

Presented by:

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Active R2727908

Board: V Townhouse

Vancouver West Mount Pleasant VW Residential Attached

Tax Inc. Utilities?: Tour: Virtual Tour URL

Parking Access:

Tot Units in Strata: 4

Above

Storeys in Building:

Council/Park Apprv?:

Mgmt. Co's #:

of Pets:

Dist. to School Bus: 2

\$1,650,000 (LP) 000

Locker:

Dogs:

Ensuite?

No

Cats:

(SP) M



24 W 13 AVENUE

V5Y 1V6

Sold Date: If new, GST/HST inc?: No Original Price: \$1,650,000 Meas. Type: Feet Bedrooms: 3 Approx. Year Built: 2022 49.50 Bathrooms: Frontage(feet): Full Baths: Frontage(metres): 15.09 Zoning: RT-6 Half Baths: Depth / Size (ft.): 130 Gross Taxes: \$0.00 Sq. Footage: 6,534.00 For Tax Year: 2022

P.I.D.: 031-786-596

Covered Parking: 0

View: Complex / Subdiv: First Nation Reserve:

Flood Plain:

Community, Electricity, Natural Gas, Sanitary Sewer Services Connctd: Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 2 Storey Construction: Frame - Wood

Fibre Cement Board Exterior: **Concrete Perimeter** Foundation:

Renovations: # of Fireplaces: Fireplace Fuel:

R.I. Fireplaces:

Radiant

Reno. Year: Rain Screen:

Metered Water: R.I. Plumbing:

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

Outdoor Area: Patio(s) & Deck(s) Type of Roof: Asphalt

Fixtures Rmvd: No:

Floor Finish: Hardwood

Dist. to Public Transit: 2

Property Disc.: Yes

Fixtures Leased: No:

Title to Land: Freehold Strata

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Total Parking: 1

Parking: Open

Amenities: Garden, In Suite Laundry

Site Influences: Central Location, Shopping Nearby

Features:

Main

Main Main

Main Above Above

Fuel/Heating:

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

Unfinished Floor:

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

Basement: None Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 6 Units in Development: 4 Exposure:

Mamt. Co's Name: Maint Fee:

\$291.00

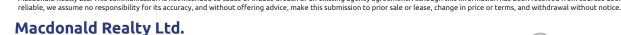
Maint Fee Includes: Gardening, Snow removal

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

Dimensions 8'6 x 7'10 Kitcher 10' x 7'10 Living Room 12'1 x 11'11 10'1 x 9'10 Master Bedroom 13'10 x 10'5 12'10 x 9'4



Main St. Office

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24 West 13th 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 Caeserstone 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

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24 West 13th Avenue, Vancouver

Main Floor: 716 sq.ft.
Upper Floor: 617 sq.ft.

Total: 1333 sq.ft.

Balconies: 52 sq.ft.

UPPER FLOOR



MAIN FLOOR



