Premium Kitsilano, Charming Character Cutie!



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





Marketing by Judith Meisen Buy Vancouver

Active R2306172 Board: V

2820 W 13TH AVENUE

Residential Detached

Vancouver West Kitsilano V6K 2T7

\$1,898,000 (LP) (SP) M

House/Single Family

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 Original Price: **\$1,898,000** Bedrooms: Approx. Year Built: 1926 Bathrooms: Age: Full Baths: 2 Zoning: Half Baths: Gross Taxes: For Tax Year:

Dist. to School Bus:

2018 Tax Inc. Utilities?: Yes P.I.D.: 011-477-199 Tour:

RS 5

\$7,494.29

View:

Complex / Subdiv:

Services Connected: Community

Style of Home: 11/2 Storey Construction: Frame - Wood Exterior: Wood Foundation: **Concrete Perimeter**

Rain Screen: Reno. Year: R.I. Plumbing: Renovations: # of Fireplaces: 1 R.I. Fireplaces:

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 Access: Rear Parking: Carport; Single

Dist. to Public Transit:

Title to Land: Freehold NonStrata

Property Disc.: Yes PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish: Softwood

PL VAP4587 LT 10 BLK F DL 540 LD 36 _egal:

Amenities:

Site Influences: Central Location, Lane Access, Recreation Nearby ClthWsh/Dryr/Frdg/Stve/DW

Floor	Type	Dime	nsions	Floor	Type	Dim	ensions	Floor	Ту	ре	Dimensions
Main	Living Room	14'1'	c 14'	Below	Office	12'4	x 10'6				x
Main	Kitchen	14'7'	c 11'1'	Above	Attic	29	' x 12'				x
Main	Dining Room		t 10 '8				X				х
Main	Master Bedroo						X				X
Main	Family Room	12'3					X				Х
Below	Living Room	15'1 >					X				X
Below	Kitchen	9'1 :					X				Х
Below	Bedroom	10'11 >					X				x
Below Below	Laundry Utility	13'5 : 11'3 :					X				
below	Othicy	113	4 2				X				
Finished Floor	(Main):	972	# of Roor	ns: 12			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor		377	# of Kitch	nens: 2			1	Main	3	No	Barn:
Finished Floor		554	# of Leve	ls: 3			2	Below	4	No	Workshop/Shed:
				authorized Suite			3				Pool:
Finished Floor	(Total):	1,903 sq. ft.		nt. Height:			4				Garage Sz:
				asement: 0	Beds not in E	Basement: 2	5				Door Height:
Unfinished Flo		233	Basement	:: Full			6				_
Grand Total:		2,136 sq. ft.					7				

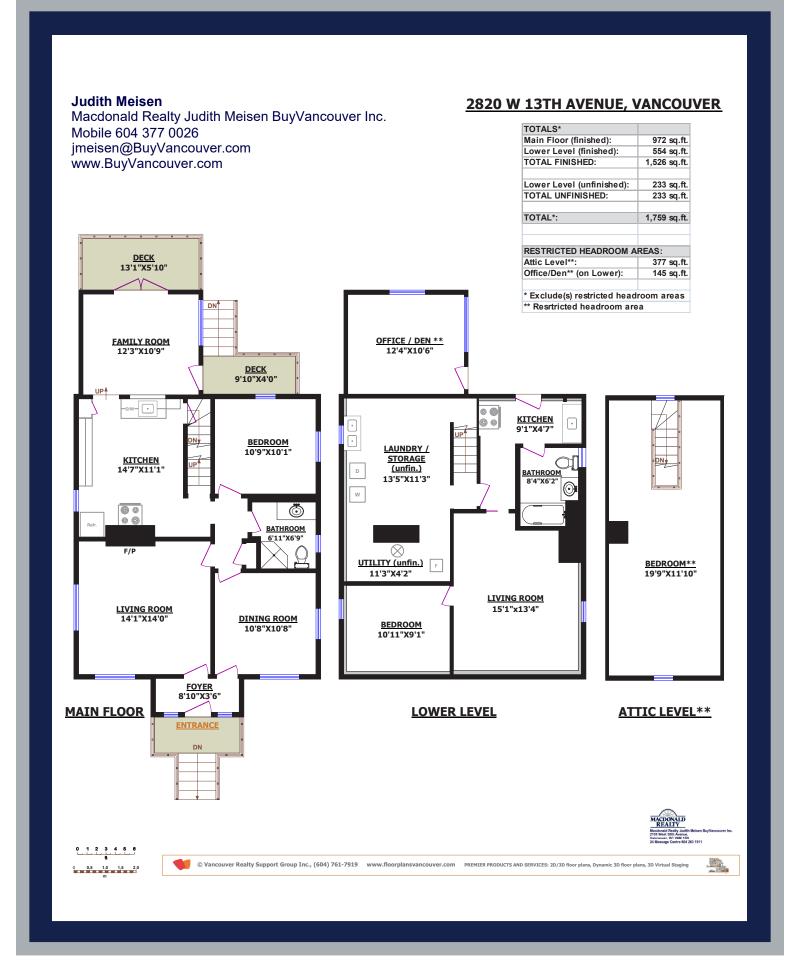
Listing Broker(s): Macdonald RIty J Meisen BuyVan

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!

JUDITH MEISEN

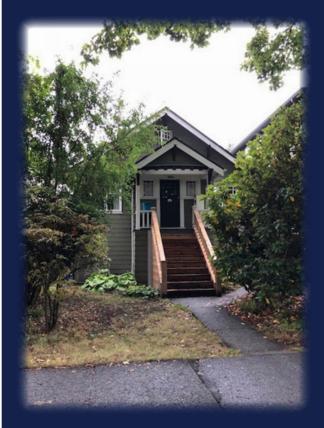
Macdonald Realty Judith Meisen BuyVancouver Inc. jmeisen@BuyVancouver.com www.BuyVancouver.com M +1 604 377 0026 O +1 604 263 1911





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

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





JUDITH MEISEN

Macdonald Realty Judith Meisen BuyVancouver Inc. jmeisen@BuyVancouver.com www.BuyVancouver.com M +1 604 377 0026

O +1 604 263 1911