

1550 East 13th Avenue, Vancouver, B.C.

- ✓ 2012 - All windows replaced on the main and upper floors (original stained glass window in stairwell)
- ✓ 2012 - Roof completely replaced including new vents
- ✓ 2012 - Exterior repainted
- ✓ Electrical all redone - 200 amp
- ✓ Main floor re-insulated
- ✓ 2006 - New gas furnace approx. 2006
- ✓ Wood burning fireplace on main floor grandfathered
- ✓ Upstairs bathroom all renovated with new ventilation - original claw-foot tub
- ✓ Plumbing updated
- ✓ Deck over kitchen redone with new membrane
- ✓ Original Douglas Fir floors refinished
- ✓ Original dining room built-in buffet restored
- ✓ Newer front load washer & dryer
- ✓ Storage under back deck is heated, with cement floor
- ✓ Storage under front veranda
- ✓ Potential to develop additional 400 sq. ft. attic space.
- ✓ Back deck rebuilt and enlarged by Sudbury Cedar
- ✓ Large fenced yard with 2 Tri-Apple trees, 1 Plum, and 1 Pear
- ✓ Single car garage, with space to park 3 additional vehicles
- ✓ Peek-a-boo views of mountains and city
- ✓ Short walk to Skytrain, Commercial Drive, Clark Park
- ✓ 3 Blocks to Trout Lake Community Center and Park
- ✓ Schools: French Immersion K-7 Laura Secord Elementary, K-7 Queen Alexandra Elementary, 8-12 Vancouver Technical Secondary (includes French Immersion),
- ✓ Fantastic neighbors!



Sussex

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