

Presented by:  
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Vancouver West, Point Grey

**MLS# V965350**

Residential Detached

**4118 W 13TH AV, V6R 2T6**

**Active**



List Price: **\$2,900,000**

Complex/Subdiv:

Frontage:	<b>55.00 ft</b>	Bedrooms:	<b>6</b>	PID:	<b>008-066-639</b>
Depth/Size:	<b>121.93</b>	Bathrooms:	<b>6</b>	Type:	<b>House/Single Family</b>
Lot Area SqFt:	<b>0.00</b>	Full Baths:	<b>6</b>	Approx Yr Blt:	<b>1990</b>
Rear Yard Exp:	<b>S</b>	Half Baths:	<b>0</b>	Age at List Date:	<b>22</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:		Taxes:	<b>\$9,597 (2012)</b>
Flood Plain:		Zoning:	<b>RS-1</b>		

View:

Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home:	<b>2 Storey w/Bsmt.</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Lane</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Double</b>		
Exterior:	<b>Stucco</b>	R/I Plumbing:		Dist to School Bus:	
Rainscreen:		Dist to Public Trans:		Possession:	
Type of Roof:	<b>Other</b>	Reno Year:		Title to Land:	<b>Freehold NonStrata</b>
Renovations:		City/Municipal:		Seller's Interest:	<b>Registered Owner</b>
Flooring:	<b>Wall/Wall/Mixed</b>	R/I Fireplaces:		Mortgage Info:	<b>\$0</b>
Water Supply:	<b>City/Municipal</b>	Property Disclosure:	<b>N - CHECK WITH LISTING REALTOR</b>	Out Buildings:	
Heat/Fuel:	<b>Hot Water, Natural Gas</b>				
No. of Fireplaces:	<b>3</b>				
Fireplace Fuel:	<b>Gas - Natural</b>				
Outdoor Area:	<b>Balcony(s), Patio(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>N</b>				
Fixt Removed:					

Legal: **PL VAP5467 LT 5 BLK 174 DL 540 LD 36 OF LOT 3.**

Amenities:

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Oven-Built In, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 14'	Bsmt	Recreation Room	18' X 16'			X
Main F.	Dining	14' X 13'	Bsmt	Bedroom	11' X 10'			X
Main F.	Kitchen	14' X 13'	Bsmt	Bedroom	11' X 11'			X
Main F.	Nook	11' X 10'	Bsmt	Laundry	0' X 0'			X
Main F.	Family Room	18' X 13'	Bsmt	Other	10' X 9'			X
Main F.	Den	11' X 11'						X
Above	Master Bedroom	14' X 14'						X
Above	Bedroom	11' X 10'						X
Above	Bedroom	14' X 10'						X
Above	Bedroom	11' X 10'						X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,726**  
 Finished Floor Up SqFt: **1,268**  
 Finished Floor Down: **0**  
 Finished Floor Bsmt SqFt: **1,010**  
 Total Finished Floor SqFt: **4,004**

Total # Rooms: **15**  
 # Kitchens: **1**  
 Finished Levels: **3**  
 Crawl/Bsmt Height:  
 Basement Area: **Fully Finished**

**Bathrooms:**

1 **4 Piece; Ensuite: N; Level: Main F.**  
 2 **4 Piece; Ensuite: Y; Level: Above**  
 3 **4 Piece; Ensuite: Y; Level: Above**  
 4 **4 Piece; Ensuite: Y; Level: Above**  
 5 **4 Piece; Ensuite: Y; Level: Above**  
 6 **4 Piece; Ensuite: N; Level:Bsmt**  
 7  
 8

Unfinished Floor: **0**  
 Grand Total Floor Area: **4,004**

Listing Broker(s) **RE/MAX Margaret Leung Realty**

**Well designed family home built under the old by-laws offering cross-hall entertainment sized living and dining rooms. Bright big family room with gas fireplace. Kitchen with eating area. Sumptuous master bedroom with full ensuite and 3 other bedrooms up all ensuited. Lower level finished with large recreation room and 2 more bedrooms. High ceiling, hotwater heat, south-facing private backyard and 2-car garage with storage area. All these on a beautiful 55'x122' lot. House in original condition awaits your renovation ideas. Great location. Lord Byng and Queen Elizabeth Elementary Schools catchment.**