

# 464 E 12th Avenue, Vancouver

\$1,648,000



Welcome to your family's new nest, your next renovation or development project within the TOA in Vancouver's Mount Pleasant. This 1926's home awaits your design ideas to restore its beautiful character to former glory. Currently a 3 bedroom main suite (potential for 4), with classic time period features such as the eat-in kitchen & vaulted top floor ceilings. 2 bedroom suite below w/ separate entrance. Renovation and development opportunities include: RT-5 Character with infill house 0.85 FAR without rezone, Broadway Plan MRTA RR-1 1.0 FAR w/ rezone, RR-2 1.75-2.7 FAR w/ assembly & rezone, or TOA 3.0 FAR. Take advantage of this great location across from Florence Nightingale School, proximity to transit and development potential. Buyers to complete own due diligence. Call your REALTOR today!

## KEY INFORMATION

MLS® R2936493

Residential Detached

Mount Pleasant

5 Bedrooms

2 Bathrooms

2,040 SF

4,148 SF Lot

## FEATURES

Year Built: 1926

Views: NORTSHORE MOUNTAIN

Listed By: Bel Air Realty Group

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