

Presented by:

Kelly Golby

TRG-The Residential Group Rlty

Phone: 604-218-5504

kelly@kellygolby.com



Active
R2115769

Board: V
Townhouse

39 E 13TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 2K2

Residential Attached

\$1,550,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,550,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2014**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM4**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,289.13**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2016**
 Exposure: **South** Maint. Fee: **\$250.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **029-259-452**
 Mgmt. Co's Name: **SELF MANAGED** Tour: _____
 Mgmt. Co's Phone: _____
 View: **Yes: PARTIAL WATER, CITY VIEW**
 Complex / Subdiv: **THE MANHATTAN**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: 3 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: DetachedGrge/Carport, Garage; Single	Locker: Y	Dist. to School Bus: 1
Exterior: Stucco, Wood	Dist. to Public Transit: 1	Units in Development: 4	Total Units in Strata: 4
Foundation: Concrete Slab	Reno. Year: _____	Title to Land: Freehold Strata	Seller's Interest: Registered Owner
Rain Screen: Full	R.I. Plumbing: No	Property Disc.: Yes	Fixtures Leased: No
Renovations: _____	R.I. Fireplaces: _____	Fixtures Rmvd: No	Floor Finish: Wall/Wall/Mixed
Water Supply: City/Municipal	# of Fireplaces: 1		
Fireplace Fuel: Gas - Natural			
Fuel/Heating: Geothermal, Natural Gas, Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Rooftop Deck			
Type of Roof: Asphalt, Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Sewer**
 Legal: **PL EPS1430 LT 3 DL 302 LD 36 SL AS SHOWN ON FORM A OR V AS**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'11 x 8'9			x			x
Main	Kitchen	9'4 x 8'2			x			x
Main	Living Room	12'8 x 12'5			x			x
Main	Mud Room	3' x 2'6			x			x
Above	Bedroom	12'5 x 11'2			x			x
Above	Bedroom	13' x 9'11			x			x
Above	Laundry	3' x 2'8			x			x
Above	Master Bedroom	12'5 x 12'5			x			x
Above	Walk-In Closet	9'11 x 6'2			x			x
Below	Utility	6' x 7'			x			x

Finished Floor (Main): 516	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 536	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 466	# of Pets:	Cats:	Dogs:	3	Above	5	Yes	Pool:
Finished Floor (Total): 1,518 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 33	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 1,551 sq. ft.	Basement: Partly Finished			6				
				7				
				8				

Listing Broker(s): **TRG-The Residential Group Rlty**

Location!! In the heart of Mount Pleasant & Main Street, this 3 bed/3 bath townhouse offers exceptional quality throughout. The kitchen boasts Viking appliances with a natural gas range. This 3 level home comes with Geothermal, in floor radiant heating, triple glazed windows, 1 parking and 1 storage locker. All 3 bedrooms are generous in size. The master suite is on its own floor and offers a vaulted ceiling, large walk in closet, a spa-like bathroom and its own balcony. The under lit stairs go all the way to your spacious roof top patio that is equipped with a natural gas hook up, cable, CAT5 and power. The main floor living room has French doors that open out to an 12'x12' patio. Balance of 2/5/10 Home Warranty.