



1613 E 12 AVENUE

COMMERCIAL-BROADWAY STATION PRECINCT



NORTH SIDE OF EAST 12TH AVENUE FROM WOODLAND DRIVE TO LAKEWOOD DRIVE:

- **HEIGHT:** Up to Six Storeys
- **DENSITY:** Up to 2.4 FSR
- **SITE FRONTAGE:** 120 Feet or 36.5 Meters (Minimum)
- **SETBACKS:** Front Sufficient to Achieve a Minimum of 5.5 m (18ft) sidewalk / Side 2.1 m (7 ft), increasing to 9.1 m (30 ft) for the rear 18.3 m (60 ft) of the site / Rear 6.1 m (20 ft)
- **Provide public realm improvements that could include increased sidewalk width, street trees, and amenities such as bike racks, feature lighting**



平面圖及更多房屋錄像·可登入

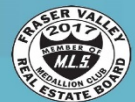
www.whiterocklifestyles.com

Beebe Cline PREC

If it's important to You....

It's important to Me

Business: 604-531-1909 (24 hrs) • Cell: 604-830-7458
bcline@shaw.ca • www.whiterocklifestyles.com





Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
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Active
R2226276

Board: V
House/Single Family

1613 E 12TH AVENUE

Vancouver East
Grandview VE
V5N 2A2

Residential Detached

\$3,750,000 (LP)

(SP)



Sold Date:	Frontage (feet):	25.00	Original Price: \$3,750,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1941
Depth / Size: 115	Bathrooms:	3	Age: 76
Lot Area (sq.ft.): 2,875.00	Full Baths:	3	Zoning: RT-5N
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,984.55
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-813-570
			Tour:

View: **No :**
Complex / Subdiv: **GRANDVIEW**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Open**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP222 LT 93 BLK 161 DL 264A LD 36. PART E 1/2, EXC N 5 FT & S 7 FT NOW HIGHWAYS & PL 1771.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 10'	Bsmt	Bedroom	9' x 11'			x
Main	Kitchen	18' x 9'	Bsmt	Laundry	8' x 8'			x
Main	Dining Room	10' x 8'	Bsmt	Storage	11' x 10'			x
Main	Bedroom	12' x 7'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Laundry	8' x 8'			x			x
Above	Recreation	14' x 14'			x			x
Bsmt	Living Room	18' x 9'			x			x
Bsmt	Kitchen	8' x 4'			x			
Bsmt	Bedroom	10' x 12'4			x			

Finished Floor (Main):	836	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	229	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	800	Suite: Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	1,865 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5				Door Height:
Grand Total:	1,865 sq. ft.	Basement: Full	6				
			7				
			8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

ATTENTION INVESTORS/DEVELOPERS!! Prime redevelopment land located in Grandview Woodland Community Plan under Commercial-Broadway Station Precinct (6.51 Transition Area). Future potential for up to 6 storey building with up to 2.4 FSR (minimum 120 feet or 36.5 meters frontage). Ready access to the Skytrain rapid transit system as well as the city's most used bus routes including the 99 B-Line. Listed with 1607 12 Avenue East & 1611 12 Avenue East. See documents for additional information.



HUGH & McKINNON
REALTY LTD. EST. 1969

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

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**1613 E. 12TH AVENUE
VANCOUVER, B.C.**

*ATTIC	520	SQ. FT.
MAIN FLOOR	1128	SQ. FT.
BASEMENT	798	SQ. FT.
TOTAL	2446	SQ. FT.

BSMT STOR 179 SQ. FT.

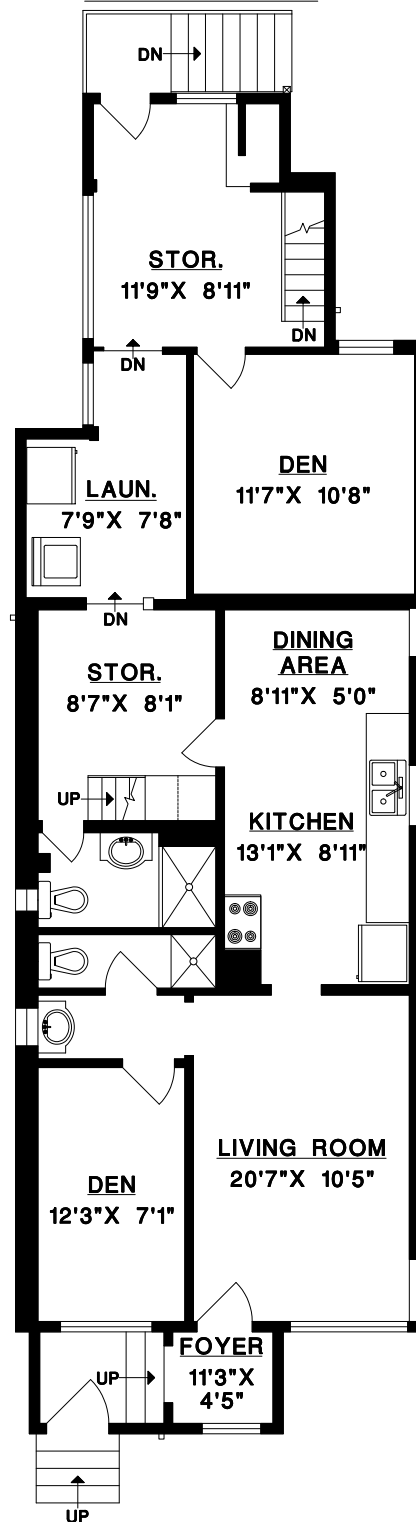
*Includes limited ceiling height
below the five foot threshold.



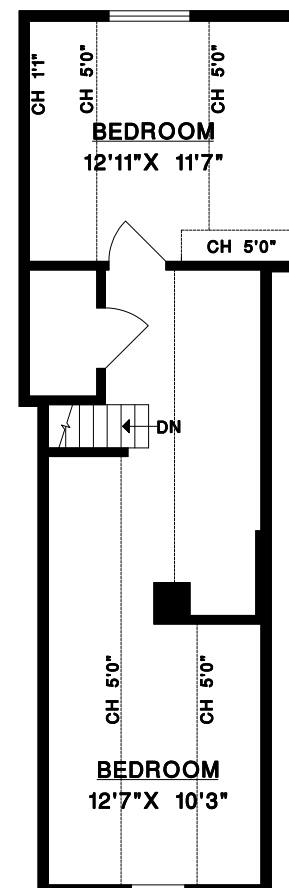
1' 6'
SCALE

MEASURE MASTERS
VANCOUVER
(604) 551-8585

MAIN FLOOR



ATTIC



BASEMENT

