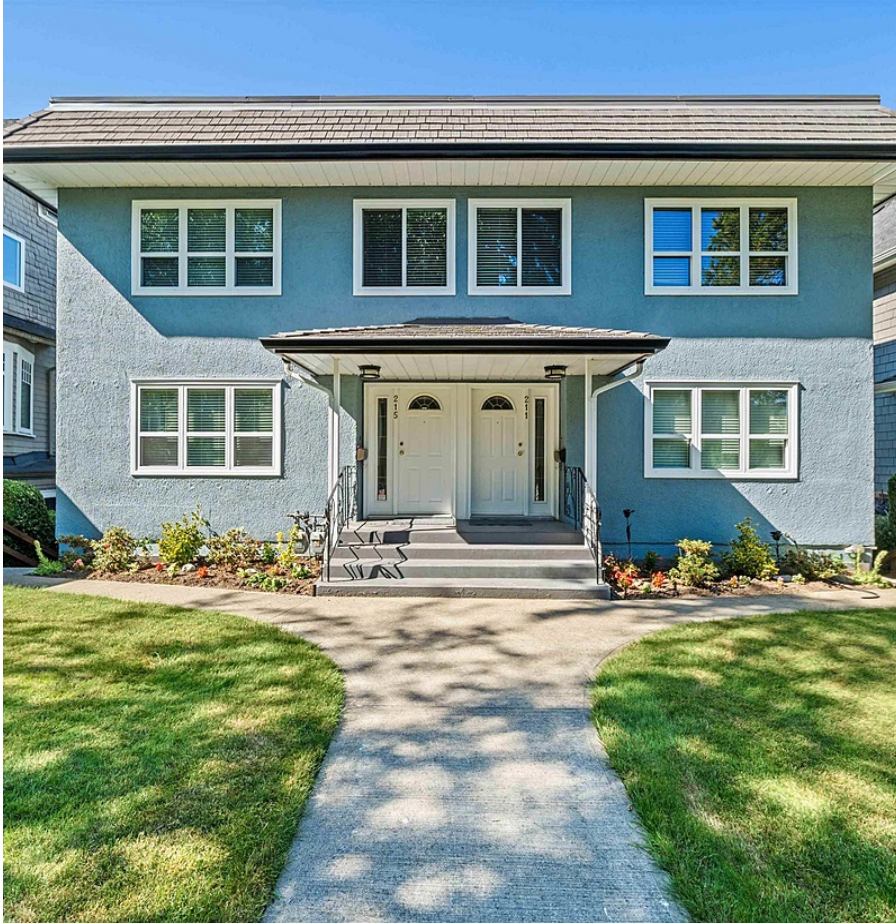


# 211 W 13th Avenue, Vancouver

\$3,599,000



Uncover timeless elegance in this exquisite duplex located on a tree lined street in Mount Pleasant West and Cambie! On the market after 40 years, property features two spacious units: a 4-bedroom + den and 1.5 baths on one side, and a 3-bedroom & 1.5 baths on the other. Enjoy 3000+ sq ft of living space, a stunning manicured lawn, and gardens on a 50ft wide, 6000 sq ft lot. Ideal for larger families: live in one side, rent other, basements as potential mortgage helpers. Upgrades incl. new Cafe Appliance stove, furnace, renovated bathrooms, fresh paint, oak floors. \*Developers: RT-6 zoning: Rebuild multiple units w/ possible coach house (0.75 FSR) W/I Broadway Plan and Tier 3 TOA allowing potentially 6-8+ stories (2.4-3.5 FSR) through assembly. Pls verify w City!

## KEY INFORMATION

MLS® R2904612

Multifamily

Mount Pleasant

7 Bedrooms

4 Bathrooms

3,072 SF

6,084 SF Lot

## FEATURES

Year Built: 1950

Views: Mountain

Listed By: Skyline West Realty

rennie