

*Super Charming!*

**551 East 12th Avenue, Vancouver**  
5 beds, 3 baths - House/Single Family



# Katayoon Webb

RE/MAX Crest Realty (Westside)

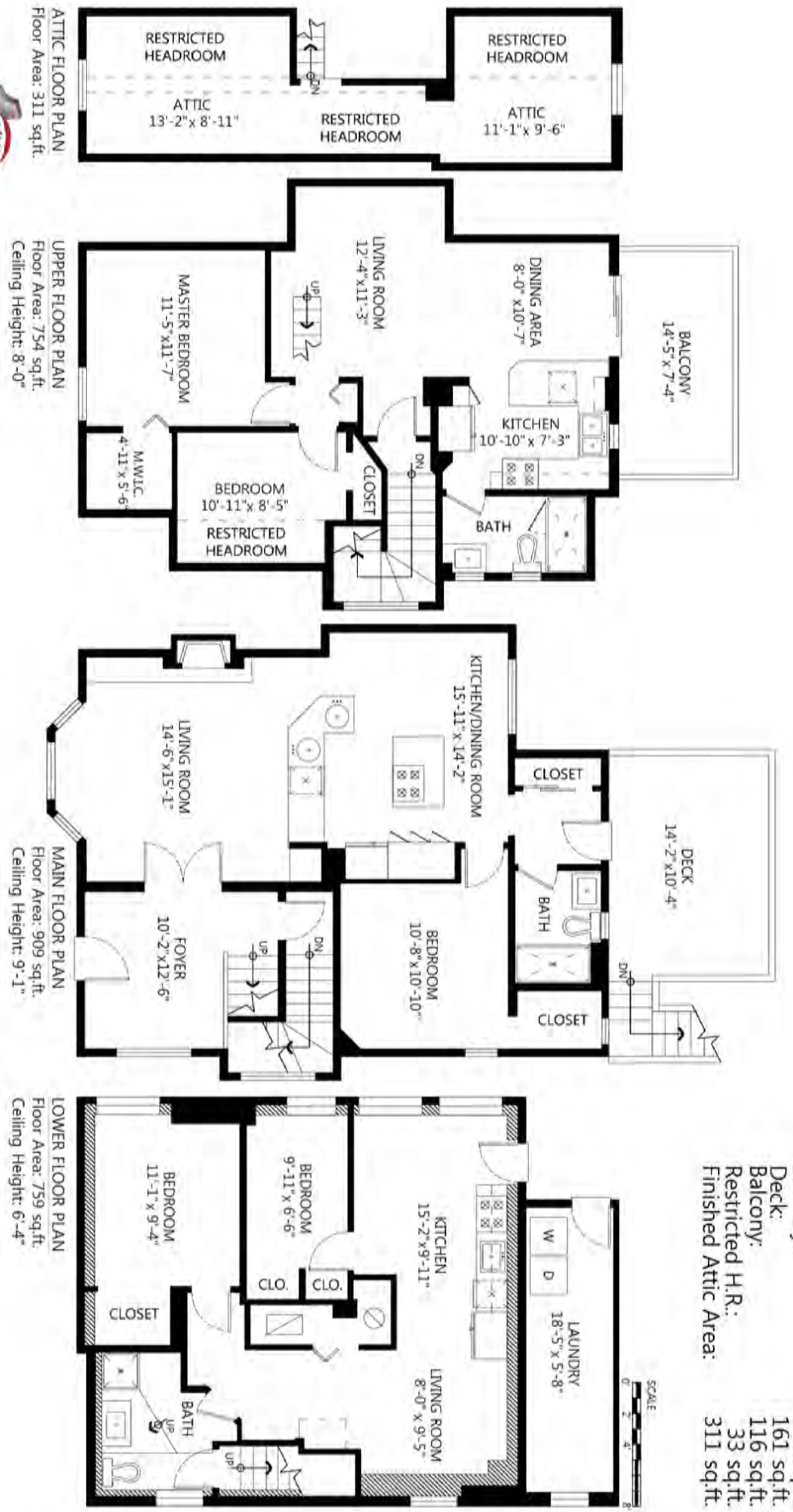
604-315-8715  
homes@katayoonwebb.com  
http://www.katayoonwebb.com



**Katayoon Webb**  
YOUR FRIENDLY REALTOR  
604.315.8715  
www.katayoonwebb.com homes@katayoonwebb.com

**551 E 12th Avenue,  
Vancouver, B.C.**

Main Floor:	909 sq.ft.
Upper Floor:	754 sq.ft.
Lower Floor:	759 sq.ft.
<b>Total:</b>	<b>2,422 sq.ft.</b>
Laundry:	119 sq.ft.
Deck:	161 sq.ft.
Balcony:	116 sq.ft.
Restricted H.R.:	33 sq.ft.
Finished Attic Area:	311 sq.ft.



Crest Realty Westside

The floor plan is not suitable for architectural/construction, square footage method ANSI Z765 used & it covered under L&C



**EXCELSIOR**  
MEASURING

**Pixlink**  
SOLUTIONS  
604-639-5434  
WWW.PIXLINK.COM



# Good Investment!

## 551 East 12th Avenue, Vancouver

5 beds, 3 baths - House/Single Family



**Price:** \$1,100,000  
**Type:** House  
**Beds:** 5  
**Baths:** 3  
**Built:** 1922  
**Size:** 2,422 sqft  
**Lot:** 4,026 Sq.Ft.  
**Taxes:** \$4,620 (2015)

**Katayoon Webb**  
 RE/MAX Crest Realty (Westside)  
 604-315-8715  
 homes@katayoonwebb.com  
<http://www.katayoonwebb.com>



Vancouver, Mount Pleasant VE  
 551 East 12th Avenue, V5T 2H6

MLS# R2026780  
 \$1,100,000

Residential Detached  
 Active



Complex/Subdiv: **MOUNT PLEASANT**  
 Frontage: **33.00** Bedrooms: **5** PID: **005-130-778**  
 Depth/Size: **122** Bathrooms: **3** Approx Yr Blt: **1922**  
 Lot Area SqFt: **4026** Half Baths: **0**  
 Rear Yard Exp: **North** Full Baths: **3**  
 Taxes: **\$4,620 (2015)**  
 Type: **House/Single Family**  
 View: **Yes**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **1**  
 Construction: **Frame - Wood** Parking Access: **Lane,Rear**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Add. Parking Avail.,Garage; Single,Open**  
 Exterior: **Mixed**  
 Rainscreen: Dist to Public Trans: Dist to School Bus: **1/2**  
 Type of Roof: **Asphalt** Possession:  
 Reno Year: **0** Title to Land: **Freehold NonStrata**  
 Flooring: **Hardwood,Mixed,Tile** Seller's Interest:  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Forced Air,Natural Gas** Property Disclosure: **Y**  
 No. of Fireplaces: **1** Outdoor Area: **Fenced Yard,Patio(s) & Deck(s),Sundeck(s)**  
 Fireplace Fuel: **Wood** Units in Development: **0** Total Units in Strata: **0**  
 Locker: Property Disclosure: **Y**  
 Mngmt Co: Maint Fee: **\$0.00**  
 Mngmt Ph:

Maint Charge Incl:  
 Legal: **PL VAP442 LT 18 BLK 156 DL 264A LD 36**  
 Amenities: **Shared Laundry**  
 Site Influences: **Central Location,Lane Access,Private Setting,Recreation Nearby,Shopping Nearby**  
 Features Incl: **CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 15'1	Above	Attic	11'1 x 9'6			x
Main	Kitchen	15'1 x 14'2	Above	Attic	13'2 x 8'11			x
Main	Bedroom	10'8 x 10'10	Below	Living Room	8' x 9'5			x
Main	Foyer	12'6 x 10'2	Bsmt	Kitchen	15'2 x 9'11			x
Main	Patio	10'4 x 14'2	Bsmt	Bedroom	9'11 x 6'6			x
Above	Living Room	12'4 x 11'3	Below	Bedroom	11'1 x 9'4			x
Above	Dining Room	8'0 x 10'7	Below	Laundry	18'5 x 5'8			x
Above	Kitchen	10' x 7'3	Above	Bedroom	10'11 x 8'5			x
Above	Master Bedroom	11'5 x 11'7						x
Above	Patio	14'5 x 7'4						x

Total Floor Area: **2,422 sqft** Bathrooms  
 Total # Rooms: **18** 1 3 Piece; Ensuite: N; Level: Main  
 Finished Levels: **3** 2 3 Piece; Ensuite: N; Level: Below  
 Basement: **Fully Finished** 3 3 Piece; Ensuite: N; Level: Above  
 Restricted Age: 4  
 # Pets / Cats; Dogs: 5  
 Virtual Tour URL: <http://www.pixilink.com/tours/78144> 6  
 7  
 8

Super charming west of Fraser Mount Pleasant solid home on 33X122 with a back lane! This character home with great bones, offers 3 open concept suites which are adorned with the original HW floors, exposed bricks, stain glass, and a unique staggered Italian solid wood steps to a fully finished sleeping loft! 2 awesome size decks with view of N.shore mountains & DT & a fully fenced/hedged front and back yard with one of Vancouver's oldest and largest cherry trees, just awaiting the spring blossoms! Both Main and upper suites have renovated kitchens and baths with all the jazz. Wood burning fireplace on main and gas hook up for BBQ on both decks. The natural light is amazing with skylights both on main and the upper level. Don't let the address fool you, it is quiet inside the home with mostly newer double glazed windows. Come in & be delighted!

The enclosed information while deemed to be correct, is not guaranteed.  
 If your home is listed with another broker, this is not intended as a solicitation.

professional real estate photos by pixilink  
 this feature sheet was made online at [www.pixilink.com](http://www.pixilink.com)