

# Sold By RJ (Ron) Smith



West Coast Contemporary



Living room with high vaulted ceiling



dining room looking from kitchen

## 4364 W 13TH AVENUE

Vancouver

V6R 2T9

Call for Details

**Type** House/Single Family

**Total Bedrooms** 3

**Total Baths** 3

**Floor Area -Grand Total** 2,187

**Approx. Year Built** 1983

**Public Remarks** VERY CLEAN, move in ready. First time on the market, original owner, well maintained west coast contemporary 3-bedroom home. Front sloped roof replaced in 2013, back flat portion in 2022. South facing back yard, with double garage. Features include 2-piece bathroom on main floor, living room with a high vaulted ceiling, & wood burning fireplace. Spacious eating area adjoining kitchen & sunken family room with a high ceiling & wood burning fireplace. Second floor offers a full bathroom, master bedroom with full ensuite and adjoining sundeck, 2 more good size bedrooms, flex space, and library sized landing area at the top of the stairway. School catchment: Queen Elizabeth Elementary & Lord Byng Secondary, close to UBC, Pacific Spirit Park, & Transit. Viewings by appointment



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