

Presented by:

## Sean Stevens PREC\*

Macdonald Realty Phone: 604-782-0821 http://www.seanstevens.ca contact@seanstevens.ca



R2616290 Board: V, Attached Apartment/Condo

541/543 E 6TH AVENUE Vancouver East

Mount Pleasant VE

\$1,089,900 (LP)

(SP)



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

Style of Home: 1 Storey Frame - Wood Exterior: **Fibre Cement Board** Foundation:

Concrete Perimeter

# of Fireplaces:0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Radiant Outdoor Area: Patio(s) Type of Roof: Torch-On

Renovations:

Total Parking: 1 Covered Parking: 1 Parking Access: Lane

Property Disc.: Yes: Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish:

Land Lease Expiry Year:

Amenities: In Suite Laundry

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

Finished Floor (Main): Finished Floor (Above): 451 Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement):

Exposure: Mgmt. Co's Name: Maint Fee: Maint Fee Includes: 903 sq. ft.

Finished Floor (Total): Unfinished Floor: Grand Total: 903 sq. ft. Suite: None Basement: None

# of Levels: 2 # of Rooms: 6 Crawl/Bsmt. Ht: # of Kitchens:

Main Main Main

V5T 1K9

Complex / Subdiv: MPsix Services Connotd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

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

> Parking: Garage; Underground Dist. to Public Transit: Dist. to School Bus:

Title to Land: Freehold Strata Seller's Interest: Registered Owner

Hardwood Legal: LOT A BLOCK 87 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP79291

Municipal Charges Garbage:

Water: Dyking: Sewer:

Other:

Cats: Yes Dogs: Yes

REAL ESTATE

COMPANIES THE WORLD

Tot Units in Strata: 11 Storeys in Building: 3 Mgmt. Co's #:

Floor

Council/Park Apprv: Garbage Pickup, Gardening, Management, Snow removal, Water

# of Pets:

Bylaw Restrictions: Pets Allowed w/Rest.

\$317.79

Restricted Age: # or % of Rentals Allowed:

Units in Development: 11

Reno. Year:

Rain Screen:

R.I. Plumbing:

Metered Water:

Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:

Floor	Type
	Floor

Dimensions

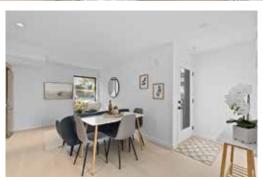
Macdonald Realty Ltd. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed eliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

Ensuite? #Pieces Above

Leading on THE WORLD

PORTFOLIO INTERNATIONAL'

QUALIFIED MEMBER FIRM



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

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

architectural firm Birmingham and Woods. These separate 1 bedroom /1 bathroom









owner occupied. \$1,089,900

E contact@seanstevens.ca W seanstevens.ca



Macdonald Realty Ltd.

Main St. Office

O: 604.876.8776 | F: 604.876.8623 | www.macrealty.com













## 541/543 East 6th Avenue, Vancouver

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



