



Presented by:
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Vancouver West, Kitsilano Residential Attached
213 2121 W 6TH AV, V6K 1V5 MLS# V1029842 Sold



List Price:	\$ 448,800	Previous Price:	\$ 458,800	Sale Price:	
Days on Market:	54	Original Price:	\$ 458,800	Sale Date:	23-Nov-13
Subdiv/Complex: CONNAUGHT COURT					
Frontage:		Approx Yr Blt:	1974	PID:	003-575-462
Depth/Size:		Age at List Date:	39	Type:	Apartment/Condo
Lot SqFt:	0	Bedrooms:	2	Zoning:	RM-4
Exposure:	NW	Bathrooms:	2	Taxes:	\$ 1,741 (2013)
Stories in Bldg:	3	Full Baths:	1	If New GST/HST Incl:	No
Flood Plain:	No	Half Baths:	1	Tax Incl Utils:	No
Meas. Type:				Apprvl Req:	No
Fixtures Lsd:					
Fixt Removed:	N - N				
View:	N				

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Garage; Underground		
Exterior:	Brick, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Tar & Gravel, Other	Dist to Public Trans:	1	Dist to School/Bus:	3
Renovations:	Completely	Units in Development:	43	Total Units in Strata:	43
Flooring:	Other	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	Colyvan	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-683-8399	Maint Fee:	\$ 310.76		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL VAS185 LT 16 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
 Amenities: Bike Room, Elevator, Sauna/Steam Room, Shared Laundry, Storage
 Features Incl: Dishwasher, Drapes/Window Coverings, Garage Door Opener, Intercom, Refrigerator, Stove

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22'2 X 14'						
Main F.	Kitchen	8' X 9'						
Main F.	Dining	13' X 8'						
Main F.	Master Bedroom	15' X 11'						
Main F.	Bedroom	14' X 9'6"						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	No Restriction / Cats: Yes; Dogs:	6
Unfinished Floor Area:	# or % Rentals:	1 #	7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Crest Realty Westside

In the heart of Kitsilano and its vibrant lifestyle sits this spacious home with two large bedrooms & two bathrooms, waiting for your renovating ideas. This property is for the visionary. Bring your contractor, your handyman & decorating ideas and transform this home to a true gem just the way you want it! The building has been well maintained and has had many upgrades such as roof, plumbing, elevators and common hallways, newer boiler and new valves and upgrades to the heating system. Fees incl. heat & H/W. Steps to school, parks, 4th ave shopping & restaurants, beach, Broadway & transit. Location is excellent, and this home is on the quiet side of the building. Open House Sat November 2, 1-3pm.