



Presented by:  
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**SEAN STEVENS**  
PERSONAL REAL ESTATE CORPORATION

**Active**  
**R2652823**  
Board: V  
Townhouse

**30 W 13TH AVENUE**  
Vancouver West  
Mount Pleasant VW  
V5Y 1V6

Residential Attached  
**\$1,999,900** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$1,999,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2022**  
Frontage(feet): **49.50** Bathrooms: **3** Age: **0**  
Frontage(metres): **15.09** Full Baths: **2** Zoning: **RT-6**  
Depth / Size (ft.): **132** Half Baths: **1** Gross Taxes: **\$0.00**  
Sq. Footage: **6,534.00** For Tax Year: **2021**  
Flood Plain: \_\_\_\_\_ P.I.D.: **015-526-399** Tax Inc. Utilities?: \_\_\_\_\_  
View: **Yes : North Shore Mountains** Tour: **Virtual Tour URL**  
Complex / Subdiv: **The Brixton**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: \_\_\_\_\_ Metered Water: \_\_\_\_\_  
Fuel/Heating: **Radiant** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**  
Floor Finish: **Hardwood**

Total Parking: **1** Covered Parking: **0** Parking Access: \_\_\_\_\_  
Parking: **Open**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**

Legal: **LOT 6, BLOCK 46, PLAN VAP198, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System**

Finished Floor (Main): <b>507</b>	Units in Development: <b>4</b>	Tot Units in Strata: <b>4</b>	Locker: <b>No</b>
Finished Floor (Above): <b>583</b>	Exposure: <b>North</b>	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): <b>444</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: _____		
Finished Floor (Total): <b>1,534 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,534 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets: _____	Cats: _____ Dogs: _____
Suite: <b>None</b>	Restricted Age: _____		
Basement: <b>Fully Finished, Separate Entry</b>	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: _____	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: _____		
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'7 x 9'3			x	1	Main	2	No
Main	Living Room	13'4 x 11'5			x	2	Above	4	No
Main	Dining Room	11'5 x 7'11			x	3	Below	4	No
Above	Bedroom	10' x 9'3			x	4			
Above	Bedroom	8'4 x 8'3			x	5			
Above	Master Bedroom	10' x 9'10			x	6			
Below	Bedroom	11'1 x 10'1			x	7			
Below	Family Room	11' x 10'2			x	8			



## 30 West 13<sup>th</sup> Avenue, Vancouver

Chorus Developments presents The Brixton, exquisitely designed character retention townhomes in the heart of the city. This four bed/2.5 bath home reflects the charming character of the neighbourhood, while also raising the bar for modern living. The open kitchen includes Caesarstone countertops & backsplash, Fisher Paykel/Bosch integrated appliances and a custom peninsula with waterfall edge. The high ceilings and abundance of windows allows in natural light and highlights the mountain views. In addition to a fourth bedroom on the lower level, the family room enjoys direct access to the large front yard. Have peace of mind with built-in security system and the 2-5-10 New Home Warranty. Just a short stroll to Simon Fraser Elementary and in the Eric Hamber Sec catchment.

**\$1,999,900**



*Leading* REAL ESTATE COMPANIES OF THE WORLD®

**LP** LUXURY PORTFOLIO INTERNATIONAL®

QUALIFIED MEMBER FIRM

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**Macdonald Realty Ltd.**

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30 West 13<sup>th</sup> Avenue, Vancouver

Main Floor:	507 sq.ft.
Upper Floor:	583 sq.ft.
Lower Floor:	444 sq.ft.
<b>Total:</b>	<b>1534 sq.ft.</b>

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

