



2286 GARDEN DRIVE, VANCOUVER, BC



\$2,099,900

MLS® Number: R2903977



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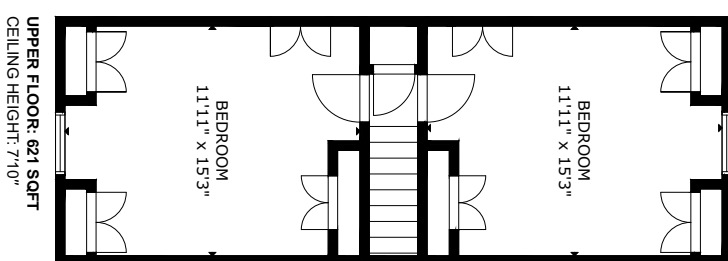
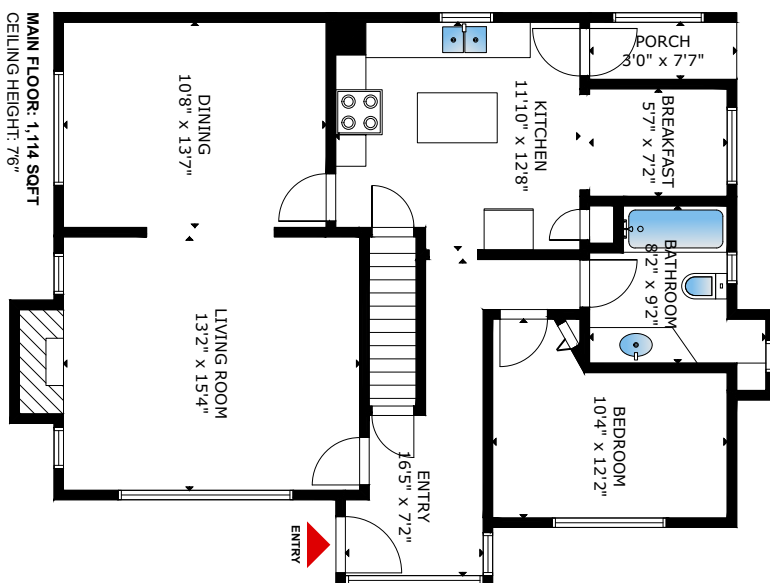
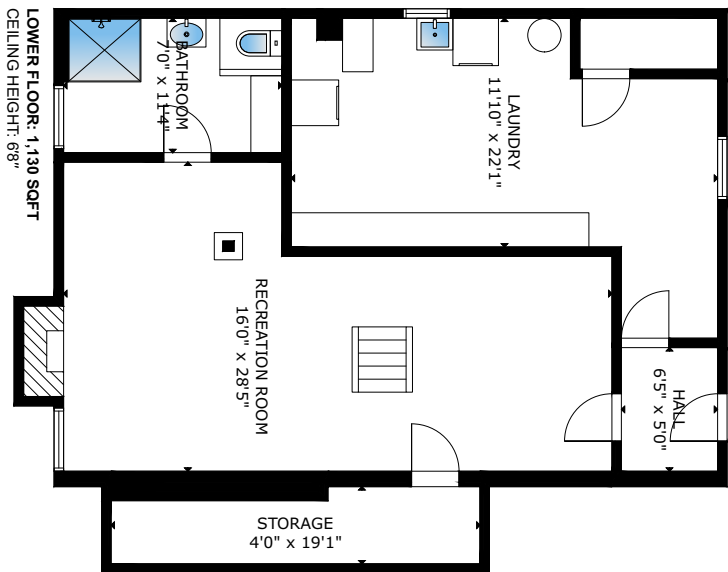
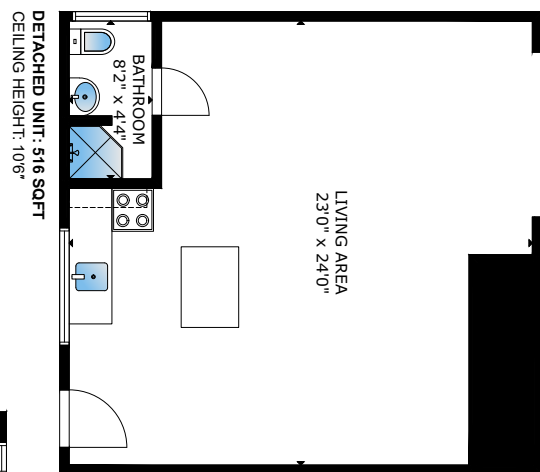


2286 Garden Dr
Vancouver, BC V5N 4X2



Property Showcase

Captured and Presented by
RealtyShot
 Project No.: #1215 Date: 07.08.2024
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 This enclosed information while deemed to be accurate, is not guaranteed. This environment is not intended to solicit or induce a sale of the realty agency's services.
 SCALE: 0 2 5 10 FT N



Living Areas
 2,865
 Square Feet

Bedroom(s):
 3

Bathroom(s):
 3

Extra Area
 539
 Square Feet

● LIVING AREA		2,865 SQ FT
Upper Floor	621 SQ FT	
Main Floor	1,114 SQ FT	
Lower Floor	1,130 SQ FT	
● EXTRA AREA		539 SQ FT
Porch	23 SQ FT	
Detached Unit	516 SQ FT	

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Area:
2,865
Squarefeet



Bedrooms:
3



Bathrooms:
3



Kitchens:
2



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Property Type Single Family
Building Type House
Square Footage 2,865 sqft
Land Size 4306.5 sqft
Built in 1928
Taxes \$7,207.20
Parking Type Other

DESCRIPTION:

Grandview Woodlands Charmer - Located on a sunny SW facing and extra deep corner lot is this 1920s character home that has retained many of its original features: oak wood and fir floors, arched passages, cove ceilings, and a classic wood burning fireplace. Countless SW facing windows allow for pools of natural light throughout. Enjoy tranquil coffee mornings at your breakfast nook overlooking your palatial backyard. 3 beds/2 baths spread over two levels plus a basement with separate entry (suite potential). Your basement rec room will make for memorable movie and sports nights with the family along with a large storage/utility room and built-in workshop table. 10 year new detached, 2 car garage built to code with 11 foot ceilings, 3piece bathroom and a kitchen - wow! Located a short walk to "The Drive" recently ranked 5th coolest street in the world by Time Out. A 15 min walk to Commercial Skytrain, Trout Lake & 15 min drive into downtown. Showings start today.

 REFRIGERATOR	 STOVE	 DISHWASHER
 WASHING MACHINE	 DRYER	 CENTRAL LOCATION
 FIREPLACE	 HOT WATER HEATING SYSTEM	 RADIANT HEATING

