

# 104 - 7828 Granville Street, Vancouver

\$999,000



Welcome to the Leveson in the heart of the thriving South Granville Area. QUIET (Away from Granville) ground floor single level 2 Bedroom + office offering 460 sf of outdoor space. This elegant A/C contemporary designed home has offers both a street & building entrance. Gourmet Kitchen will make any Chef jealous with premium Bosch Appliances, Gas Cooktop & quartz countertops with a stunning waterfall edge. Master Bedroom offers plenty of space for a King size bed, large walk in closet & a double vanity ensuite. For all you outdoor lovers - 2 large patios with gas hookup perfect for entertaining & BBQing. Perfect location close to transit, shops, restaurants & Vancouver's best schools . 1 EV parking & UPGRADED locker included.

## KEY INFORMATION

PRICE: \$999,000

ADDRESS: #104 - 7828 Granville Street

AREA: Marpole

TYPE: 2 Bedrooms + Office + 2 Large Patios

BATHROOMS: 2

SQ FT: 1,185 Interior + 460 Patio

YEAR BUILT: 2018

## FEATURES

STRATA FEES: \$556.75

VIEW: Southeast - Quiet Street View

PARKING: 1 Underground (EV Stall)

STORAGE: Yes (Private Locker)

PETS: Yes - Total of 2

ELEMENTARY SCHOOL: David Lloyd George

SECONDARY SCHOOL: Sir Winston Churchill



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**Floor Area:**

**1,185 sq.ft.**

**Patios:** 460 sq.ft.

**Ceiling Height:** 8'-5"



Measuring, Scanning, Design & Permits | 604-876-3738

E&O Insured for \$3,000,000. Total square foot calculated to gross unit area. SQFT 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.

[www.DraftOnSite.com](http://www.DraftOnSite.com)



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