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545 East 6th Avenue, Vancouver

MPSix is Mount Pleasants' newest townhome development, featuring 11 stunning townhomes designed by award winning architectural firm Birmingham & Woods. This 2 bedroom, 2 bathroom, 2 level home PLUS 209 sq ft roof top deck has a contemporary design which includes glass & wood railings, brushed oak engineered floors & large windows on both the north & south side. Kitchen includes an AEG/Liebherr appliance package with a built-in wall oven, 4 burner gas stove and an integrated fridge/dishwasher and a large island with quartz countertops with a waterfall edge. Enjoy the comfort of in-floor radiant heat and HRV. Enjoy peace of mind with underground secured EV capable parking stall, bike storage, storage locker, built-in security system and 2/5/10 New Home Warranty. Open House Sat & Sun 1 to 3pm (masks mandatory).

\$1,099,900

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QUALIFIED MEMBER FIRM

Active
R2631437
 Board: V
 Townhouse

545 E 6TH AVENUE
 Vancouver East
 Mount Pleasant VE
 V5T 1K9

Residential Attached
\$1,099,900 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,099,900**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2021**
 Frontage(feet): _____ Bathrooms: **2** Age: **0**
 Frontage(metres): _____ Full Baths: **1** 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.: **800-149-910** Tax Inc. Utilities?:
 View: **Yes : North Shore Mountains** Tour:
 Complex / Subdiv: **MPSix**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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, Security System**

Finished Floor (Main): 462	Units in Development: 11	Tot Units in Strata: 11	Locker: Yes
Finished Floor (Above): 422	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$295.00	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Water		
Finished Floor (Total): 884 sq. ft.			
Unfinished Floor: 0			
Grand Total: 884 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: _____		

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



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Main Floor:	462 sq.ft.
Upper Floor:	422 sq.ft.
Total:	884 sq.ft.
Deck:	209 sq.ft.

UPPER FLOOR



MAIN FLOOR

