



Presented by:
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Active
R2524312
 Board: V
 Townhouse

1313 E 20TH AVENUE
 Vancouver East
 Knight
 V5V 1P4

Residential Attached
\$1,199,900 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.): **122**
 Lot Area (sq.ft.): **6,039.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **North**
 If new, GST/HST inc?: **No**
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **:**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet): **49.50**
 Frontage (metres): **15.09**
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$0.00**

Original Price: **\$1,199,900**
 Approx. Year Built: **2020**
 Age: **0**
 Zoning: **RT-10**
 Gross Taxes: **\$0.00**
 For Tax Year: **2020**
 Tax Inc. Utilities?:
 P.I.D.: **800-141-235**
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc:
 Legal: **LOT #, BLOCK 60, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Heat Recov. Vent., Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9'7 x 8'6			x			x
Above	Bedroom	9'8 x 9'			x			x
Above	Master Bedroom	15'10 x 8'9			x			x
Above	Dining Room	9'1 x 7'			x			x
Above	Kitchen	9'6 x 9'2			x			x
Above	Living Room	17'1 x 7'11			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	282	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	755	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,037 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Grg Dr Ht:
Grand Total:	1,037 sq. ft.	Basement: None			6				
					7				
					8				

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1313 East 20th Avenue, Vancouver

Indra Homes is proud to present this 3 bedroom/2 bathroom coach house in the popular Kensington-Cedar Cottage neighbourhood. Located on a quiet tree-lined street, this home features an open kitchen with Fisher & Paykel appliances, a balcony and a private secure garage. The radiant in-floor heat and fireplace will keep you warm in the winter. Enjoy peace of mind with the security system & 2/5/10 New Home Warranty. Ideally located in the Charles Dickens Elementary & Sir Charles Tupper Secondary School catchments.



\$1,199,900



QUALIFIED MEMBER FIRM

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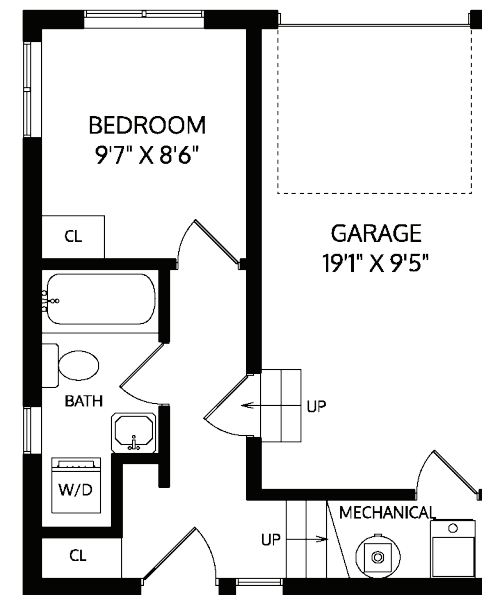
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1313 East 20th Avenue, Vancouver

Main Floor:	282 sq.ft.
Upper Floor:	755 sq.ft.
Total:	1037 sq.ft.
Balcony:	64 sq.ft.
Garage:	198 sq.ft.

MAIN FLOOR



UPPER FLOOR

