



2525 WOODLAND DRIVE

4 BED | 3 BATH | 1546 SQ. FT.

End unit, 4 bedroom, updated townhome with a private roof deck! There are no compromises here. 3 bedrooms on one level with a 4th bedroom on the main level. Open planned kitchen with bar, custom cabinetry in living room, and laundry room. Master bedroom has large ensuite with double vanity, separate soaker tub and shower and heated floors. New LVP floors. Comes with 2 parking and 1 locker. Amazing location just steps from Commercial Drive shops and restaurants, family friendly neighbourhood walking distance to parks, community centres and schools. Close to many transit options, including new Broadway subway line and commercial drive station.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Queen Alexandra Elementary

High School

Vancouver Technical Secondary

French Immersion

Laura Secord Elementary
Vancouver Technical Secondary

WALK SCORE: 96

BIKE SCORE: 95

TRANSIT SCORE: 92

Keith Roy
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RE/MAX



KEITH ROY, PREC*



GREG DENT



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TARYN LEES



SARAH HOPKINS



EMMA HAMEL

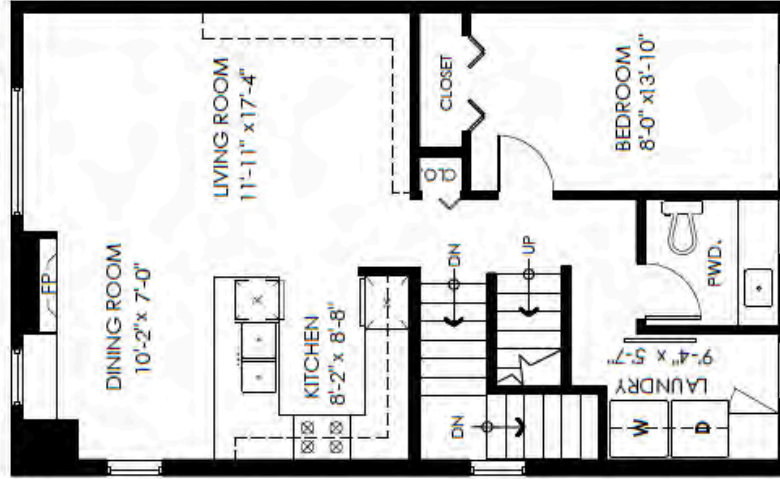
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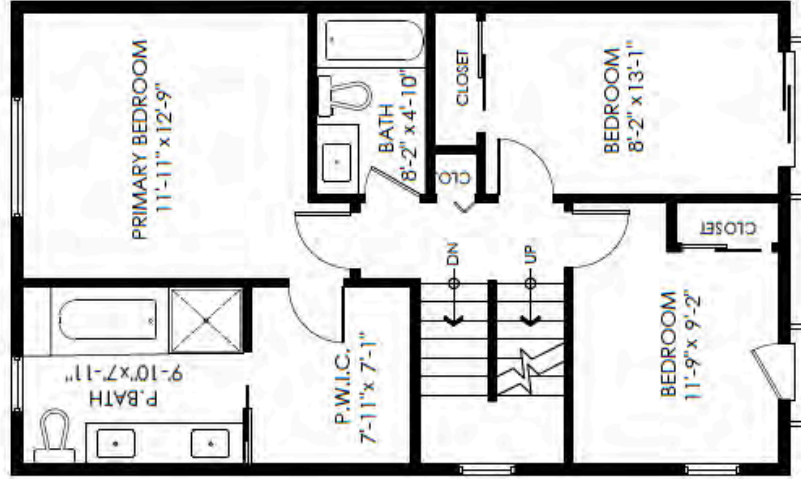
View additional photos & 3D tour at www.KeithRoy.com

Main Floor: 740 sq. ft.
 Upper Floor: 740 sq. ft.
 Lower Floor: 66 sq. ft.
Total Livable: 1,546 sq. ft.
 Rooftop Patio: 362 sq. ft.



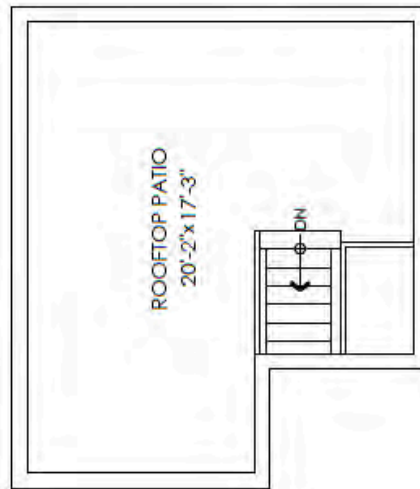
Main Floor Plan

Floor Area: 740 sq. ft.
 Ceiling Height: 8'



Upper Floor Plan

Floor Area: 740 sq. ft.
 Ceiling Height: 8'



Rooftop Patio

Floor Area: 362 sq. ft.

Lower Floor Plan

Floor Area: 66 sq. ft.
 Ceiling Height: 8'



MEASURED ON: (2024-04-19)
www.pixlworks.com (604) 329.5788

info@pixlworks.com
 E&O Insured. Total square foot calculated to gross unit area. SOFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:
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Active
R2901103
 Board: V
 Townhouse

2525 WOODLAND DRIVE
 Vancouver East
 Grandview Woodland
 V5N 0B6

Residential Attached
\$1,425,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **4**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **1**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **028-830-041**
 View: **Yes : ROOFTOP: MOUNTAINS &**
 Complex / Subdiv: **LIVE AT THE MIX**
 First Nation
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,425,000**
 Approx. Year Built: **2012**
 Age: **12**
 Zoning: **RM-4N**
 Gross Taxes: **\$3,200.58**
 For Tax Year: **2023**
 Tax Inc. Utilities?: **No**
 Tour: **Virtual Tour URL**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 7, BLOCK 160, PLAN BCS4428, 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 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 740	Units in Development: 9	Tot Units in Strata: 9	Locker: Yes
Finished Floor (Above): 740	Exposure:	Stores in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: OBSIDIAN	Mgmt. Co's #: 604-757-3151	
Finished Floor (Below): 66	Maint Fee: \$621.49	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Snow removal		
Finished Floor (Total): 1,546 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Grand Total: 1,546 sq. ft.	# or % of Rentals Allowed:		

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	5'7 x 4'	Above	Bedroom	8'2 x 13'1	1	Main	2	No
Main	Kitchen	8'2 x 8'8	Above	Bedroom	11'9 x 9'2	2	Above	4	No
Main	Dining Room	10'2 x 7'			x	3	Above	5	Yes
Main	Living Room	11'11 x 17'4			x	4			
Main	Laundry	9'4 x 5'7			x	5			
Main	Bedroom	8'0 x 13'10			x	6			
Above	Primary Bedroom	11'11 x 12'9			x	7			
Above	Walk-In Closet	7'11 x 7'1			x	8			

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