605 1565 W 6TH AVENUE VANCOUVER

False Creek, V6J 1R1

Residential Attached
\$1,225,000 (LP)

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	Bedrooms:	2	Approx. Year Buil	t: 2013	
			-		
			•		
Yes		017.01			155-550
103			1	020	
Corner Unit,Upper Uni	t	Parking:	Total: 2 - Covered:	2	
Concrete Frame		Covered Parking:	2		
Concrete, Glass, Mixed		Parking Access:	Rear		
		Parking:	Garage Underbuild	ding	
		Locker:	Yes		
Partly		Units in Dev:	- Total Units in Stra	ata: 47	
		Distance to:			
City/Municipal		Title to Land:	Freehold Strata		
Forced Air		Property Disc:	Yes		
Balcony(s)		PAD Rental:			
Tar & Gravel		Fixtures Leased:			
Yes : Mountain, city &	water				
Pacific Quorum Prope	rties Inc 604-685-3828				
6th & Fir					
Electricity,Natural Gas	,Sanitary Sewer,Water				
Air Cond./Central,Bike	Room, Elevator, Exercise Centre, In Suit	te Laundry,Recreation Cen	ter,Storage		
Central Location, Recre	eation Nearby,Shopping Nearby				
Air Conditioning, ClthW	/sh/Dryr/Frdg/Stve/DW,Garage Door O	pener,Sprinkler - Fire			
Pets Allowed w/Rest.,	Rentals Allwd w/Restrctns				
Amex Broadway West	Realty				
Туре	Dimensions	Floor	Туре	Dimens	sions
Foyer	5'10 x 5'5				
Kitchen	12'2 x 8'9				
Living Room	12'2 x 14'2				
Dining Room	7'11 x 7'4				
Primary Bedroom	11'9 x 10'11				
Walk-In Closet	7'10 × 3'10				
Bedroom	9'0 x 8'9				
884 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
0 sqft	# Of Kitchens:	1	Main	4	Yes
0 sqft	# Of Levels:	1	Main	3	No
0 sqft	Crawl/Bsmt Height:				
		Nama			
884 sqft	Basement:	None			
884 sqft 0 sqft	Basement: # or % of Rentals Allowed:				
•					
-	Concrete Frame Concrete,Glass,Mixed Partly City/Municipal Forced Air Balcony(s) Tar & Gravel Laminate,Tile Yes : Mountain, city & Pacific Quorum Prope 6th & Fir Electricity,Natural Gas STRATA LOT 15, PLAI THE COMMON PROF APPROPRIATE Air Cond./Central,Bike Central Location,Recre Air Conditioning,ClthW Pets Allowed w/Rest., Amex Broadway West Type Foyer Kitchen Living Room Dining Room Primary Bedroom Walk-In Closet Bedroom 884 sqft 0 sqft 0 sqft 0 sqft	Bedrooms: Bathrooms: Full Baths: Half Baths: Half Baths: Maint. Fee: Yes Yes Corner Unit, Upper Unit Concrete, Glass, Mixed Partly City/Municipal Forced Air Balcony(s) Balcony(s) Tar & Gravel Laminate, Tile Yes : Mountain, city & water Pacific Quorum Properties Inc 604-685-3828 6th & Fir Electricity, Natural Gas, Sanitary Sewer, Water STRATA LOT 15, PLAN EPS1550, DISTRICT LOT 526, GRO THE COMMON PROPERTY IN PROPORTION TO THE UNITAPPROPRIATE Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suit Central Location, Recreation Nearby, Shopping Nearby Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suit Central Location, Recreation Nearby, Shopping Nearby Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Garage Door O Pets Allowed w/Rest., Rentals Allwd w/Restrctns Amex Broadway West Realty Type Dimensions Foyer 5'10 x 5'5 Kitchen 12'2 x 14'2 Dining Room 7'11 x 74 Primary Bedroom 1'19 x 10'11	Bathrooms: 2 Full Baths: 2 Half Baths: 0 Maint. Fee: 617.31 Yes Parking: Concrete Frame Covered Parking: Concrete, Glass, Mixed Parking: Partly Parking: Partly Units in Dev: Distance to: Title to Land: Proced Air Property Disc: Balcony(s) PAD Rental: Tar & Gravel Fixtures Leased: Laminate, Tile Fixtures Renvol: Yes: Wountain, city & water Packing: Coductor Not See, GROUP 1, NEW WESTMINSTE Tar & Gravel Fixtures Renvol: Laminate, Tile Fixtures Coductor Property Disc: Yes: Mountain, city & water Ractific Quorum Properties Inc 604-685-3828 Gith & Fir Electricity, Natural Gas, Sanitary Sewer, Water STRATA LOT 15, PLAN EPS1550, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTE THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE APPROPRIATE Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Recreation Centre Location, Recreation Nearby, Shopping Nearby Air Conditioning, CithWsh/Dryr/Frdg/Stwp/DW, Garage Door Opener, Sprinkler - Fire Pets Allowed w/Rest., Rentals Allwd w/Restrotns Amex Broadway West Re	Bedrooms: 2 Approx. Year Buil Age: Full Baths: 2 Zoning: Full Baths: 0 Gross Taxes: Full Baths: 0 Gross Taxes: Yes For Tax Year: Pitting: Corner Unit, Upper Unit Parking: Total: 2 - Covered: Concrete Frame Covered Parking: 2 Concrete, Glass, Mixed Parking Access: Rear Parking Graze Undorbuilt Locker: Yes Partly Units in Dev: - Total Units in Str. City/Municipal Freehold Strata Property Disc: Forced Air Balcony(s) Title to Land: Tar & Gravel Freehold Strata Property Disc: Laminate, Tile Fixtures Rmvd: Yes Yes: Mountain, citly & water Property Disc: Yes Pacific Quorum Properties Inc - 604-685-3828 Fixtures Rmvd: Yes Strata Lori JS, PLAN EPSISO, DISTICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT. TO THE ECOMINON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOW APPROPERTIE Air Conditioning Cliftwis/Up/YurfdySite/WGK Garage Door Opener,Sprinkler - Fire Pets Allowed wi/Rest, Rentals Allwed wi/Restrctins Air Conditioning Cliftwis/Up/YurfdySite/WGK Garage Door Opener,Sprinkler - Fire Pets Allowed wi/Rest, Rentals Allwed wi/Restrc	Bedrooms: 2 Approx. Year Built: 2013 Bathrooms: 2 Age: 11 Full Baths: 2 Zoning: CD-1 Half Baths: 0 Gross Taxes: S314 Yes Maint. Fee: 017.31 For Tax Year: 2024 Yes Cornerulonit. Upper Unit Parking: Total: 2 - Covered: 2 Covered Parking: 2 Concrete, Glass, Mixed Parking Garage Underbuilding Locker: Yes Partiy Units in Dev: - Total: 12 - Covered: 2 Covered Parking: 2 City/Municipal Parking Garage Underbuilding Locker: Yes Parking: Garage Underbuilding Locker: Yes Yes Parking: Garage Underbuilding Locker: Yes Yes Parking: Garage Underbuilding Locker: Yes Yes Parking: Balonon(s) FAD Fental: Freehold Strata 47 Property Disc: Yes Yes Pathree Lambaced: Fathree Lambaced: Laminate, Tile Fixtures Leased: Fixtures Leased: Fathree Common Non Porter Vir Markee Yes : Mountain, city & water Strata: Strata: 47 Distance to: Yes

Stunning, contemporary home at 6th & Fir by Westbank. This 884 square foot corner unit with 2 separated bedrooms & 2 full bathrooms, is showcased by floor to ceiling windows throughout & breathtaking views of the city, mountains and ocean. The large covered patio is perfect to sit back & relax while taking in the view. The open chef inspired kitchen includes Miele stainless steel appliances, Corian Island & glass back splash. A/C, hardwood floors, heated bathroom floors, roller blinds & custom built in cabinets in the entry, kitchen & primary bedroom. Just steps to art galleries, restaurants, fitness, Arbutus Greenway and the South Granville / Kitsilano lifestyle. Pets & rentals allowed, 2 private parking spots, secure bike locker room & huge storage locker.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.