



Presented by:  
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**Active**  
**R2745169**  
Board: V  
Townhouse

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

Residential Attached  
**\$1,549,900** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: **No** Original Price: **\$1,549,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1912**  
Frontage(feet): **49.50** Bathrooms: **4** Age: **111**  
Frontage(metres): **15.09** Full Baths: **3** Zoning: **RT-6**  
Depth / Size (ft.): **132** Half Baths: **1** Gross Taxes: **\$0.00**  
Sq. Footage: **6,534.00** For Tax Year: \_\_\_\_\_  
Flood Plain: \_\_\_\_\_ P.I.D.: **031-786-570** Tax Inc. Utilities?: \_\_\_\_\_  
View: **Yes : North shore Mountains** Tour: **Virtual Tour URL**  
Complex / Subdiv: **The Brixton**  
First Nation \_\_\_\_\_  
Services Conndtd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: **Full**  
Fireplace Fuel: \_\_\_\_\_ Metered Water: \_\_\_\_\_  
Fuel/Heating: **Hot Water, Natural Gas, Radiant** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Total Parking: **0** Covered Parking: **0** Parking Access: \_\_\_\_\_  
Parking: **None**  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: \_\_\_\_\_  
Fixtures Rmvd: \_\_\_\_\_  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2, PLAN EPS8821, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>485</b>	Units in Development: <b>4</b>	Tot Units in Strata: <b>4</b>	Locker: <b>No</b>
Finished Floor (Above): <b>612</b>	Exposure: _____	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Self Managed</b>	Mgmt. Co's #: _____	
Finished Floor (Below): <b>438</b>	Maint Fee: <b>\$338.00</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Snow removal</b>		
Finished Floor (Total): <b>1,535 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,535 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets: _____	Cats: _____ Dogs: _____

Suite: **None**  
Basement: **Full, Fully Finished**  
Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'4 x 11'4			x	1	Main	2	No
Main	Dining Room	11'4 x 7'0			x	2	Above	4	No
Main	Kitchen	9'5 x 9'1			x	3	Above	4	Yes
Above	Primary Bedroom	13'6 x 11'7			x	4	Below	4	No
Above	Bedroom	11'5 x 10'10			x	5			
Below	Bedroom	11'0 x 10'1			x	6			
Below	Living Room	11' x 10'2			x	7			
		x			x	8			



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

Chorus Developments presents The Brixton, exquisitely designed character retention townhomes in the heart of the city. This 3 bed/3.5 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. The family room in the lower level 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.

**\$1,549,900**

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Personal Real Estate Corporation

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**Macdonald Realty Ltd.**

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QUALIFIED MEMBER FIRM

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# 28 WEST 13<sup>TH</sup> AVENUE, VANCOUVER

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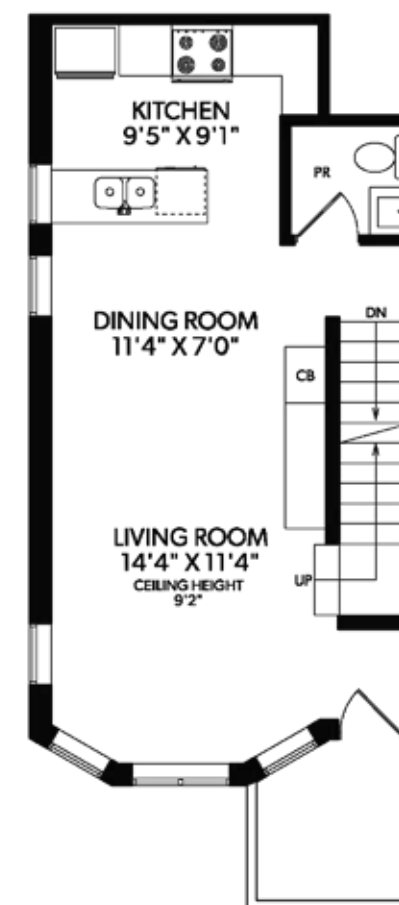
## 28 West 13<sup>th</sup> Avenue, Vancouver

Main Floor: 485 sq.ft.  
Upper Floor: 612 sq.ft.  
Lower Floor: 438 sq.ft.  
**Total: 1535 sq.ft.**

### UPPER FLOOR



### MAIN FLOOR



### LOWER FLOOR

