



**501-1485 WEST 6TH AVENUE**  
2 BED | 2 BATH | 1338 SQ. FT.

Spacious 2 bedroom and den condo at the Carrara of Portico Buildings located in the heart of South Granville, minutes away from Granville Island. Concrete construction with high end finishing's throughout with hardwood floors, warm fireplace & heat bathroom floors. The open concept chef's kitchen is adorned w/ s/s appliances & gas cook top. The spacious patio w/ gorgeous view of the city, north shore mountains, & ocean is great for entertaining. The walkable neighbourhood is steps to transit, restaurants & entertainment. The amenities of this building are numerous with a live-in caretaker, gym, workshop, hot tub, sauna, steam room & large bike room. 2 pets allowed, 2 parking stalls & a storage locker. All parking spaces are wired for potential EV charging.

**NEIGHBOURHOOD HIGHLIGHTS**

**Elementary School**

False Creek Elementary

**High School**

Kitsilano Secondary

**French Immersion - Secondary**

Kitsilano Secondary

**WALK SCORE:** 99

**BIKE SCORE:** 87

**TRANSIT SCORE:** 77

**Keith Roy**  
AND ASSOCIATES

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**RE/MAX**



KEITH ROY, PREC\*



GREG DENT



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\*Denotes Personal Real Estate Corporation.

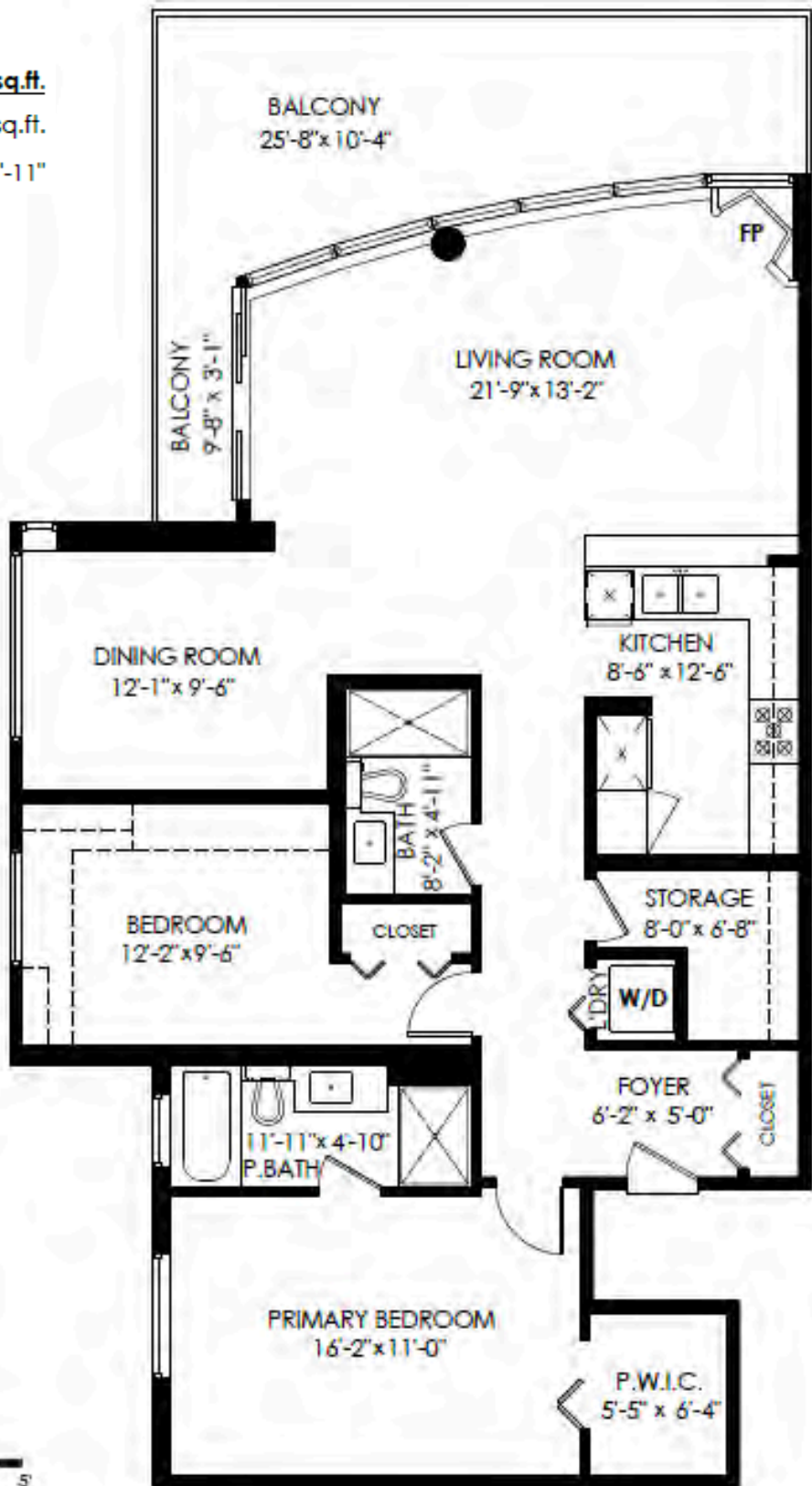
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View additional photos & 3D tour at [www.KeithRoy.com](http://www.KeithRoy.com)

**Floor Area:** 1,338 sq.ft.  
**Balcony:** 234 sq.ft.  
**Ceiling Height:** 7'-11"



MEASURED ON: (2024-05-05)

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E&O Insured. Total square foot calculated to gross unit area. SOFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:  
**Gregory Andruff PREC\***

**Keith Roy and Associates**

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**Active**  
**R2880183**

Board: V  
Apartment/Condo

**501 1485 W 6TH AVENUE**

Vancouver West  
False Creek  
V6H 4G1

Residential Attached

**\$1,798,000** (LP)



**Virtually Staged**



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,798,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2000**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **2** Age: **24**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **C-3A**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$4,404.63**  
 Sq. Footage: **0.00** P.I.D.: **024-684-236** For Tax Year: **2023**  
 Flood Plain: \_\_\_\_\_ View: **Yes : MOUNTAINS & OCEAN** Tax Inc. Utilities?: **No**  
 Complex / Subdiv: \_\_\_\_\_ First Nation Tour: **Virtual Tour URL**  
 Services Connctd: **Community, Electricity, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **STRATA LOT 169, PLAN LMS4091, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 1294/248613 SHARE IN COM PROP THEREIN 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, Sauna/Steam Room, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **1,338**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,338 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,338 sq. ft.**

Units in Development: **215** Tot Units in Strata: **215** Locker:  
 Exposure: \_\_\_\_\_ Stores in Building: **11**  
 Mgmt. Co's Name: **PACIFIC QUORUM** Mgmt. Co's #: **604-685-3828**  
 Maint Fee: **\$727.74** Council/Park Apprv?: \_\_\_\_\_  
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: \_\_\_\_\_ # of Pets: \_\_\_\_\_ Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'2 x 5'				1	Main	3	No
Main	Kitchen	8'6 x 12'6				2	Main	4	Yes
Main	Living Room	21'9 x 13'2				3			
Main	Dining Room	12'1 x 9'6				4			
Main	Primary Bedroom	16'2 x 11'				5			
Main	Walk-In Closet	5'5 x 6'4				6			
Main	Bedroom	12'2 x 9'6				7			
Main	Storage	8' x 6'8				8			

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