



Presented by:
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Active
R2727907
 Board: V
 Townhouse

26 W 13 AVENUE
 Vancouver West
 Mount Pleasant VW
 V5Y 1V6

Residential Attached
\$1,599,900 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,599,900**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2022**
 Frontage(feet): **49.50** Bathrooms: **3** Age: **0**
 Frontage(metres): Full Baths: **2** Zoning: **RT-6**
 Depth / Size (ft.): **132** Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **6,534.00** P.I.D.: **031-786-588** For Tax Year:
 Flood Plain: View: Tax Inc. Utilities?:
 Complex / Subdiv: Tour: **Virtual Tour URL**
 First Nation Reserve:
 Services Connctd: **Community, Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **0** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Open**
 Exterior: **Fibre Cement Board** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Renovations: Reno. Year: Fixtures Leased: **:**
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water: Fixtures Rmvd: **:**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish:
 Type of Roof: **Fibreglass**

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

Amenities: **None**
 Site Influences: **Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): 565	Units in Development: 4	Tot Units in Strata: 4	Locker:
Finished Floor (Above): 531	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 333	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$308.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Snow removal		
Finished Floor (Total): 1,429 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,429 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Levels: 3			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'10 x 12'4			x	1	Main	2	No
Main	Kitchen	9'2 x 11'8			x	2	Above	5	No
Main	Dining Room	15' x 7'2			x	3	Abv Main 2	3	Yes
Above	Bedroom	12'2 x 11'8			x	4			
Above	Bedroom	10'8 x 10'5			x	5			
Abv Main 2	Master Bedroom	13'3 x 11'6			x	6			
					x	7			
					x	8			



26 West 13th Avenue, Vancouver

Chorus Developments presents The Brixton, exquisitely designed character retention townhomes in the heart of the city. This 3 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 plenty of natural light. South facing patio as well as 2 decks create options for sunny outdoor coffee spots. 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.

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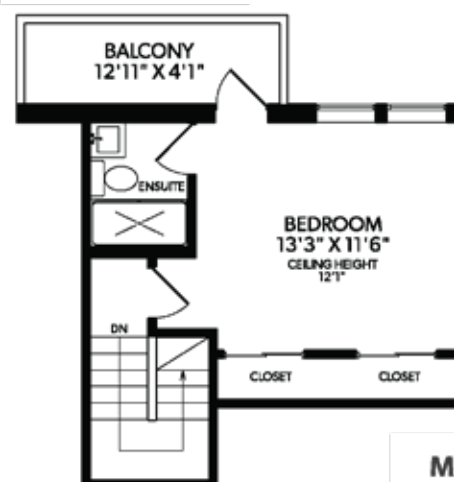
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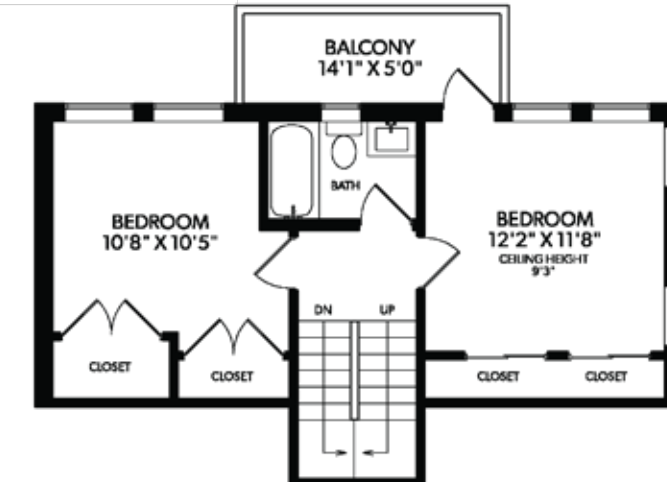
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Main Floor: 565 sq.ft.
Upper Floor: 531 sq.ft.
Top Floor: 333 sq.ft.
Total: 1429 sq.ft.
Balconies: 134 sq.ft.

TOP FLOOR



UPPER FLOOR



MAIN FLOOR

