

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	2	Age:	11
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,155.17
Rear Yard Exp:		Maint. Fee:	617.31	For Tax Year:	2024
View:	Yes			P.I.D.:	029-155-550

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Concrete,Glass,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 47
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	Yes : Mountain, city & water
Mgmt. Company:	Pacific Quorum Properties Inc. - 604-685-3828
Complex / Subdiv:	6th & Fir
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 15, PLAN EPS1550, DISTRICT LOT 526, GROUP 1, 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:	Air Cond./Central,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 5'5			
Main	Kitchen	12'2 x 8'9			
Main	Living Room	12'2 x 14'2			
Main	Dining Room	7'11 x 7'4			
Main	Primary Bedroom	11'9 x 10'11			
Main	Walk-In Closet	7'10 x 3'10			
Main	Bedroom	9'0 x 8'9			

Finished Floor (Main):	884 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	884 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	884 sqft	# Of Pets:	Cats: Yes, Dogs: 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 Open House Sat Sept 7, 1 - 2:30.