



Residence

# 2451

PARKER ST, VANCOUVER  
RENFREW

## ABOUT THE HOME

---

- 2,054 square feet of interior space
- 348 square feet of outdoor deck space
- Up to 18' ceilings on main and upper levels
- West Coast Contemporary, back-split style home
- Only two owners, original owner had custom designed and built to spec
- Four total decks/patios on four different levels
- Two full-sized skylights
- Designer renovated interiors respecting the original features of the house
- New, radiant gas fireplace
- Energy efficient gas combination boiler for hot water supply and heating
- Engineered hardwood throughout
- Quartz countertops
- Complete Blomberg kitchen appliance package with energy efficient induction range and counter depth fridge
- Built in wine fridge
- Built in designer banquette in eating area
- Suite kitchenette includes built in microwave, 24" fridge and 18" dishwasher
- Three full bathrooms with pull down hand and rain shower faucets
- Toto remote controlled bidet toilet in spa-like primary ensuite bath
- Mountain views from bedrooms
- Walk out basement through French doors to private, treed rear yard
- Insulated, heated, oversized, single car garage with electrical for EV charger, infrared sauna, and TV media capability
- Private 6' fence, fully enclosed rear yard for pet and child safety
- Custom garage mural art by local artist 'Nice Nothings
- Expansive 4' height crawl space for storage
- 3 hose bibs at convenient locations
- 7 minute walk to Hastings Village shops, groceries, and amenities
- 5 minute walk to primary and high schools and Templeton Park pool

## ABOUT THE PROPERTY

---

- No. OF STRUCTURES: **2**
- YEAR BUILT: **1980**
- CHARACTER MERIT: **No**
- GARAGE: **Yes, single**
- BASEMENT: **Yes, 7'8" ceiling height**
- SECONDARY SUITE: **Yes, studio nanny/in-law suite**
- LANEWAY HOME: **No**
- AGE OF ROOF: **Approx. 15-20 years**
- AGE OF WINDOWS: **Approx. 10 years**
- AGE OF PIPING: **Upgrades in 2018 - 2022**
- AGE OF WIRING: **Upgrades in 2018 - 2022**
- AGE OF FURNACE: **N/A**
- AGE OF HOT WATER TANK: **2 years**



## ABOUT THE LOT

---

- ZONING: **RS-1**
- LOT AREA: **3,630 sq**
- LOT DEPTH: **110 feet**
- LOT WIDTH: **33 feet**
- LANE ACCESS: **Yes**

## NOTES

---

- OIL TANK SCAN: **N/A**

