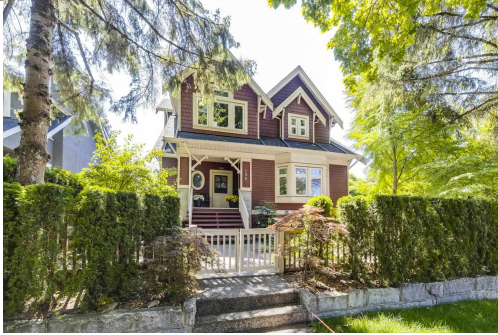




Presented by:
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Active **196 W 13TH AVENUE** Residential Attached
R2605771 Vancouver West **\$1,565,000 (LP)**
 Board: V Mount Pleasant VW (SP)
 Townhouse V5Y 1V7



Sold Date: If new, GST/HST inc?: Original Price: **\$1,565,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2005**
 Frontage(feet): Bathrooms: **2** Age: **16**
 Frontage(metres): Full Baths: **2** Zoning: **RT-6**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,832.64**
 Sq. Footage: **0.00** For Tax Year: **2020**
 Flood Plain: P.I.D.: **026-298-821** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Carport; Single**
 Exterior: **Stone, Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: **Partly** Reno. Year: **2021** Fixtures Leased: :
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **None** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Radiant** R.I. Plumbing: Floor Finish: **Hardwood, Mixed**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 2, PLAN BCS1326, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**
 Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,261	Units in Development: 4	Tot Units in Strata: 4	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: self-managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$374.16	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Water		
Finished Floor (Total): 1,261 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,261 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'11 x 14'1	Main	Porch (enclosed)	10'5 x 4'9	1	Main	4	Yes
Main	Dining Room	16'10 x 8'			x	2	Main	4	No
Main	Kitchen	12'2 x 9'3			x	3			
Main	Master Bedroom	14'2 x 13'2			x	4			
Main	Walk-In Closet	4'11 x 5'4			x	5			
Main	Bedroom	10' x 10'6			x	6			
Main	Bedroom	7'11 x 8'3			x	7			
Main	Foyer	6' x 7'6			x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

Gorgeous one level 3 bedroom 2 bathroom heritage style townhome in sought after tree lined City Hall neighborhood. This large craftsman corner residence has open layout with loads of windows offering an abundance of natural light. Updates include 2020 brand new state of the art kitchen with corian countertops, chevron marble backsplash, Bertazzoni wall oven, Fisher Paykel 5 burner gas cooktop, industrial hood fan. New flooring. Custom built-in pantry and cabinets. Superior quality workmanship throughout this home. Features radiant floor heat, high ceiling, bay windows, leaded stained glass. Private large front yard and deck. 1 parking with EV charger. Great convenient location within steps to the skytrain, shops, restaurants, parks and schools. Perfect for family or downsizer.