



Presented by:  
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**SEAN STEVENS**  
PERSONAL REAL ESTATE CORPORATION

**Active**  
**R2607198**  
Board: V  
Townhouse

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

Residential Attached  
**\$1,639,900 (LP)**  
(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,639,900**  
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.: **800-147-895** 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**  
Reno. Year: **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**  
Floor Finish: **Hardwood**  
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**

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): **513** Units in Development: **11** Tot Units in Strata: **11** Locker: **Yes**  
Finished Floor (Above): **514** Exposure: **North** Stores in Building: **3**  
Finished Floor (AbvMain2): **301** Mgmt. Co's Name: Mgmt. Co's #:  
Finished Floor (Below): **0** Maint Fee: **\$466.56** Council/Park Apprv?:  
Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**  
Finished Floor (Total): **1,328 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,328 sq. ft.**  
Bylaws Restrictions: **Pets Allowed w/Rest.**  
Suite: **None** Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
Basement: **None** # or % of Rentals Allowed:  
Crawl/Bsmt. Ht: # of Levels: **3** Short Term(<1yr)Rnt/Lse Alwd?: **No**  
# of Kitchens: **1** # of Rooms: **7** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	14'6 x 3'8			x	1	Main	2	No
Main	Kitchen	9'2 x 9'1			x	2	Above	4	No
Main	Dining Room	12'6 x 6'11			x	3	Abv Main 2	4	Yes
Main	Living Room	12'6 x 10'4			x	4			
Above	Bedroom	10'5 x 8'2			x	5			
Above	Bedroom	10'3 x 9'2			x	6			
Abv Main 2	Master Bedroom	15' x 9'1			x	7			
		x			x	8			



## 531 East 6<sup>th</sup> 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 w/the underground secured parking stall w/EV hook-up, bike & locker storage, built-in security system & 2/5/10 New Home Warranty. Previewing Thursday 5-7pm, Sat & Sun 2-4pm. (masks mandatory)

**\$1,639,900**

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**Macdonald Realty Ltd.**

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QUALIFIED MEMBER FIRM

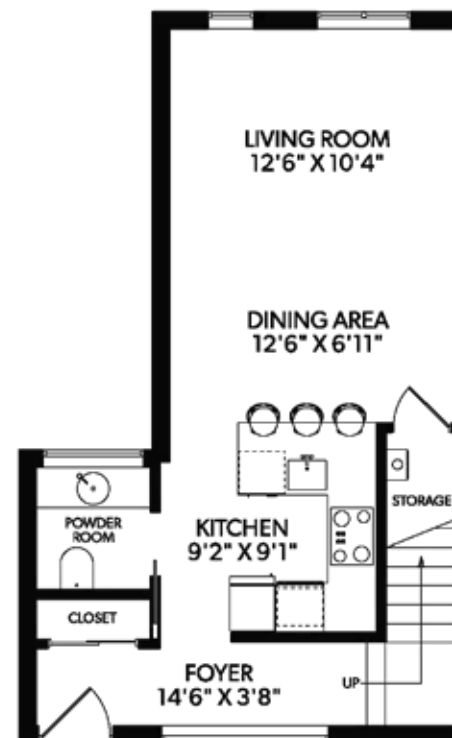
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531 East 6th Avenue, Vancouver

Main Floor:	513 sq.ft.
Upper Floor:	514 sq.ft.
Top Floor:	301 sq.ft.
<b>Total:</b>	<b>1328 sq.ft.</b>
Rooftop:	220 sq.ft.

MAIN FLOOR



UPPER FLOOR



TOP FLOOR

