price: \$1,300,000 Previous Price:
 Original Price: \$1,300,000

Complex/Subdiv: THE DRIVE

Frontage: 49.50 ft	Bedrooms: 6	PID: 004-360-672
Depth/Size: 132.88	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 6,578	Full Baths: 4	Approx Yr Blt: 1907
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 105
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,280 (2012)
Flood Plain:	Zoning: RT-5	

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 3 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities:	Garage; Single, Open, Tandem
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLOCK Dist to School Bus: 4 BLKS
Type of Roof: Asphalt	Possession:	
Renovations: Partly, Substantially Rebl	Reno Year: 1907	Title to Land: Freehold NonStrata
Flooring: Mixed		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Hot Water, Radiant, Natural Gas		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - OWNER HASN'T LIVED IN HOME
Fireplace Fuel: Wood		Out Buildings: /Workshop Sz: 32'8 X 11'3
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard, S		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL VAP309 LT 5 BLK C DL 264A LD 36 OF LOT 5, OF BLK 137, & PL 1771.

Amenities: Garden, Storage, Workshop Detached

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Jetted Bathtub, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'3 X 15'9	Main F.	Office	11'3 X 8'5	Below	Den	10'3 X 8'11
Main F.	Family Room	13'6 X 12'2	Above	Master Bedroom	15'10 X 15'3	Below	Storage	19' X 7'2
Main F.	Dining	12'2 X 12'1	Above	Walk-In Closet	13'2 X 6'2			X
Main F.	Entrance Hall	12'2 X 9'4	Above	Bedroom	12'2 X 11'11			X
Main F.	Kitchen	12'1 X 9'3	Above	Walk-In Closet	6' X 4'4			X
Main F.	Eating Area	12'1 X 4'11	Above	Bedroom	12'2 X 10'11			X
Main F.	Laundry	12' X 7'2	Below	Living Room	17'4 X 10'3			X
Main F.	Bedroom	11'3 X 7'7	Below	Kitchen	10'10 X 8'5			X
Main F.	Patio	11'6 X 10'	Below	Bedroom	14'6 X 10'			
Main F.	Workshop	24'3 X 11'3	Below	Bedroom	11'9 X 10'10			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,163	Total # Rooms: 22	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 907	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,129	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Below
Total Finished Floor SqFt: 3,199	Basement Area: Fully Finished, Separate Entry	5 3 Piece; Ensuite: N; Level: Below
	Suite: Unauthorized Suite	6
Unfinished Floor: 535		7
Grand Total Floor Area: 3,734		8

Listing Broker(s): RE/MAX Crest Westside (VanW7)

Commercial Drive Character Home. This Estate size property with 6 beds, 5 baths & over 3600 SqFt of living space on a (49.5' X 132') RT-5 Zoned Lot is sure to impress. This grand home has retained nearly all of it's original features over the past 100 years including stained glass windows, unpainted wood bannister, mouldings, doors, hardware, built-in cabinets, ornate radiators and a stunning antique fireplace. In the south exposed back yard you'll find a huge workshop & office space with heat, water, skylights and loft storage. Please visit realtors website for much more information, extra photos & floorplans, then call for your private viewing. Open House Sat & Sun 2-4.