



Presented by:
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SEAN STEVENS
PERSONAL REAL ESTATE CORPORATION

Active
R2616290
Board: V, Attached
Apartment/Condo

541/543 E 6TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 1K9

\$1,089,900 (LP)
(SP)
M



DOM: **28** List Date: **9/9/2021** Expiry Date: **12/17/2021**
Prev. Price: **\$0** Original Price: **\$1,089,900** Sold Date:
Meas. Type: **Feet** If new, GST/HST inc?: **No** Approx. Year Built: **2021**
Frontage (feet): Bedrooms: **2** Age: **0**
Frontage (metres): Bathrooms: **2** Zoning: **RM-4**
Depth/Size: Full Baths: **2** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**
Flood Plain: P.I.D.: **800-148-506** Tax Inc. Utilities?:
View: : 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: **1 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: **Patio(s)**
Type of Roof: **Torch-On** Floor Finish: **Hardwood**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata** Land Lease Expiry Year:
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :

Legal: **LOT A BLOCK 87 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP79291** Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Dryer, Clothes Washer, Clothes Washer/Dryer, CithWsh/Dryr/Frdg/Stve/DW, Dishwasher, Garage Door Opener, Heat Recov. Vent., Refrigerator, Security System, Stove**

Finished Floor (Main): **452** Units in Development: **11** Tot Units in Strata: **11** Locker: **Yes**
Finished Floor (Above): **451** Exposure: **South** Storeys in Building: **3**
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: Mgmt. Co's #:
Finished Floor (Below): **0** Maint Fee: **\$317.79** Council/Park Apprv:
Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

Finished Floor (Total): **903sq. ft.**
Unfinished Floor: **0**
Grand Total: **903sq. ft.**
Suite: **None** Bylaw Restrictions: **Pets Allowed w/Rest.**
Basement: **None** Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
Crawl/Bsmt. Ht: # of Levels: **2** # or % of Rentals Allowed:
of Kitchens: **0** # of Rooms: **6** Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	15'x 7'10"			x	1	Main	3	Yes
Main	Dining Room	11'11x 6'11"			x	2	Above	4	Yes
Main	Bedroom	10'1x 7'4"			x	3			
Above	Living Room	11'8x 9'11"			x	4			
Above	Dining Room	9'6x 6'11"			x	5			
Above	Bedroom	10'1x 9'			x	6			
		x			x	7			
		x			x	8			



541/543 East 6th Avenue, Vancouver

A RARE investment opportunity not to be missed – TWO legal one bedroom rental suites in MPSix - Mount Pleasants' newest townhome development designed by award winning architectural firm Birmingham and Woods. These separate 1 bedroom /1 bathroom townhomes feature private outdoor entrances & a contemporary design which includes brushed oak engineered floors & floor to ceiling windows on both the North and South side. The kitchen includes an Haier/Blomberg appliance package, two-toned cabinets & quartz countertops. Enjoy the comfort of in-floor radiant heat & HRV. Have peace of mind with the underground secured EV capable parking stall, bike storage, storage locker, built-in security system & 2/5/10 New Home Warranty. This specific listing must be rented out and can not be owner occupied.

\$1,089,900

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QUALIFIED MEMBER FIRM

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541/543 East 6th Avenue, Vancouver

Main Floor:	452 sq.ft.
Upper Floor:	451 sq.ft.
Total:	903 sq.ft.
Patio:	38 sq.ft.

MAIN FLOOR



UPPER FLOOR

