



Presented by:
Sean Stevens PREC*
 Macdonald Realty
 Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



535 East 6th Avenue, Vancouver

Introducing MPSix in the city's most sought after neighbourhood, Mount Pleasant. This 3 bedroom/2.5 bathroom home features a stunning roof deck w/unbeatable city & mountain views. Designed by award winning architectural firm Birmingham & Woods, this 3 level home has a contemporary design & open floor plan. The kitchen boasts an EG/Liebherr appliance package w/a built-in wall oven, 4 burner gas stove & an integrated fridge/dishwasher & quartz countertops w/a waterfall edge. Stunning views from the primary bedroom & a double sink ensuite & a seamless walk in shower. Enjoy peace of mind with the underground secured EV capable parking stall, bike & locker storage, built-in security system & 2/5/10 New Home Warranty. Showings by appointment only (masks mandatory).

\$1,599,900

Sean Stevens 604.782.0821

Personal Real Estate Corporation

E contact@seanstevens.ca **W** seanstevens.ca

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Macdonald Realty Ltd.

Main St. Office
 O: 604.876.8776 | F: 604.876.8623 | www.macrealty.com



QUALIFIED MEMBER FIRM

Active
R2613392
 Board: V
 Townhouse

535 E 6TH AVENUE
 Vancouver East
 Mount Pleasant VE
 VST 1K9

Residential Attached
\$1,599,900 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,619,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2021**
 Frontage(feet): _____ Bathrooms: **3** Age: **0**
 Frontage(metres): _____ Full Baths: **2** Zoning: **RM-4**
 Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: _____ P.I.D.: **800-148-368** Tax Inc. Utilities?: _____
 View: **Yes : City & North Shore Mountains** Tour: **Virtual Tour URL**
 Complex / Subdiv: **MPSix**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Renovations: _____ Reno. Year: _____
 # of Fireplaces: **0** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: _____ Metered Water: _____
 Fuel/Heating: **Radiant** R.I. Plumbing: _____
 Outdoor Area: **Rooftop Deck**
 Type of Roof: **Torch-On**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Legal: **LOT A BLOCK 87 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICTPLAN EPP79291**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Microwave, Oven - Built In, Security System**

Finished Floor (Main): 506	Units in Development: 11	Tot Units in Strata: 11	Locker: Yes
Finished Floor (Above): 506	Exposure: North	Storeys in Building: 3	
Finished Floor (AbvMain2): 291	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$458.32	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal, Water		
Finished Floor (Total): 1,303 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,303 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 1	Cats: Yes Dogs: Yes
Suite: None	Restricted Age: _____		
Basement: None	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: _____	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: _____		
# of Levels: 3			
# of Rooms: 7			

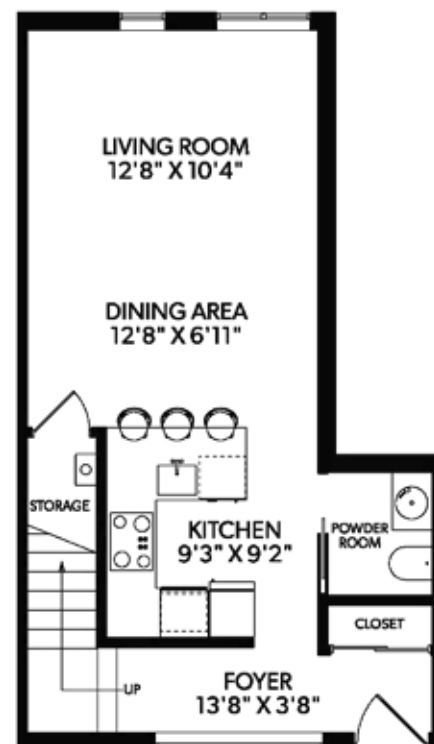
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	13'8 x 3'8			x	1	Main	2	No
Main	Kitchen	9'2 x 9'3			x	2	Above	4	No
Main	Dining Room	12'8 x 6'11			x	3	Abv Main 2	4	Yes
Main	Living Room	12'8 x 10'4			x	4			
Above	Bedroom	10'6 x 8'2			x	5			
Above	Bedroom	9'6 x 9'3			x	6			
Abv Main 2	Master Bedroom	15' x 9'1			x	7			
					x	8			



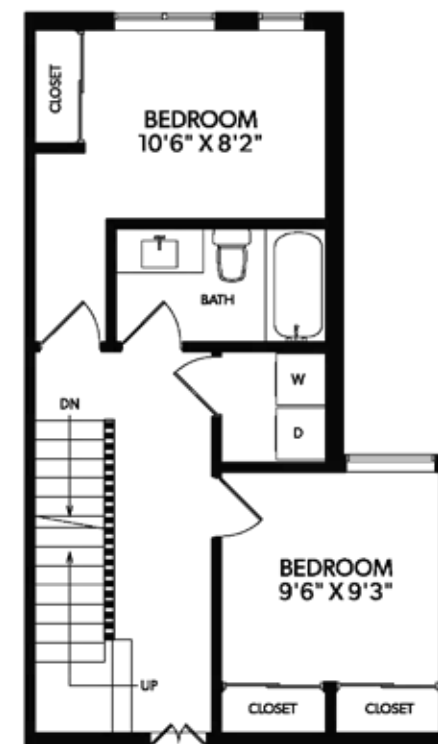
535 East 6th Avenue, Vancouver

Main Floor:	506 sq.ft.
Upper Floor:	506 sq.ft.
Top Floor:	291 sq.ft.
Total:	1303 sq.ft.
Rooftop:	222 sq.ft.

MAIN FLOOR



UPPER FLOOR



TOP FLOOR

