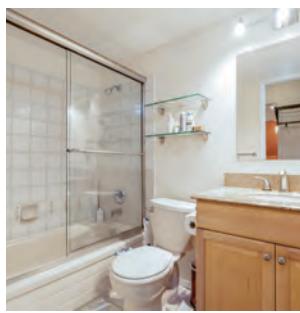
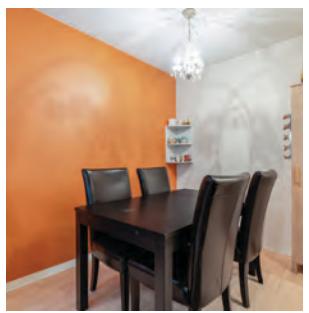


109 - 975 West 13th Avenue, Vancouver

\$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

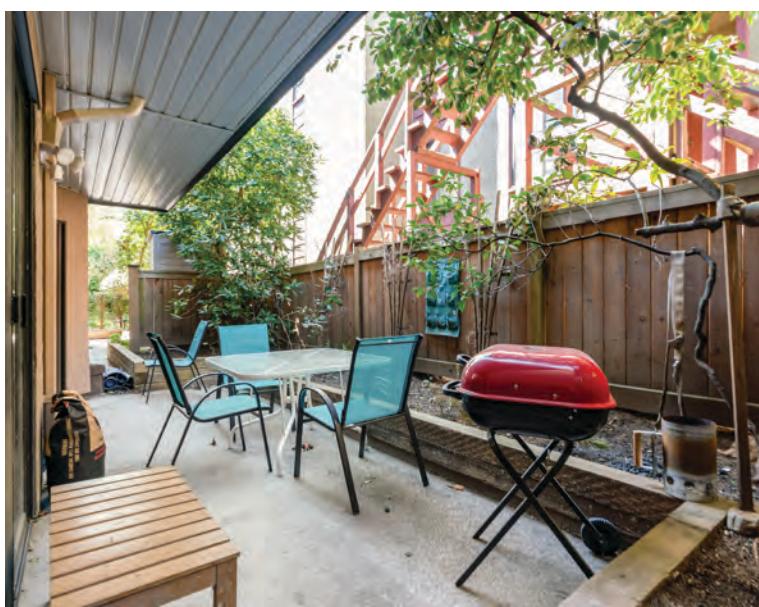
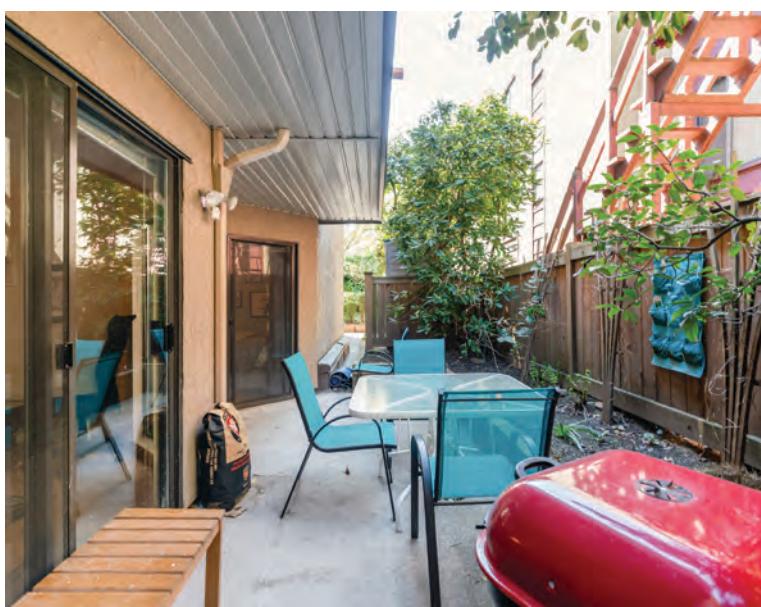
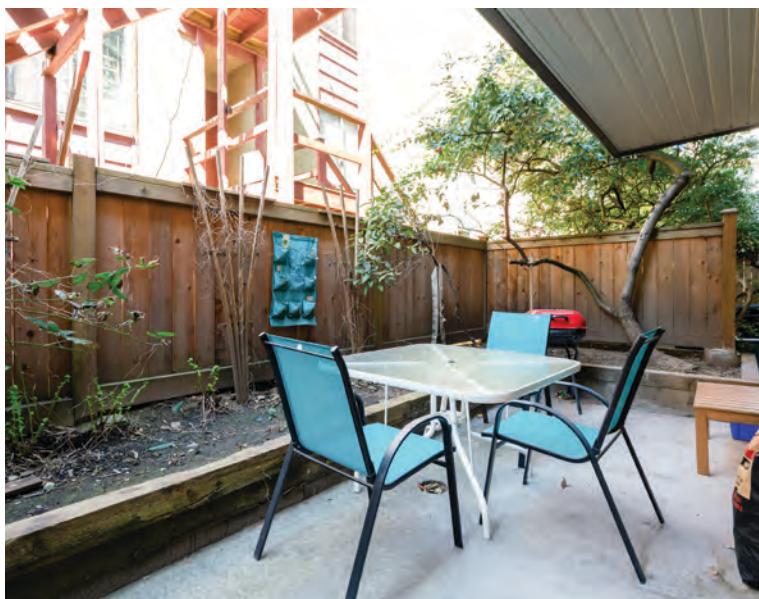
HIGH SCHOOL: Eric Hamber Secondary

Presented by: Rennie & Associates Realty Ltd.



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#109-975 West 13th Avenue, Vancouver, BC

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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Presented by:
Derek Kai PREC*

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Active
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Board: V
Apartment/Condo

109 975 W 13TH AVENUE

Vancouver West
Fairview VW
V5Z 1P4

Residential Attached

\$499,900 (LP)
(SP) 



Sold Date:	Frontage (feet):	Original Price: \$499,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1985
Depth / Size (ft.):	Bedrooms: 1	Age: 36
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-3
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,190.75
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: West	Maint. Fee: \$363.20	Tax Inc. Utilities?: No
If new, GST/HST inc?:	Mgmt. Co's Name: BAYVIEW	P.I.D.: 006-451-373
Mgmt. Co's Name:	Mgmt. Co's Phone: 604-432-7774	Tour: Virtual Tour URL
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**

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

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

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

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REA Full Public

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

04/20/2021 08:51 PM



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