

1782 West 6th Avenue, Vancouver

\$1,349,900



MOVE IN READY RENOVATED

CONCRETE 2 Bdrm 3 bath Townhome with direct access to the parkade facing the quiet tree lined streets and the Arbutus Greenway! This RARE North facing 2 level home offers a spacious living/dining area & a powder room on the main floor. Chef's Kitchen with stainlee steel appliances, gas cooktop, quartz countertops & a large breakfast bar. Downstairs you'll find a primary bedroom with ensuite, flex space perfect for an office & an exit door directly to the parkade so no need to walk outside or take elevators. Renovations include designer paint throughout, new flooring, baseboards, blinds, recaulking and much more. Kits 360 offer first class amenities with 24 hr concierge, gym, theatre & roof top deck with spectacular views. Located steps to parks, the Arbutus Greenway, Kits beach & Granville Island.

KEY INFORMATION

ADDRESS: 1782 West 6th Avenue, Vancouver

PRICE: \$1,349,900

AREA: Fairview

TYPE: 2 Bedroom + Den/Office

SQ FT: 1,198 SF**

YEAR BUILT: 2014

TAX: \$4,191.06 (2024)

STRATA FEES: \$813.75

FEATURES

VIEWS: Tree Lined Street

PARKING: 1 (52)

LOCKER: 1 (211)

PETS: 1 Pet

RENTAL: No Airbnb

ELEMENTARY: Henry Hudson Elementary

HIGH SCHOOL: Kitsilano Secondary

** Strata Plan Shows 1,196 SF

*Some Photos Have Been Virtually Staged



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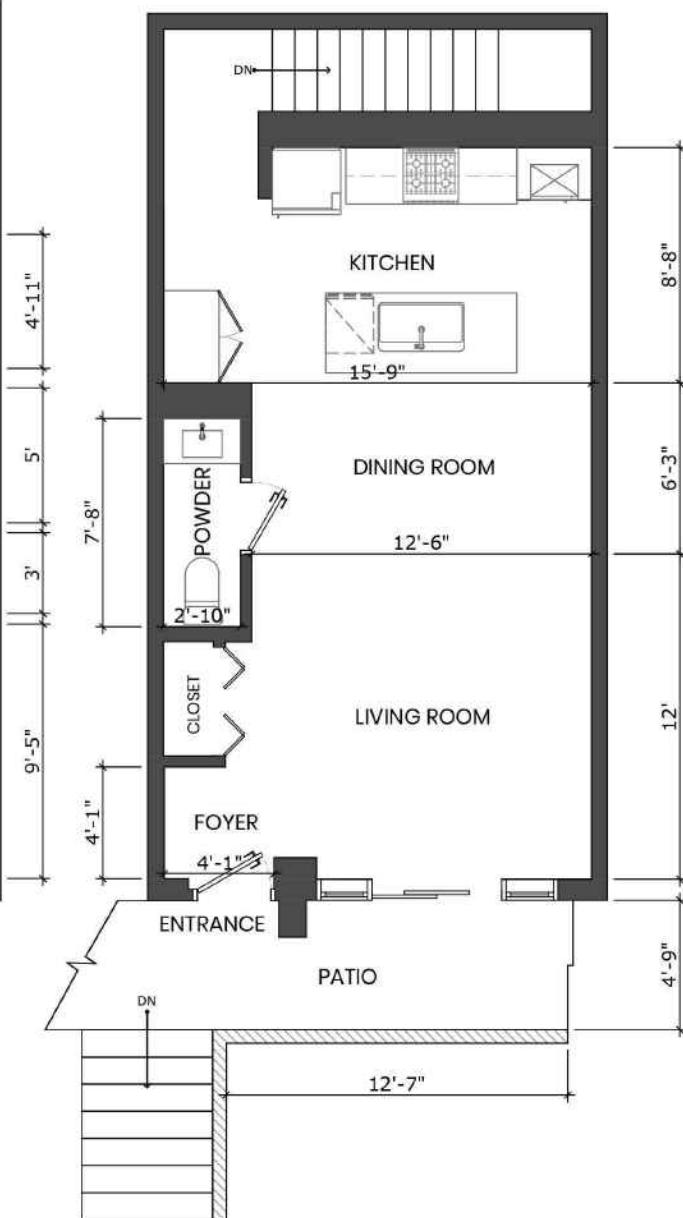
LOWER FLOOR TOTAL: 650 SQ.FT.

MAIN FLOOR TOTAL: 548 SQ.FT.

TOTAL: 1,198 SQ.FT.

PATIO TOTAL: 162 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOWS 1,196 SQ.FT.



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Presented by:

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Chow & Kai Group

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rennie**Active****R2946597**

Board: V

Townhouse

1782 W 6TH AVENUE

Vancouver West

Fairview VW

V6J 5E8

Residential Attached

\$1,349,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,349,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 3	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: C-3A
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,191.06
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-116-236	Tax Inc. Utilities?:
View: Yes : Quiet St & Arbutus Greenway		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, End Unit**Construction: **Concrete**Exterior: **Concrete, Glass**Foundation: **Concrete Perimeter**Renovations: **Partly**

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Baseboard**Outdoor Area: **Balcony(s) Patio(s) Deck(s)**Type of Roof: **Other**Reno. Year: **2024**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:Parking: **Garage Underbuilding, Visitor Parking**

Dist. to Public Transit: Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **Yes**

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: **Laminate, Mixed**

Legal: STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **548**Finished Floor (Above): **0**Finished Floor (AbvMain2): **0**Finished Floor (Below): **650**Finished Floor (Basement): **0**Finished Floor (Total): **1,198 sq. ft.**Unfinished Floor: **0**Grand Total: **1,198 sq. ft.**

Units in Development:

Exposure: **North**Mgmt. Co's Name: **RANCHO**Maint Fee: **\$813.75**Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**Tot Units in Strata: **256** Locker: **Yes**

Storeys in Building:

Mgmt. Co's #: **604-683-4508**

Council/Park Apprv?:

Suite:

Basement: **None**

Crawl/Bsmnt. Ht:

of Levels: **2**# of Kitchens: **1**# of Rooms: **8**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets: **1**Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Kitchen	15'9" x 8'8"
Main	Living Room	12'6" x 12'
Main	Dining Room	12'6" x 6'3"
Main	Patio	12'7" x 4'9"
Below	Primary Bedroom	11'1" x 9'5"
Below	Bedroom	10'4" x 9'2"
Below	Den	6'1" x 6'9"
Below	Patio	4'3" x 20'7"

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main			x	1	2	No
			x	2	3	Yes
			x	3	4	No
			x	4		
			x	5		
			x	6		
			x	7		
			x	8		

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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