



Presented by:  
**Sean Stevens PREC\***  
Macdonald Realty  
Phone: 604-782-0821  
<http://www.seanstevens.ca>  
[contact@seanstevens.ca](mailto:contact@seanstevens.ca)



**Active**  
**R2727908**  
Board: V  
Townhouse

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

Residential Attached  
**\$1,650,000** (LP)  
(SP)



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **49.50**  
Frontage(metres): **15.09**  
Depth / Size (ft.): **130**  
Sq. Footage: **6,534.00**  
Flood Plain:  
View: **:**  
Complex / Subdiv:  
First Nation Reserve:  
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?: **No**  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**  
P.I.D.: **031-786-596**

Original Price: **\$1,650,000**  
Approx. Year Built: **2022**  
Age: **0**  
Zoning: **RT-6**  
Gross Taxes: **\$0.00**  
For Tax Year: **2022**  
Tax Inc. Utilities?:  
Tour: **Virtual Tour URL**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood**

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

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**  
Features:

Finished Floor (Main): **716**  
Finished Floor (Above): **617**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,333 sq. ft.**  
Unfinished Floor: **0**

Grand Total: **1,333 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**  
# of Levels: **2**  
# of Rooms: **6**

Units in Development: **4**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$291.00**  
Maint Fee Includes: **Gardening, Snow removal**

Tot Units in Strata: **4** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Bylaws Restrictions: **No Restrictions, Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **Min 1 month rental**

# of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Dining Room	8'6 x 7'10
Main	Kitchen	10' x 7'10
Main	Living Room	12'1 x 11'11
Main	Bedroom	10'1 x 9'10
Above	Master Bedroom	13'10 x 10'5
Above	Bedroom	12'10 x 9'4
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	4	No
3	Above	4	Yes
4			
5			
6			
7			
8			



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

Introducing The Brixton by Chorus Developments, four exquisitely designed townhomes on a quiet tree lined street in the heart of Mount Pleasant. This beautiful 3 bed/3 bath new laneway home offers a functional open floor plan with plenty of natural light. The kitchen features Caesarstone countertops and backsplash, an abundance of high quality kitchen cabinets and Fisher Paykel/Bosch integrated appliances. Just off the kitchen there is easy access to the private patio. The primary bedroom offers double sinks, a walk in shower and a balcony, perfect for your morning coffee. Enjoy 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 catchment.

**\$1,650,000**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

**E** [contact@seanstevens.ca](mailto:contact@seanstevens.ca) **W** [seanstevens.ca](http://seanstevens.ca)

Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement.



Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

**Macdonald Realty Ltd.**

Main St. Office  
O: 604.876.8776 | F: 604.876.8623 | [www.macrealty.com](http://www.macrealty.com)



QUALIFIED MEMBER FIRM





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

Main Floor: 716 sq.ft.  
Upper Floor: 617 sq.ft.  
**Total: 1333 sq.ft.**  
Balconies: 52 sq.ft.

