



1859
NAPIER STREET

James Buonassisi

604-626-9734

info@jamesb.ca

www.jamesb.ca



JAMESBUONASSISI
RE/MAX® SELECT REALTY



A truly special and unique home! This exceptional turn-of-the-century house has been extensively renovated, with permits, and restored to its former glory with all the modern conveniences. 6 bedrooms, 4 full bathrooms and 1 half bathroom over 4 floors. Situated on a very large 66x122 lot with beautiful old trees near Commercial Dr. Incredible attention to detail such as original mouldings, artistic plaster work, and flooring. The top floor, with a kitchen, can be used as an in-law suite or an additional recreation room and bedroom. Other features include a view from the upper floors, newer vintage-style appliances, 2 fireplaces and a huge patio door that opens to a large deck off the dining area. All this and just steps from the heart of Commercial Dr.



FEATURES

Price: \$3,998,000
MLS® No: R3129771
Type: House/Single Family
Living Area: 5,729
Taxes (2023)" : \$19,658.00
Bedrooms: 6
Bathrooms: 6



Active
R3129771

Board: V
House/Single Family

1859 NAPIER STREET

Vancouver East
Grandview Woodland
V5L 2N4

Residential Detached

\$3,998,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$3,998,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1910**
 Frontage(feet): **66.00** Bathrooms: **6** Age: **116**
 Frontage(metres): **20.12** Full Baths: **5** Zoning: **RT-5**
 Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$19,658.00**
 Lot Area (sq.ft.): **8,052.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.18** P.I.D.: **008-807-108** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes : Deck from Upper Floor**
 Complex/Subdiv: **Grandview/Commercial Dr**
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other Stone**
 Renovations: **Completely** Reno. Year: **2011**
 # of Fireplaces: **2** R.I. Fireplaces: **2** Rain Screen: Metered
 Fireplace Fuel: **Natural Gas, Wood** R.I. Plumbing:
 Fuel/Heating: **Electric, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **2** Covered Parking: **0** Parking Access: **Lane**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: **2** Dist. to School Bus: **3**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 15, BLOCK 30, PLAN VAP1077, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, & PL 1771**

Amenities: **In Suite Laundry**
 Site Influences: **Private Yard, Shopping Nearby, Treed**
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,690	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	1,619	Main	Kitchen	12'11 x 16'8	Above	Walk-In Closet	9'3 x 10'10	Floor	2
Finished Floor (AbvMain2):	780	Main	Dining Room	13'1 x 16'8	Above	Walk-In Closet	6'7 x 6'	Main	2
Finished Floor (Below):	0	Main	Mud Room	7'7 x 7'3	Above	Walk-In Closet	6'7 x 5'11	Above	4
Finished Floor (Basement):	1,196	Main	Library	12'11 x 14'1	Above	Laundry	8'6 x 8'3	Above	3
Finished Floor (Total):	5,285 sq. ft.	Main	Living Room	12'11 x 16'2	Abv Main 2	Great Room	22'7 x 18'10	Above	4
Unfinished Floor:	444	Main	Foyer	10'1 x 14'6	Abv Main 2	Kitchen	12'1 x 7'9	Bsmt	4
Grand Total:	5,729 sq. ft.	Main	Family Room	12'1 x 18'6	Abv Main 2	Eating Area	10'8 x 9'2	Abv Main 2	4
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Bar Room	9'9 x 7'1	Abv Main 2	Bedroom	11'1 x 8'10		
Suite: Unauthorized Suite		Main	Office	4'9 x 8'5	Bsmt	Family Room	21'3 x 21'9		
Basement: Full, Partly Finished		Above	Primary Bedroom	17' x 16'8	Bsmt	Nook	11'5 x 7'1		
		Above	Bedroom	13'1 x 13'	Bsmt	Bedroom	11'8 x 15'		
		Above	Bedroom	15' x 12'5	Bsmt	Utility	11'10 x 4'		
		Above	Bedroom	13'9 x 12'5	Bsmt	Storage	11'3 x 10'11		
Crawl/Bsmt. Height:	# of Levels: 4	Manuf Type:		Registered in	PAD Rental:				
# of Kitchens: 2	# of Rooms: 27	MHR#		CSA/BCE:	Maint. Fee:				
		ByLaw							

Listing Broker(s): **RE/MAX Select Realty**

A truly special and unique home! This exceptional turn-of-the-century house has been extensively renovated, with permits, and restored to its former glory with all the modern conveniences. 6 bedrooms, 4 full bathrooms and 1 half bathroom over 4 floors. Situated on a very large 66x122 lot with beautiful old trees near Commercial Dr. Incredible attention to detail such as original mouldings, artistic plaster work, and flooring. The top floor, with a kitchen, can be used as an in-law suite or an additional recreation room and bedroom. Other features include a view from the upper floors, newer vintage-style appliances, 2 fireplaces and a huge patio door that opens to a large deck off the dining area. All this and just steps from the heart of Commercial Dr.

RED Full Public 1 Page (Blank) The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* Indicates 'Personal Real Estate Corporation'. 05/31/2026 12:23 PM



JAMES BUONASSISI

James provides reliable, professional service and his excellent negotiation skills will benefit you when you buy or sell your home. He has worked all over Greater Vancouver, with the main focus of his work being in East Vancouver.