

Premium Kitsilano, Charming Character Cutie!



Easy access to top schools, recreation, YVR, UBC...
This is *prime* heart-central Vancouver West!



Marketing by Judith Meisen BuyVancouver

Active

R2306172

Board: V

House/Single Family

2820 W 13TH AVENUE

Vancouver West

Kitsilano

V6K 2T7

Residential Detached

\$1,898,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size: **122**

Lot Area (sq.ft.): **4,026.00**

Flood Plain:

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): **33.00**

Bedrooms: **2**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

Original Price: **\$1,898,000**

Approx. Year Built: **1926**

Age: **92**

Zoning: **RS 5**

Gross Taxes: **\$7,494.29**

For Tax Year: **2018**

Tax Inc. Utilities?: **Yes**

P.I.D.: **011-477-199**

Tour:

View: :

Complex / Subdiv:

Services Connected: **Community**

Style of Home: **1 1/2 Storey**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcony(s)**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: **1**

Parking: **Carpport; Single**

Parking Access: **Rear**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Softwood**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Legal: **PL VAP4587 LT 10 BLK F DL 540 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1" x 14'	Below	Office	12'4" x 10'6"			x
Main	Kitchen	14'7" x 11'1"	Above	Attic	29' x 12'			x
Main	Dining Room	10'8" x 10'8"						x
Main	Master Bedroom	10'9" x 10'1"						x
Main	Family Room	12'3" x 10'9"						x
Below	Living Room	15'1" x 13'4"						x
Below	Kitchen	9'1" x 4'7"						x
Below	Bedroom	10'11" x 9'1"						x
Below	Laundry	13'5" x 11'3"						
Below	Utility	11'3" x 4'2"						

Finished Floor (Main):	972	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	377	# of Kitchens:	2	1		Main	3	No	Barn:
Finished Floor (Below):	554	# of Levels:	3	2		Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3					Pool:
Finished Floor (Total):	1,903 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5					Door Height:
Unfinished Floor:	233	Basement: Full		6					
Grand Total:	2,136 sq. ft.			7					
				8					

Listing Broker(s): **Macdonald Rlty J Meisen BuyVan**

Cute character with back lane access offering move-in, holding or new build opportunities! Hot Kitsilano location, with central easy access to transportation, best schools, UBC, recreation, YVR & Downtown. 2018 Land Assessment \$2,430! Don't snooze on this one!

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2820 W 13TH AVENUE, VANCOUVER

TOTALS*	
Main Floor (finished):	972 sq.ft.
Lower Level (finished):	554 sq.ft.
TOTAL FINISHED:	1,526 sq.ft.
Lower Level (unfinished):	233 sq.ft.
TOTAL UNFINISHED:	233 sq.ft.
TOTAL*:	1,759 sq.ft.

RESTRICTED HEADROOM AREAS:	
Attic Level**:	377 sq.ft.
Office/Den** (on Lower):	145 sq.ft.

* Exclude(s) restricted headroom areas
** Restrictred headroom area

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2820 West 13th Avenue, Vancouver



Central

Best Schools

Bike to UBC

This cute Kitsilano character's charming street appeal is obvious! Located in a prime central Kitsilano location, it enjoys easy access and transportation to top schools, UBC, the Downtown core and parks and recreation. The flexible and comfortable layout offers great accommodation for a growing young family. The living room has a wood-burning fireplace, the country kitchen is spacious with eating-area, and the charming family room is off a pretty balcony sitting area with garden outlooks. The dining room could easily serve as a 2nd main floor bedroom and the attic offers the perfect teenager bedroom haven. Downstairs could easily serve as a guest area with bedroom, full 4-piece bathroom, sitting area and small kitchenette. Additionally, adjacent is a small office area with separate entrance. Well-maintained, some of the features include newer dishwasher, refrigerator, hi-efficiency gas forced air furnace with heat pump, and a 6-month Hot Water Tank. Most windows on the main floor and balcony doors in the family room have been updated. This 33 x 122 lot has lane access to a single carport.

2018 Gross Taxes \$7,494.29

Approximate Year Built 1926

Kits Character, 3 BR's, 4 Bath., cozy farm style kitchen, family room

Single carport from lane entrance

1903 finished sq. ft. per Vancouver Realtor Support Group Inc. measurements

Prime Vancouver West Location

2018 Land Assessment \$2,430!

Asking \$1,898,000

This property is shown by appointment



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