



## 2263 EAST 8TH AVENUE

Located in the popular Commercial Drive neighborhood is this one of a kind jewel offering opportunities for those seeking a quality, dynamic lifestyle in the ultimate East Van location. The entire main floor was newly added, and the upper floor was renovated in 2006. Entertaining is a dream in this home with an open concept living and dining room, along with a gourmet kitchen, which leads onto a covered patio for your year round enjoyment. The spacious and thoughtful layout features a large master bedroom with ensuite, 2 generous sized bedrooms, and full bath on the upper level, with an additional bedroom and powder room on the main. Steps away from great schools, Trout Lake, shopping, restaurants, and the skytrain station! Bonus: Laneway house opportunity.

\$1,999,000

Top 1% of the real estate industry for 15 years



# LORNE GOLDMAN

604.315.8888

lorne@lornegoldman.com

Personal Real Estate Corporation



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



LIVING ROOM &amp; KITCHEN



KITCHEN



DINING AREA

## MAIN FEATURES:

- Modified Heritage Style home with mature, low maintenance landscaping
- Completely renovated in 2006, electrical, fire sprinklers and plumbing to current code
- New roof 2014 with 25 year warranty
- High quality vinyl energy efficient casement windows from Starline
- "Open concept" interior layout
- Designer wall and floor ceramic tiles, and finishes
- Jatoba (Brazilian Cherry) engineered wood floor
- Energy efficient hydronic in-floor heating in concrete floor for comfortable radiant heat during winters
- Positive cross air flow ventilation and concrete thermal mass combination provides passive air conditioning in the summers
- Solid wood interior doors throughout
- Stainless steel kitchen appliances with natural gas stove
- High quality bathroom fixtures and trim



KITCHEN



DINING AREA



POWDER ROOM

## MAIN FLOOR:

- 981 square foot indoor space + 160 square foot covered patio
- "Open concept" living room, dining room, and kitchen
- Natural gas fireplace
- Office/bedroom accessible from rear door
- 2 - piece powder room
- Covered patio off the dining room with privacy screening and natural gas barbeque outlet
- Plenty closets and storage
- Contemporary kitchen with island and granite countertops
- Cedar fenced and landscaped rear yard

## UPPER FLOOR:

- 981 square foot
- 3 large bedrooms + laundry closet
- 4 - piece bathroom and 1 full 3-piece ensuite
- Extra sound insulation between floors for sound isolation

## GARAGE:

- 1½ car - garage door with electric door opener



BATHROOM



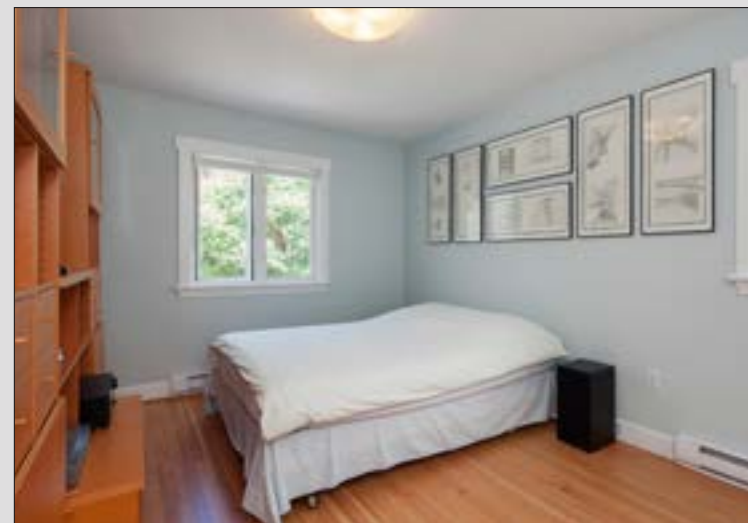
MASTER BEDROOM



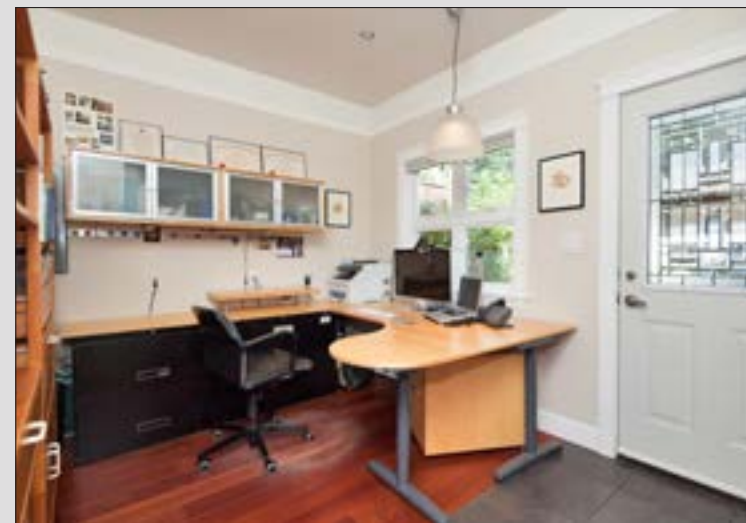
ENSUITE BATHROOM



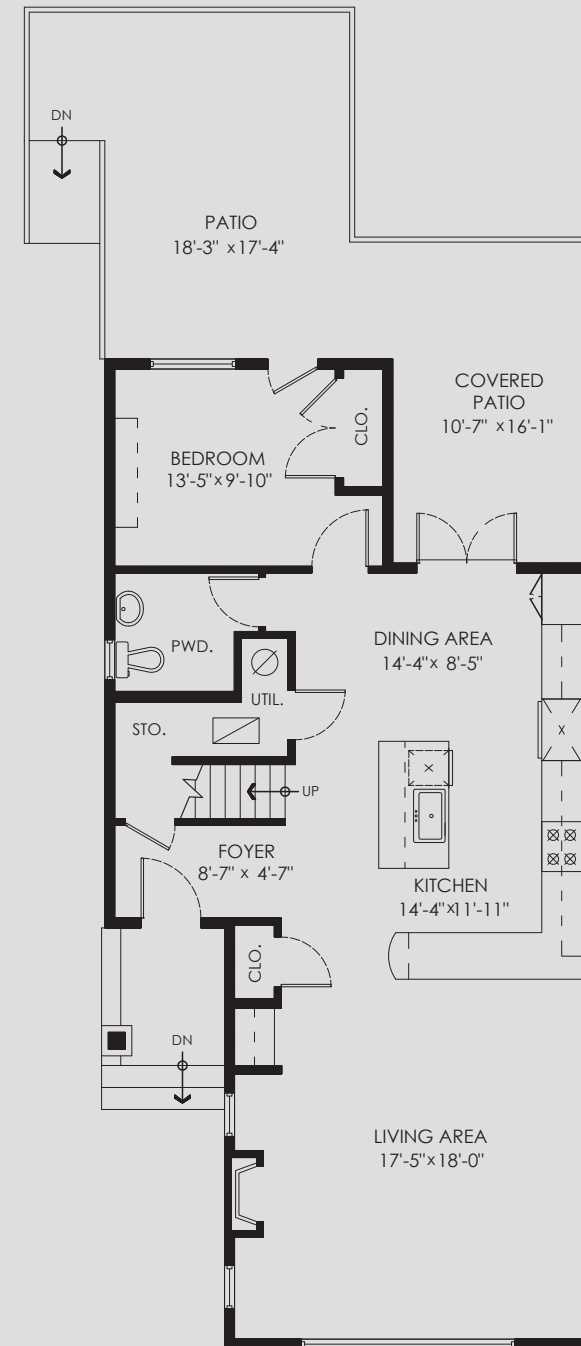
BEDROOM



BEDROOM



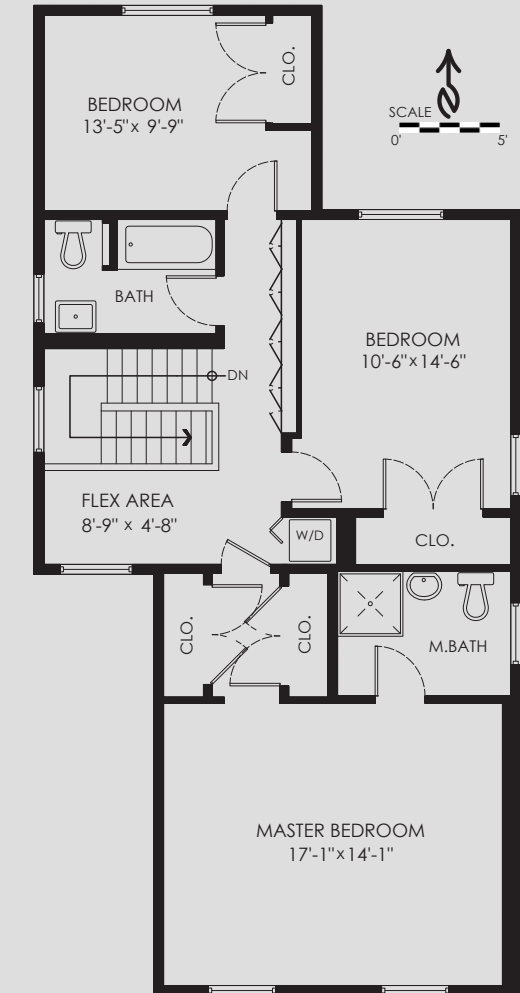
OFFICE/BEDROOM



Main Floor Plan  
Floor Area: 981 sq.ft.  
Ceiling Height: 8'-7"

2263 E 8th Ave  
Vancouver, B.C.

Main Floor:	981 sq.ft.
Upper Floor:	981 sq.ft.
<b>Total:</b>	<b>1,962 sq.ft.</b>
Patio:	439 sq.ft.



Upper Floor Plan  
Floor Area: 981 sq.ft.  
Ceiling Height: 8'-2"

**LOT SIZE:** 33 x 122 ft  
**TAXES:** \$5,447.01 (2017)

**ZONING:** RS-1  
**LEGAL DESCRIPTION:** PL VAP1947 LT 24 BLK 151 DL264A LD 36

2263 EAST 8TH AVENUE



BACKYARD & GARAGE

OTHER:

- Schools nearby: Laura Secord French Immersion school, Nootka Fine Arts Elementary, Vancouver Institute for Fine Arts
- High schools nearby: Vancouver Technical, Britannia Secondary, Lord Nelson, Gladstone
- Close to the popular "The Drive" commercial area
- Walking distance to the Commercial and Broadway Skytrain stations
- One block from B-Line bus route to UBC
- Many nearby parks including Trout Lake
- Close to Trout Lake Community Centre and 2010 Olympics legacy skating rink
- easy access to Trans Canada Highway to Whistler



EXTERIOR BACK

Call **Lorne Goldman**  
for all your real estate needs.



Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice. This communication is not intended to cause or induce breach of an existing agency agreement.  
Lorne Goldman Personal Real Estate Corporation, 2011. Macdonald Realty Ltd.

[www.lornegoldman.com](http://www.lornegoldman.com) | 604.315.8888 | [lorne@lornegoldman.com](mailto:lorne@lornegoldman.com)