



NEIGHBORHOOD HIGHLIGHTS

- Elementary School
- Florence Nightingale Elementary
- High School
- Sir Charles Tupper Secondary
- French Immersion
- Laura Secord Elementary
- Vancouver Technical Secondary
- WALK SCORE: 92**
- BIKE SCORE: 85**
- TRANSIT SCORE: 71**

604 EAST 13th AVENUE


3 BED, 2 BATH, 1065 SQ. FT.

Live in the treetops surrounded by nature in this top floor, renovated 3-bedroom triplex unit. Building has new back decks (2022), roof (2018) and updated windows (this unit triple pane 2018). The flexible layout of this top floor home has a larger master bedroom with ensuite, a second bedroom, full bathroom and a 3rd room that can be opened to expand the main living area, closed off as a nursery, or easily converted back into an enclosed 3rd bedroom. The kitchen includes a butcher block counter (2022), S/S Bosch dishwasher (2022) and a view over Robson Park. Nestled between Main St. & Fraser St., close to the new Broadway line, and fantastic Fraserhood restaurants. 1 parking and 1 locker included.

\$1,098,000

Keith Roy
AND ASSOCIATES

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RE/MAX


 Keith Roy PREC


 Taryn Lees


 Greg Dent

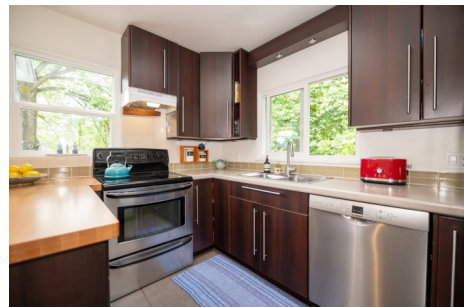

 Sarah Hopkins

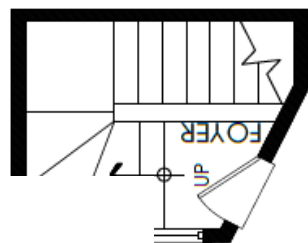
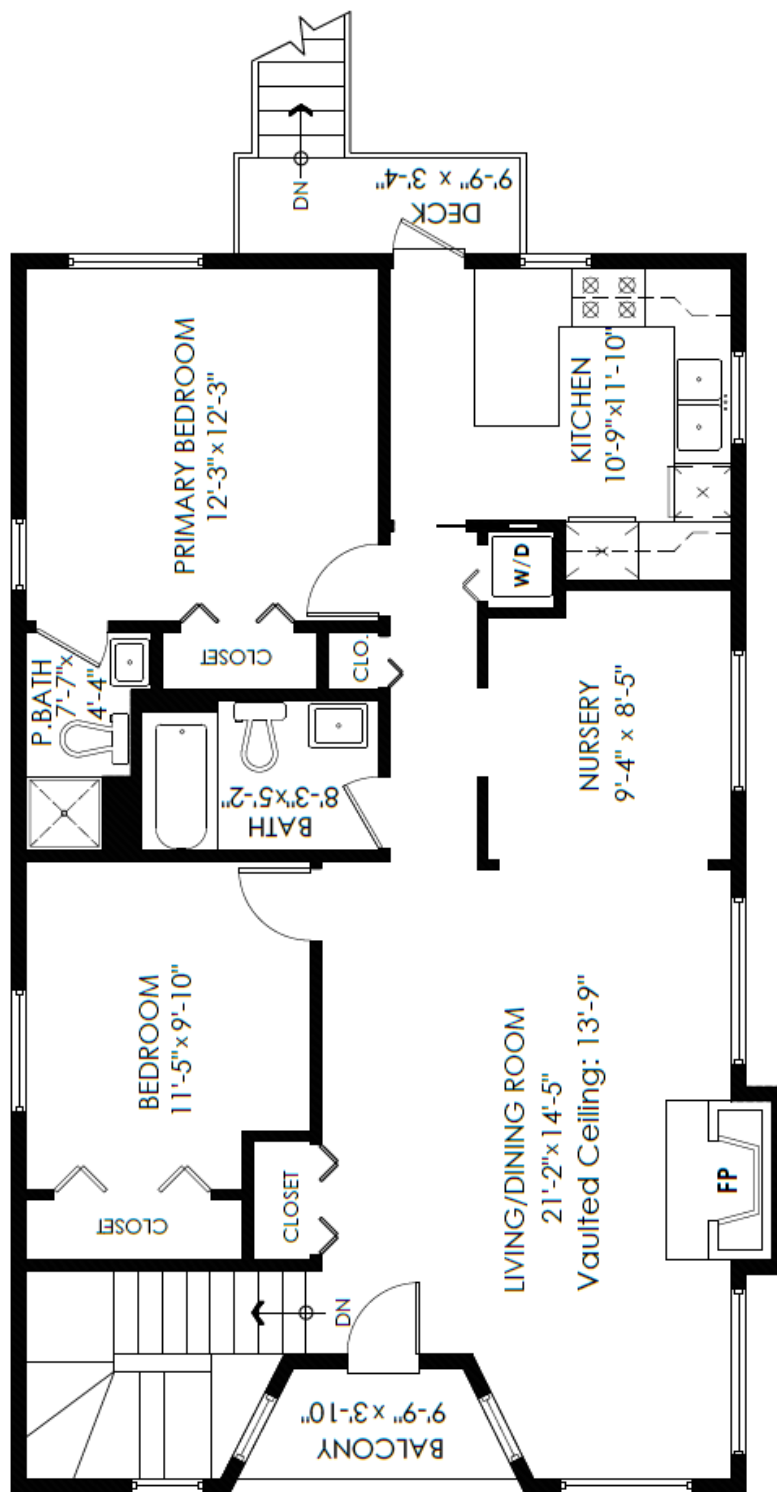

 Greg Andruff PREC


 Emma Hamel

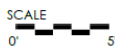
604 EAST 13th AVENUE

View additional photos & 3D Tour at www.KeithRoy.com





Floor Area:	1,065 sq.ft.
Deck:	33 sq.ft.
Balcony:	30 sq.ft.
Total Extras:	63 sq.ft.
Ceiling Height:	8'-0"





Presented by:
Keith Roy PREC*

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Active
R2780498
Board: V
Townhouse

604 E 13TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 2L1

Residential Attached
\$1,098,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,098,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 2	Age: 41
Frontage(metres):	Full Baths: 2	Zoning: RT-5
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,824.87
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 004-082-524	Tax Inc. Utilities?: No
View: Yes : Park & Mountain Views		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access: **Side**
Parking: **Open**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Mounted book rack in 2nd bedroom**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 3, PLAN VAS1092, DISTRICT LOT 264A, 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, Storage**

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

Finished Floor (Main): **1,065**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,065 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,065 sq. ft.**

Units in Development: **3**
Exposure: **North, West**
Mgmt. Co's Name: **SELF MANAGED - NON-CONFORMING**
Maint Fee: **\$255.61**
Maint Fee Includes: **Garbage Pickup, Gardening, Sewer, Water**

Tot Units in Strata: **3** Locker: **Yes**
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1** # of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age:
of Pets:
Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **CITY APPROVAL REQUIRED**

Floor	Type	Dimensions
Main	Living Room	21'2 x 14'5
Main	Kitchen	10'9 x 11'10
Main	Primary Bedroom	12'3 x 12'3
Main	Bedroom	11'5 x 9'10
Main	Bedroom	9'4 x 8'5
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	Yes
3			
4			
5			
6			
7			
8			

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