



3288
East Georgia Street



GRANDVIEW-WOODLAND



THE
RE/MAX
COLLECTION

PRESENTED BY JODIANDTHEVIPTEAM.COM

HOT PRICE!

LEGAL LANEWAY home and LEGAL 2 bedroom basement suite plus a nanny's quarters/home office area down plus an EXECUTIVE 2 level home built by a reputable local builder, 2-5-10 warranty. 3 separate addresses. This tree-lined street is a mix of new and old timer homes. Luxurious finishes throughout this cottage style character home with off-white shake shingle siding with black accents.





SMART DESIGN OFFERS A GREAT ROOM PLAN.



Powder room &
BONUS DEN which is loaded
with all the extras.

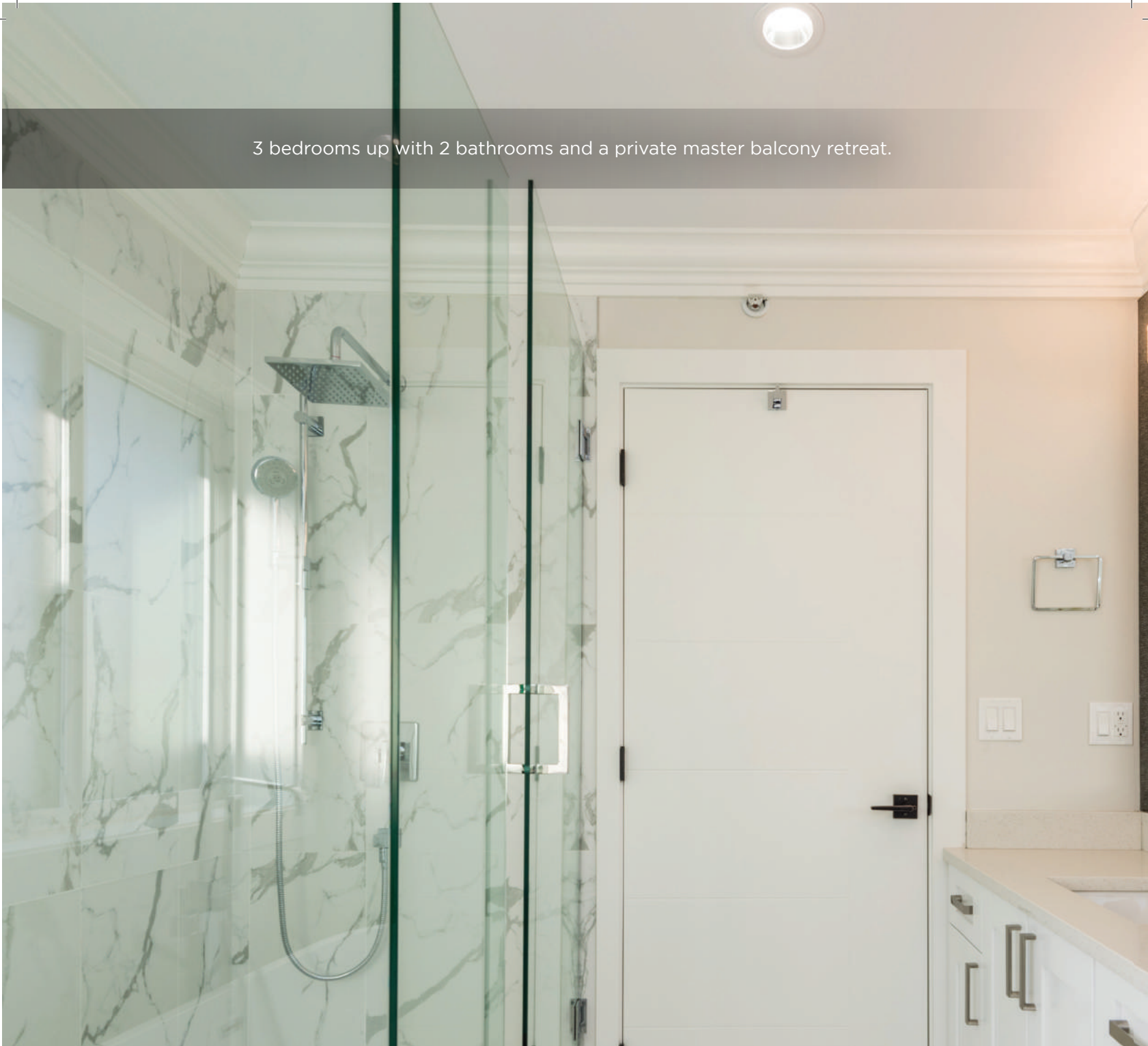




BRIGHT AND WELCOMING KITCHEN



3 bedrooms up with 2 bathrooms and a private master balcony retreat.





PROPERTY OVERVIEW

Offered At:	\$1,999,999.00 + GST
Style:	2 Story + Bsmt, Executive Laneway Home & Legal Suite + Nanny Suite
Bedrooms:	7 in Main House, 1 in Laneway Home
Baths:	6 Full Baths in Total - Main 3 F, Nanny 1 F, Legal Suite 1 F, Laneway 1 F
Fireplaces:	2 - 1 Natural Gas and 1 Electric
Year Built:	NEW 2018
Square Feet:	850 Main Floor, 10' Ceiling 742 Upper Floor 855 Basement, 8' Ceiling 500 Laneway Home 2,977 Total
Hot Water Tank:	Boiler
Gas Shut-Off:	Meter by Garage
Water Shut Off:	Utility Room in Basement
Cooling:	Central A/C
Roof:	Asphalt Shingles
Windows:	D-Glz Low-e Vinyl
Wiring:	Copper
Plumbing:	Pex
Water:	City
Garage:	18'3 x 8'10, 6'9 Door Height
Parking:	24'0 x 9'4 Beside Garage
Alarm:	Video Security, Alarm
Mail Delivery:	To Door
Garbage Day:	Tuesday
Taxes:	\$4,432.91 (2018)
Avg. Electric:	\$84/Month
Ave. Gas:	\$87-\$127/Month

Other: Ethernet and Cable in All Bedrooms, Fire Sprinklers, Laneway Home & Legal Suite Each Have W/D, Nanny Suite, BBQ Gas Line, Heat Exchange Plumbing

ROOM DIMENSIONS

MAIN FLOOR	
Living Room:	14'9 x 11'8
Dining Room:	14'9 x 8'6
Family Room:	9'7 x 11'11
Kitchen:	10'0 x 11'9
Den:	7'6 x 10'10
UPPER FLOOR	
Master Bedroom:	11'2 x 12'5
Walk-In Closet:	7'9 x 4'1
Bedroom:	9'2 x 10'10
Bedroom:	9'1 x 9'10
Patio:	9'6 x 6'0
FUTURE NANNY QUARTERS/BASEMENT	
Recreation Room:	11'3 x 11'3
Den:	11'3 x 10'4
Secondary Suite:	
Kitchen/Sitting Area:	11'3 x 10'1
Bedroom:	8'0 x 7'6
Bedroom:	11'3 x 7'8
LANEWAY HOME	
Living Room:	8'8 x 10'10
Kitchen:	8'8 x 9'0
Bedroom:	13'2 x 9'0

SCHOOLS

Elementary:	Dr. A. R. Lord Elementary 555 Lillooet Street
French Immersion:	K-7 Laura Secord Elementary 2500 Lakewood Drive
High School:	Templeton Secondary 727 Templeton Drive

Bus: Rupert Sky-train STN Millennium Line 1.9 KM Kootenay Loop/Joyce STN 0.1 KM. EB E Hastings Street 014 Hastings/UBC, N35 Downtown/SFU night-bus 0.3 KM. EB E Hastings St. FS 014 Hastings/UBC, 028 Cap University/Phibbs Exchange/Joyce Stn. 0.3KM

Neighbors: Owners to East with Rental Suites, Long-Time Owners to the West



Down you'll find a bedroom that can be kept for the upstairs plus rec area perfect for a nanny plus a 2 bedroom suite.



1 open parking and 1 single garage plus unlimited, unrestricted street parking plus LANE ACCESS.

Visit this property online at

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