

# 109 - 975 West 13th Avenue, Vancouver

\$499,900



**Prime Fairview Ground Floor** 1 bedroom with large patio located just steps from VGH and the future Oak Street Skytrain station on a quiet tree lined street. Walk into your spacious West facing home with an updated kitchen with Stainless Steel Appliances, separate dining room area, laminate flooring in the living areas & a 131 square foot private garden patio. Proactive Strata with many building upgrades. 1 parking stall and locker included. Rentals allowed and 1 Dog or Cat allowed

## KEY INFORMATION

ADDRESS: #109 - 975 West 13th Avenue

PRICE: \$499,900

AREA: Fairview

TYPE: 1 Bedroom + 1 Bathroom + Patio

SQ FT: 598 SF + 131 SF Balcony

YEAR BUILT: 1985

STRATA FEES: \$363.20



## FEATURES

VIEWS: Private Patio

PARKING: 27

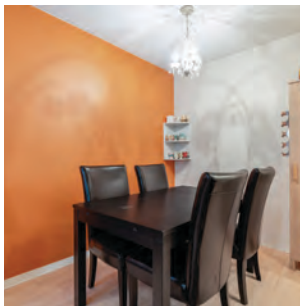
LOCKER: 4

PETS: 1 Pets

RENTAL: No Airbnb

ELEMENTARY: Emily Carr Elementary

HIGH SCHOOL: Eric Hamber Secondary



Presented by: Rennie & Associates Realty Ltd.



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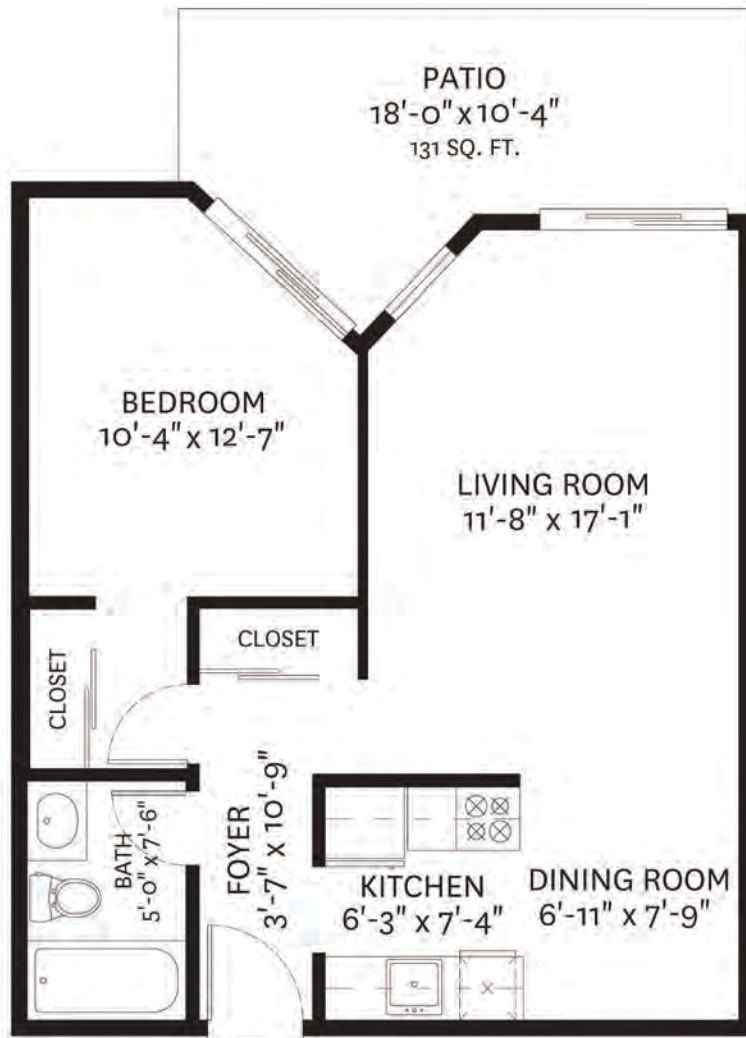


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**Finished Area: 598 SQ. FT.**

**Patio: 131 SQ. FT.**

**Total: 729 SQ. FT.**



**FLOOR PLAN**  
Ceiling Height: 8'-0"

\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.



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**Active**  
**R2569188**

Board: V  
Apartment/Condo

**109 975 W 13TH AVENUE**

Vancouver West  
Fairview VW  
V5Z 1P4

Residential Attached

**\$499,900** (LP)

(SP) 



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **West**  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$363.20**

Original Price: **\$499,900**  
Approx. Year Built: **1985**  
Age: **36**  
Zoning: **RM-3**  
Gross Taxes: **\$1,190.75**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **006-451-373**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **BAYVIEW**  
Mgmt. Co's Phone: **604-432-7774**  
View:  
Complex / Subdiv: **OAKMONT PLACE**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Ground Level Unit, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit: **NEAR**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**

Legal: **STRATA LOT 8, PLAN VAS1359, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 53/2119 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'4 x 7'4			x			x
Main	Living Room	11'8 x 17'1			x			x
Main	Dining Room	6'11 x 7'9			x			x
Main	Master Bedroom	10'4 x 12'7			x			x
Main	Patio	18' x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>598</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>598 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>598 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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