



Presented by:
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9 531-541 East 6th Avenue, Vancouver

Introducing MPSix! This 3 bdrm/2.5 bathrm home features a stunning roof deck w/unbeatable city views. Designed by award winning architectural firm Birmingham & Woods, this 3 level home has a contemporary design, open floor plan & 9 foot ceilings. The kitchen boasts an AEG/Liebherr appliance package w/a built-in wall oven, gas stove, integrated fridge/dishwasher & caeserstone countertops. Retreat to the master bedroom offering stunning views & an ensuite w/double sinks & a seamless walk in shower. Other features include wide plank engineered floors & custom millwork. Enjoy peace of mind w u/g secured parking stall w/EV hook-up, bike & storage locker, security system & 2/5/10 New Home Warranty. Located in Mount Pleasant Elementary & Van Tech Secondary school catchments.

\$1,550,000

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Personal Real Estate Corporation

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Active
R2492640
Board: V
Townhouse

9 531-541 E 6TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 1K9

Residential Attached

\$1,550,000 (LP)
(SP) **M**



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,550,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2021**
Depth / Size (ft.): _____ Bedrooms: **3** Age: **0**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM 4**
Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$0.00**
Council Apprv?: _____ Half Baths: **1** For Tax Year: **2020**
Exposure: **North** Maint. Fee: **\$466.56** Tax Inc. Utilities?: _____
If new, GST/HST inc?: **No** P.I.D.: **800-140-253**
Mgmt. Co's Name: _____ Tour: _____
Mgmt. Co's Phone: _____
View: **Yes: City views**
Complex / Subdiv: **MPSix**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Construction: **Frame - Wood** Parking: **Garage Underbuilding**
Exterior: **Other** Locker: **Y**
Foundation: **Concrete Perimeter** Dist. to Public Transit: **2 blocks** Dist. to School Bus: _____
Rain Screen: _____ Units in Development: **11** Total Units in Strata: **11**
Renovations: _____ Title to Land: **Freehold Strata**
Water Supply: **City/Municipal** Metered Water: _____
Reno. Year: _____ R.I. Plumbing: _____
Fireplace Fuel: **Hot Water** R.I. Fireplaces: _____
Fuel/Heating: _____ # of Fireplaces: **0**
Outdoor Area: **Rooftop Deck** Property Disc.: **Yes**
Type of Roof: **Torch-On** Fixtures Leased: **No**
Floor Finish: **Hardwood**
Fixtures Rmvd: **No**

Maint Fee Inc: **Garbage Pickup, Management**
Legal: **LOT 8 BLOCK 87 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP79291**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 12'8			x			x
Main	Kitchen	13' x 9'3			x			x
Above	Master Bedroom	13'2 x 13'4			x			x
Above	Bedroom	13'7 x 12'8			x			x
Bsmt	Bedroom	15'10 x 9'3			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	507	# of Rooms: 5	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	507	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	292	# of Pets:	Cats:	Dogs:	3	Bsmt	4	Yes	Pool:
Finished Floor (Total):	1,306 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Grg Dr Ht:
Grand Total:	1,306 sq. ft.	Basement: None			6				
					7				
					8				



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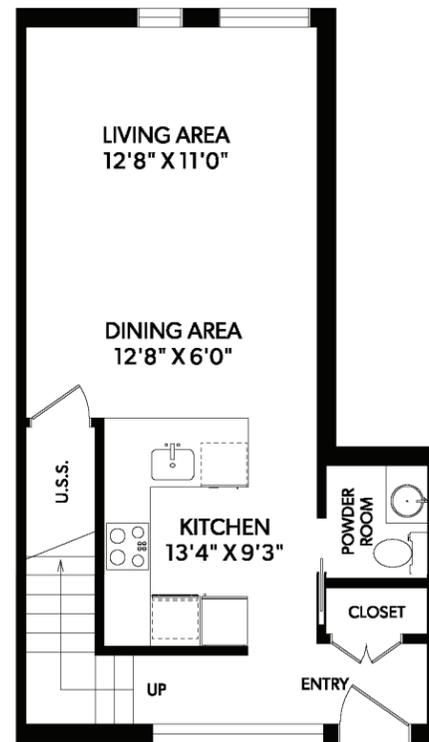
QUALIFIED MEMBER FIRM



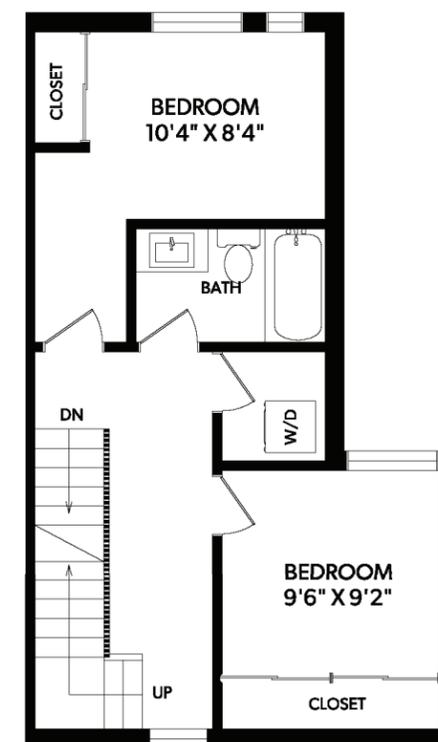
#9, 531 - 541 East 6th Avenue, Vancouver
Three Bedroom

Main Floor:	507 sq.ft.
Upper Floor:	507 sq.ft.
Top Floor:	292 sq.ft.
Total:	1306 sq.ft.
Patio:	213 sq.ft.

MAIN FLOOR



UPPER FLOOR



TOP FLOOR

