



Presented by:
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Active
R2607195
Board: V
Apartment/Condo

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

Residential Attached
\$929,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$929,900**
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.: **800-147-918** 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**

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**
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: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Microwave, Security System**

Finished Floor (Main): 759	Units in Development: 11	Tot Units in Strata: 11	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Stores in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$277.32	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal, Water		
Finished Floor (Total): 759 sq. ft.			
Unfinished Floor: 0			
Grand Total: 759 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite: Basement: None	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Crawl/Bsmt. Ht: # of Levels: 1	# or % of Rentals Allowed:		
# of Kitchens: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'3 x 3'4			x	1	Main	2	No
Main	Kitchen	8'4 x 8'3			x	2	Main	3	No
Main	Dining Room	9'3 x 9'0			x	3			
Main	Living Room	12'8 x 9'3			x	4			
Main	Master Bedroom	10'11 x 9'10			x	5			
Main	Bedroom	9'11 x 9'10			x	6			
					x	7			
					x	8			



537 East 6th Avenue, Vancouver

Welcome to MPSix, 11 thoughtfully designed homes in the city's most sought after neighbourhood, Mount Pleasant. Featuring 2 bedroom/1.5 bathrooms, this home includes a large outdoor patio, perfect for entertaining. The open kitchen boasts an AEG/Liebherr appliance package with a four burner gas stove, an integrated fridge/dishwasher and quartz countertops with a waterfall edge. Stay comfortable with the in-floor radiant heat and HRV. Have peace of mind with the underground secured parking stall with EV hook-up, bike storage, storage locker, built-in security system and 2/5/10 New Home Warranty. Located in the Mount Pleasant Elementary & Van Tech Secondary school catchments. Previewing Thursday 5-7pm, Sat & Sun 2-4pm. (masks mandatory)

\$929,900

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QUALIFIED MEMBER FIRM

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Main Floor:	759 sq.ft.
Total:	759 sq.ft.
Patio:	105 sq.ft.
Garden:	116 sq.ft.

MAIN FLOOR

