



**Joanne LaRocque**  
Phone: 604-263-1144  
Mobile: 604-831-9780  
Fax:  
Email: larocque@dexterrealty.com  
Office: 604-263-1144

**Dexter Realty**  
560 - 2608 Granville Street  
Vancouver, BC  
V6H 3V3

2305 13th Avenue, Vancouver West, BC, V6K 2S5, Canada

MLS®# R2130389



<b>Property Value</b>	\$4,680,000
<b>Type</b>	House
<b>Style</b>	2 Storey w/Bsmt.
<b>Basement</b>	Full
<b>Year Built</b>	2017
<b>Taxes</b>	\$7865.00 (2016)
<b>Living Area</b>	3,847 sq.ft.
<b>Lot Depth</b>	125 ft
<b>Lot Size Area</b>	6,250 sq.ft.
<b>Bedrooms</b>	6
<b>Bathrooms</b>	5 full

## Description

Impressive, new custom quality built executive home on a quiet, tree lined street in highly sought after upper Kitsilano. Much attention is given to quality and detail including Smart House Technology and Turkish sandstone. Features include: formal living & dining rooms; separate wok kitchen; gorgeous gourmet kitchen open to family room overlooking deck and lovely backyard; 4 bedrooms on the upper level; media room on the lower level with projection screen/speakers & entertainment bar - all on a large corner lot with a 2 bedroom legal suite with its own address. Steps to Carnarvon Park, Kitsilano Community Centre & close to shops and all levels of top private and public schools including French Immersion.



