



DREAM MODERN HOME NEAR THE DRIVE

1921 Grant Street, Vancouver, British Columbia

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Top Floor:

The 17'8 high ceiling staircase takes you to the stylish master bedroom featuring a tray-ceiling, walk-in closet, ensuite bathroom and a Juliet balcony. The large second bedroom (vaulted ceiling) and a full bathroom along with the conveniently located washer/dryer station feel airy and spacious thanks to the 9' ceiling height.

Outdoor Living:

Through the French doors, step outside onto the covered patio, large deck, and private fenced backyard, ideal for outdoor entertaining. Friends and family will enjoy lounging and dining on your welcoming patio. A gas connection is conveniently set up to accommodate your BBQ and patio heaters.

DREAM HOME IN AN AUTHENTIC NEIGHBOURHOOD

Great opportunity to own a stylish contemporary 4 year old 1/2 duplex, 2 bedrooms, 2.5 bathrooms in vibrant Commercial Drive area. Enjoy the charm and uniqueness of the Commercial Drive neighborhood with its wonderful shopping and dining experiences. This home is in a great location near Victoria Park, Commercial Drive, easy access to Downtown, great schools and one of the largest community centres.

Main Floor:

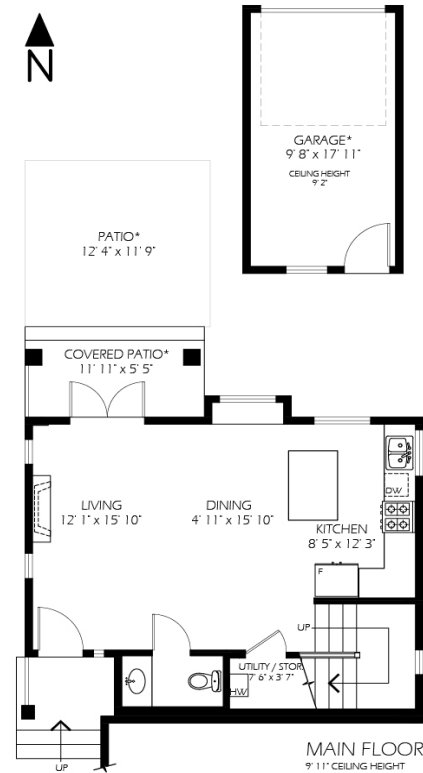
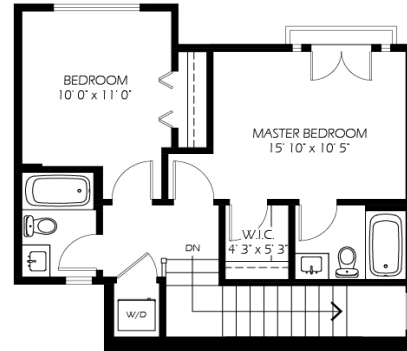
Step into the elegant and functional open living space with its 9'11 high ceiling, including a design modern fireplace, a gourmet kitchen with stainless steel appliances, gas range, hardwood floor and a powder room. Enjoy the natural light from your East and West windows along with the large windows and French doors looking onto your private backyard. Clean and efficient radiant heated floor throughout the home offers cozy comfort.



1921 Grant Street, Vancouver V5L 2Z1

ABOVE MAIN	566 SQ FT
MAIN FLOOR	533 SQ FT
TOTAL FINISHED AREA	1,099 SQ FT

GARAGE* 201 SQ FT
*NOT INCLUDED IN TOTAL AREA CALCULATIONS



If you treasure design, comfort and urban living, you will enjoy the genuine feel of this home. Comes with 1 covered secured garage that can easily be converted into a gym or an art studio. Enjoy the rest of the 2-5-10 warranties for your peace of mind.

School Catchment:

- Garibaldi (NelsonAnnex): K- 4
- Lord Nelson Elementary: K-7
- Secondary: Templeton Secondary 8-12
- French immersion Early: Hastings Elementary
- French Immersion Late: Laura Secord Secondary 6-7
- French Immersion Secondary: Vancouver technical Secondary 8-12
- Private school: Stratford Hall IB located on Commercial Drive

Tailored for Your Comfort:

- Stainless Steel appliances
- Gas stove
- Heat Recovery Ventilation system (HRV)
- Radiant heat floor throughout the house
- Tankless water heater
- Electrical modern fireplace
- Outdoor gas connection for your BBQ and patio heaters
- Fire sprinklers
- Smoke alarms
- Alarm system
- Secure covered garage for one car
- Garage door opener
- Easy parking on the street



1921 Grant Street,
Vancouver, British Columbia

Living Space: 1,099 sq. ft.
2 Bedrooms
2.5 Bathrooms
Taxes: \$2,978.97

\$1,139,000

All showings by appointment only.

Sotheby's International Realty Canada

5660 Yew Street, Vancouver, BC V6M 3Y3

sothebysrealty.ca



Anne Mainwaring

c: 604.787.8601

t: 604.632.3300

f: 604.608.0330

e: amainwaring@sothebysrealty.ca

annemainwaring.com



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