

2192 East 13th Avenue, Vancouver



Trout Lake Paradise

A stunning park and lake at your doorstep offering an irreplaceable lifestyle opportunity to build a contemporary sanctuary in a beautiful environment.

Privacy and serenity adjoining the superb amenities of Trout Lake Community Centre and proximity to the best that Kensington-Cedar Cottage offers!



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Looking for more information? Click Here (http://vanmapp.vancouver.ca/pubvanmap_net/default.aspx) to go to this GIS system!

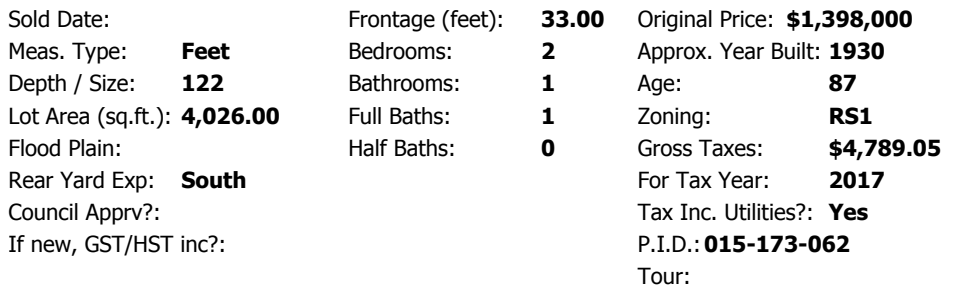
This aerial map displays the 2100 block of E 13th Av. The map includes several yellow-shaded property lots, each with a unique identifier. A green-shaded lot is highlighted at the corner of 2100 E 13th Av and 2800 Templeton Drive. Street names are labeled on the map, including 2100 E 13th Av, 2800 Templeton Drive, 2803 Templeton Drive, 2800 Templeton Drive, 2200 Grandview Hwy South, and 2800 Grandview Hwy South. A scale bar at the top indicates distances in feet (13,795ft, 16,517ft, 33,350ft) and meters (4,850m). A north arrow is located in the top right corner. The map also shows a green-shaded area at the bottom right, possibly a park or undeveloped land, and a yellow-shaded area at the top right, possibly a parking lot or undeveloped land.

Lot ID	Area (sq ft)
2118	40.08
2126	40
2136	40
2140	40
2142	40
2150	40
2166	40
2168	40
2182	50
2115	121.86
2123	121.86
2137	121.84
2149	121.82
2189	121.68
2171	121.86
2181	121.84
2678	122.71



**MACDONALD
REALTY**

Residential Detached
\$1,398,000 (LP) 
 (SP) 



Style of Home: 1 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 1 Fireplace Fuel: Other Water Supply: City/Municipal Fuel/Heating: Forced Air Outdoor Area: Fenced Yard, Sundeck(s) Type of Roof: Asphalt	Total Parking: Covered Parking: Parking: Carport; Single Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: Yes: SOME GARDEN SHRUBS AND BUSHES Floor Finish:
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Floor	Type	Dimensions	Floor	Type
Main	Living Room	7' x 5'		
Main	Dining Room	0' x 0'		
Main	Kitchen	0'0 x 0'0		
Main	Bedroom	0' x 0'		
Main	Bedroom	0' x 0'		
		x		
		x		
		x		
		x		
		x		

A wide, calm body of water reflecting a clear blue sky and a dense line of green trees on the opposite shore. The foreground is a gravelly bank.

Macdonald Realty

2192 East 13th Avenue, Vancouver

Views!

John Hendry Park!

Trout Lake!



Rarely does a prime location offer so much!

Situated on the edge of John Hendry Park/ Trout Lake, this RS 1 corner 33 x 122 lot property is bordered on two sides by the Park, offering maximum light exposure and gorgeous tranquil outlooks over the park and lake. Walk out your back door and stroll to the water's edge, play with your dog on the off-leash parkland, sunbathe on the pretty beach front or participate in a myriad of sports and fun activities at Trout Lake Community Centre!

Serenity in the heart of the City has never been more beautiful or more attainable!

With a 70 Walk Score (very walkable) and 86 Transit Score (Excellent Transit), the property sits in premium Kensington-Cedar Cottage, with easy access to great shopping, recreational outlets and local community support. Commercial-Broadway Station, with connection to the Expo and Millennium Lines, is part of Vancouver's SkyTrain rapid transit system and a major transit hub literally just blocks away!

- Elementary school catchment: École Laura Secord Elementary School – walk distance 7 minutes
- Secondary school catchment: Vancouver Technical Secondary School - walk distance 13 minutes
- Plus – how convenient! - easy walk distance to renown Boat Daycare!

Seize the opportunity to build your perfect dream home!

2017 Gross Taxes \$4,789

Lot Size 33' x 122'

Corner lot bordered on two sides by John Hendry Park

RS 1

Private setting

Prime park frontage, Trout Lake location

Asking \$1,398,000

This property is shown by appointment only



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