



Presented by:
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Active
R2386211

Board: V
1/2 Duplex

846 W 13TH AVENUE

Vancouver West
Fairview VW
V5Z 1P2

Residential Attached

\$1,798,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,798,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1981
Depth / Size (ft.):	Bedrooms: 2	Age: 38
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RM-4
Flood Plain:	Full Baths: 2	Gross Taxes: \$5,894.58
Council Apprv?: No	Half Baths: 1	For Tax Year: 2018
Exposure: South	Maint. Fee: \$0.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 002-693-330
Mgmt. Co's Name: SELF		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv:		
Services Connected: Community, Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Single, Garage; Single		
Exterior: Wood			Locker: N
Foundation: Concrete Perimeter	Reno. Year: 2019	Dist. to Public Transit: 1.5 BLOCKS	Dist. to School Bus: 4.5 BLOCKS
Rain Screen: No	R.I. Plumbing:	Units in Development: 2	Total Units in Strata: 2
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Wood	# of Fireplaces: 2	Fixtures Leased: No	
Fuel/Heating: Baseboard, Forced Air		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s),		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc:
Legal: **STRATA LOT 1, PLAN VAS1070, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 5180/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	17'6 x 5'7			x			x
Main	Living Room	17'10 x 19'7			x			x
Main	Dining Room	12'6 x 10'11			x			x
Main	Kitchen	13'7 x 9'4			x			x
Main	Family Room	17'7 x 11'7			x			x
Above	Master Bedroom	17'11 x 12'4			x			x
Above	Master Bedroom	14'10 x 13'6			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,099	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 807	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: NR	Cats: Yes	Dogs: Yes	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,906 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Crawl			6				
Grand Total: 1,906 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

This BRIGHT, 1906sqft HALF DUPLEX is in the heart of Fairview w/easy access to shops, transit, & VGH! Located on a QUIET, tree-lined street, this property aims to please with VAULTED CEILINGS, 4 outdoor areas, single garage & parking pad, & TWO MASTER BEDROOMS; both with large ensuite & closets. Others have added 3RD BEDROOM upstairs. Light floods this home thru many skylights. The main level welcomes with XL sunken living room w/fireplace & access to front yard/patio. The large dining room is perfect for summer dining! A powder rm is on main floor & full crawl space. The kitchen is large, bright, & has 2nd fireplace w/access to back deck. Upstairs, there are 2 Master bedrooms, each with ensuite & one w/ XL sundeck. NO FEES! This is a must see! OPEN HOUSE: July 6: 2-4pm & 7th: 11-12:30pm