

## 947 East 13<sup>th</sup> Avenue Offered at \$1,998,000

Mt. Pleasant home, duplex-zoned (RT5), with lane access. Revenue property (\$3,958.50/month) needing some TLC. Offering approximately 2,225 sq. ft. of living space on a 4,025 sq. ft. property, this is perfect for redevelopment or renovation. Close to transportation, shopping, and Vancouver's incredible neighbourhood of Main Street and Commercial Drive. Don't miss this opportunity.



**ERIC CHRISTIANSEN**  
GROUP  
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**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2795033**  
 Board: V  
 House/Single Family

**947 E 13TH AVENUE**  
 Vancouver East  
 Mount Pleasant VE  
 V5T 2L7

Residential Detached  
**\$1,998,000 (LP)**  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet): **33.00**  
 Frontage(metres): **10.06**  
 Depth / Size: **122**  
 Lot Area (sq.ft.): **4,026.00**  
 Lot Area (acres): **0.09**  
 Flood Plain:  
 View: **Yes: mountain view**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
 Bedrooms: **6**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Rear Yard Exp: **North**  
 P.I.D.: **015-258-653**

Original Price: **\$1,998,000**  
 Approx. Year Built: **1930**  
 Age: **93**  
 Zoning: **RTS**  
 Gross Taxes: **\$6,901.67**  
 For Tax Year: **2022**  
 Tax Inc. Utilities?:  
 Tour:

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Lane**  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 18, BLOCK 173, PLAN VAP501, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT A, & PL 1771**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	856	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	514	Main	Living Room	15'0 x 11'10	Below	Laundry	7'5 x 5'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'0 x 11'0	Below	Foyer	7'0 x 8'0	Main 4
Finished Floor (Below):	856	Main	Bedroom	12'6 x 10'6			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	10'0 x 10'0			x	
Finished Floor (Total):	2,226 sq. ft.	Main	Foyer	6'6 x 3'8			x	
Unfinished Floor:	0	Main	Foyer	7'5 x 6'0			x	
Grand Total:	2,226 sq. ft.	Above	Bedroom	12'0 x 10'3			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'0 x 8'8			x	
Suite:		Above	Foyer	7'6 x 5'2			x	
Basement: None		Below	Other	16'6 x 5'6			x	
Crawl/Bsmt. Height:	# of Levels: 3	Below	Other	14'0 x 11'0			x	
# of Kitchens: 1	# of Rooms: 15	Below	Bedroom	14'3 x 11'9			x	
		Below	Bedroom	12'5 x 11'0			x	

Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE:  
 ByLaw Restrictions: PAD Rental: Maint. Fee:

Listing Broker(s): **Bellevue Realty Group**

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Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

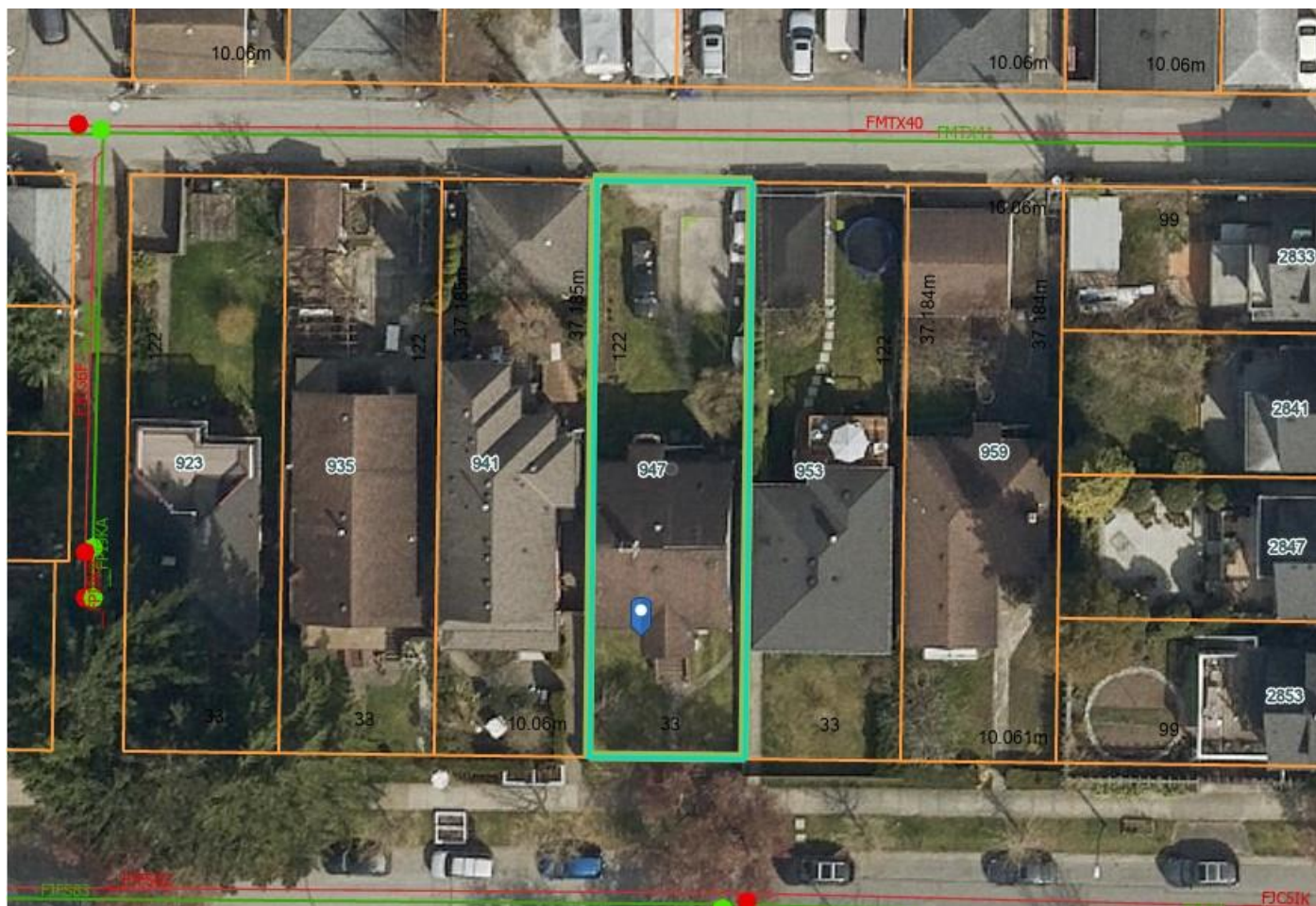
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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