



Presented by:
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Active
R2383682
Board: V
Apartment/Condo

203 1870 W 6TH AVENUE

Vancouver West
Kitsilano
V6J 1R6

Residential Attached

\$799,000 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$799,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1988**
Depth / Size (ft.): Bedrooms: **2** Age: **31**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,787.03**
Council Apprv?: Half Baths: **1** For Tax Year: **2018**
Exposure: Maint. Fee: **\$459.99** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **015-162-877**
Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: Seasonal Mountains/City**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: Penthouse	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Mixed, Stucco	Dist. to Public Transit: 0	Units in Development: 72	Dist. to School Bus: 1
Foundation: Concrete Perimeter	Reno. Year: 2013	Title to Land: Freehold Strata	Total Units in Strata: 72
Rain Screen:	R.I. Plumbing: No	Property Disc.: Yes	
Renovations:	Metered Water:	Fixtures Leased: No	
Water Supply: City/Municipal	R.I. Fireplaces: 0	Fixtures Rmvd: No	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Floor Finish: Laminate, Tile	
Fuel/Heating: Baseboard, Electric			
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**
Legal: **STRATA LOT 11, PLAN VAS2538, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 14'4			x			x
Main	Kitchen	7'6 x 9'11			x			x
Main	Dining Room	7'7 x 9'4			x			x
Main	Master Bedroom	11'6 x 12'9			x			x
Main	Bedroom	8'4 x 8'			x			x
Main	Den	8'3 x 7'11			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 925	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 925 sq. ft.	# or % of Rentals Allowed: 7			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 925 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

TOP FLOOR CORNER suite with only one common wall. Two beds plus den, 1 and 1/2 bath w/winter mountain & city views and lovely green outlook in summer. Huge master bedroom with charming wainscoting and corner window fits your king size bed. Second bedroom makes an ideal nursery, or kids room. Kitchen & baths w/quartz counters, glass back-splash. Newer doors, hardware & lighting throughout. Cozy gas f/p with traditional mantel. Fantastic Kits Location nestled between West 4th & West Broadway w/ restaurants, shops & the beach all just minutes away. Secured parking stall & huge storage locker included. Well Maintained Building with many upgrades. Pets allowed, rentals limited. Sneak Preview Thursday 6-7pm. OPEN HOUSE Sat June 29, 2:30-4.