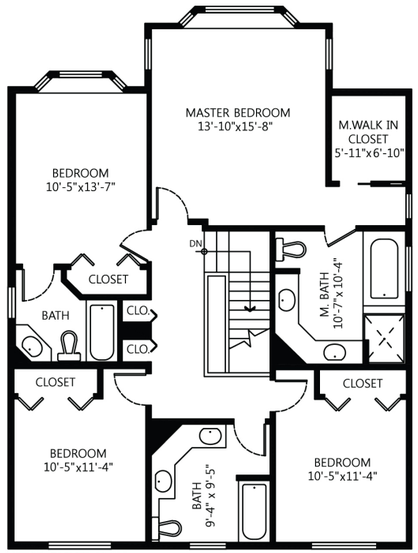
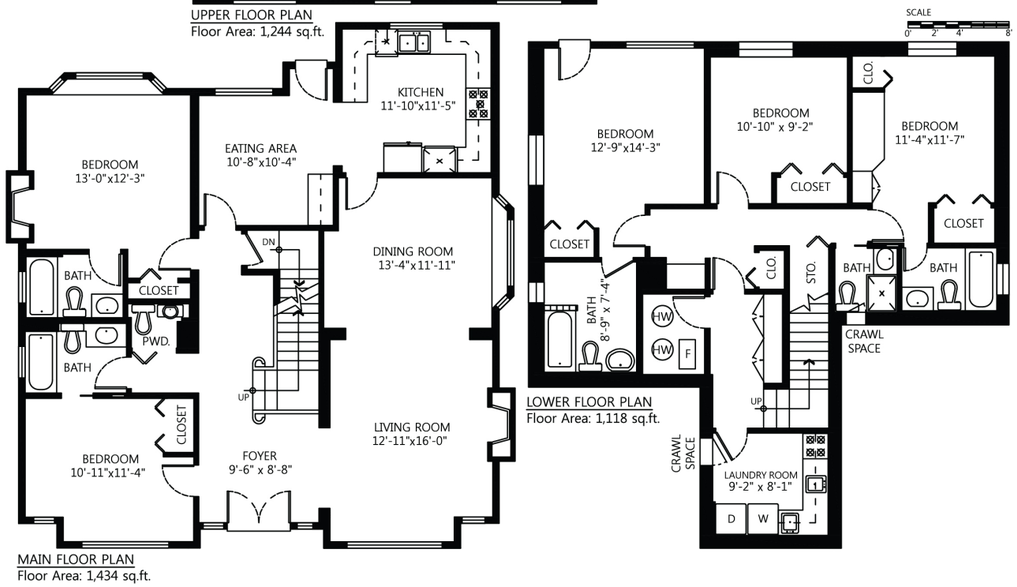
JW. JASON WEINMAN
PERSONAL REAL ESTATE CORPORATION
778.242.4933 jw@jasonweinman.com
www.jasonweinman.com

2538 W 13th Avenue, Vancouver, B.C.

Main Floor:	1,434 sq.ft.
Upper Floor:	1,244 sq.ft.
Lower Floor:	1,118 sq.ft.
Total:	**3,796 sq.ft.**



UPPER FLOOR PLAN
Floor Area: 1,244 sq.ft.



MAIN FLOOR PLAN
Floor Area: 1,434 sq.ft.

LOWER FLOOR PLAN
Floor Area: 1,118 sq.ft.

The floor plan is not suitable for architectural/construction, square footage-method ANSI Z765 used & is covered under E&O

NORTH

Excelsior MEASURING

Pixilink SOLUTIONS 604-639-5434 WWW.PIXILINK.COM

Feature Sheet

2538 West 13th Avenue, Vancouver

9 beds, 8 baths - House/Single Family



Jason Weinman
Sutton Group - West Coast Realty

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Feature Sheet

2538 West 13th Avenue, Vancouver

9 beds, 8 baths - House/Single Family














With room for the whole family, this property is sure to impress! Situated on a sunny, south facing 50x125' lot, this majestic 9 bedroom home in the desirable Kitsilano area has 4 bedrooms up, 2 bedrooms on the main & 3 bedrooms below and operates as well established Bed & Breakfast creating an excellent annual income if desired (business included in the sale of this home). Hardwood floors, radiant heat with stainless steel appliances in kitchen & new roof. Low maintenance backyard that leads to your private 3 car garage. Close to UBC, all the best elementary & secondary schools, Kitsilano beach, community centre, parks & easy access to downtown too!

Price:	$3,388,000
Type:	House
Beds:	9
Baths:	8
Built:	1992
Size:	3,796 sqft
Lot:	6,250 Sq.Ft.
Taxes:	$9,364.41 (2015)

Jason Weinman

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http://www.jasonweinman.com