



1152 Lily Street
Grandview Woodland
\$1,638,000

JANNELLE
DE LA **TORRE**

PERSONAL REAL ESTATE CORPORATION



Details and Features

- Neighbourhood: Grandview Woodland
- Square Footage: 1740 sq ft
- Lot size: 35' x 100'
- Year Built: 1911
- Taxes: \$5,696.85 (2020)
- Zoning: RT-4
- MLS: R2498291

- OFFERED AT \$1,638,000
- 3 Bedrooms, 2 Bathrooms
- Suite: 1 Bedroom, 1 Bathroom
- Heating: Forced Air
- Fireplace: Wood Burning
- Garage: Single Car
- Catchment: Lord Nelson Elementary & Templeton Secondary



Charming 3 Bedroom Home by the Drive

Welcome to Lily Street, in the heart of the Drive's most charming neighbourhood.

This elegant home has been lovingly maintained and features oak wood flooring throughout. The main floor features a customized wood burning fireplace as well as 15'ft ceilings with extra large windows and skylights that illuminate both the living room and dining room.

The stylish kitchen showcases beautiful wood cabinets, quartz countertops, a large kitchen island and high-end stainless steel appliances, including a gas stove.

You can enjoy the beautifully landscaped private back yard from the large patio deck that is perfect for indoor/outdoor living. The master bedroom is spacious with plenty of closet space and the bathroom is home to a luxurious soaker tub with a rain shower head.

Downstairs you will find a laundry room, plus an expansive and fully equipped one bedroom suite.

The home is in a fabulous location, within the highly sought after catchment of recently revitalized Lord Nelson Elementary school, only 2 blocks from Britannia Community Centre & Pool and Commercial Drive's famous restaurants, cafes, and fresh markets, and just a short drive to Trout Lake Community Centre and John Hendry Park.

1152

LILY STREET
1740 SQFT



1 - FOYER	5'11" x 4'9"
2 - LIVING	15'1" X 11'2"
3 - DINING	12'0" X 11'2"
4 - KITCHEN	12'10" X 11'0"
5 - M.BEDROOM	16'9" x 9'5"
6 - BATHROOM	6'11" x 5'11"
7 - BEDROOM	10'5" x 8'11"
8 - BACK DECK	17'6" x 13'1"



9 - FOYER	8'0" x 4'6"
10 - LIVING	15'1" x 10'8"
11 - GARAGE	18'5" x 9'0"
12 - KITCHEN	8'10" x 6'6"
13 - BATHROOM	8'0" x 4'11"
14 - LAUNDRY	9'3" x 8'3"
15 - BEDROOM	11'9" x 8'7"

REAL ESTATE MARKETING BY BARN OWL PHOTOGRAPHY
This floor plan is a conceptual drawing and does not represent an actual floor plan. It is provided for informational purposes only and is not intended to be used as a substitute for a professional architect's or engineer's drawings. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should conduct measurements using their own equipment prior to purchasing or writing an offer to purchase. Not for use with applications.



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WELCOME HOME

The enclosed information, while deemed to be correct, is not guaranteed