



Presented by:
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Active
R2511098

185 W 13TH AVENUE

Residential Attached

Board: V
 Townhouse

Vancouver West
 Mount Pleasant VW
 V5Y 1V8

\$1,188,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$1,188,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1985**
 Depth / Size (ft.): Bedrooms: **2** Age: **35**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RT-6**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,507.89**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$192.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **002-835-223**
 Mgmt. Co's Name: **SELF MANAGED** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **Yes: MOUNTAINS FROM TOP DECK**
 Complex / Subdiv:
 Services Connected: **Electricity, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Stucco			Locker:
Foundation: Concrete Perimeter	Reno. Year: 2015	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 4	Total Units in Strata: 4
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Wood	# of Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Electric		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening**
 Legal: **STRATA LOT 2, PLAN VAS1539, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 111/407 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 11'6			x			x
Main	Dining Room	9'11 x 9'10			x			x
Main	Kitchen	9'0 x 5'11			x			x
Above	Master Bedroom	13'11 x 11'8			x			x
Above	Walk-In Closet	6'8 x 5'11			x			x
Above	Storage	6'11 x 3'8			x			x
Below	Bedroom	12'8 x 11'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 493	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 472	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below): 282	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,247 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Crawl			6				
Grand Total: 1,247 sq. ft.				7				
				8				

Listing Broker(s): **Stilhavn Real Estate Services**

You are sure to fall in love with this classic heritage-style, 1247 sqft, 2 bed, 2 bath townhome situated on a perfect tree lined street in Mount Pleasant West. Featuring renovated kitchen and bathrooms, hardwood floors, cozy woodburning fireplace, garden patio off of the dining room complete with your own beautiful maple tree perfect for the BBQ, and large master bedroom with walk through closet and great ensuite. The top floor has another large bedroom with a lovely mountain view deck. Lots of insuite storage and one parking included. Well looked after, small strata with friendly neighbours and pets welcome. Very central location within easy walk of both Main and Cambie St shopping and restaurants, Canada Line and minutes to Downtown.