



### NEIGHBORHOOD HIGHLIGHTS

Elementary School

Mount Pleasant Elementary

High School

Vancouver Technical Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

Walk Score: 75

Bike Score: 83

Transit Score: 85

# 208-711 EAST 6th AVENUE

## STUDIO, 1 BATH, 432 SQ. FT.

Welcome to the Picasso in Mount Pleasant! This rarely available bachelor/studio condo has an amazing floorplan to accommodate entertainment and a separate sleeping area. The suite has plenty of updates including the kitchen and bathroom countertops and sinks, a fresh coat of paint, and new lighting just recently installed. The unit is on the ground floor facing the street which allows for easy access to the exciting Mount Pleasant neighborhood. Restaurants, transit, groceries, breweries, and community centres are all conveniently close by. Almost in-suite laundry with the shared laundry facility directly across the hall. Do not miss your chance to see this beautiful unit! Pets allowed. Rentals Allowed.

**\$299,000**

Keith Roy, PREC\*

Jacob Lahti

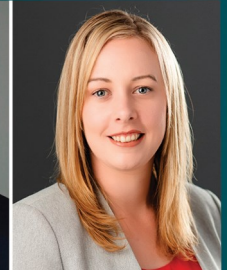
Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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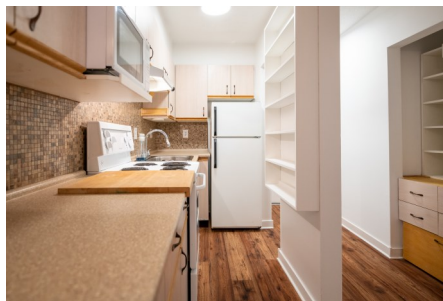
**RE/MAX**

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\*Personal Real Estate Corporation

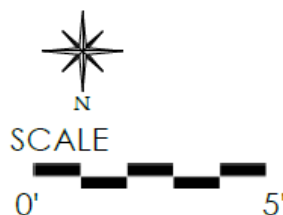
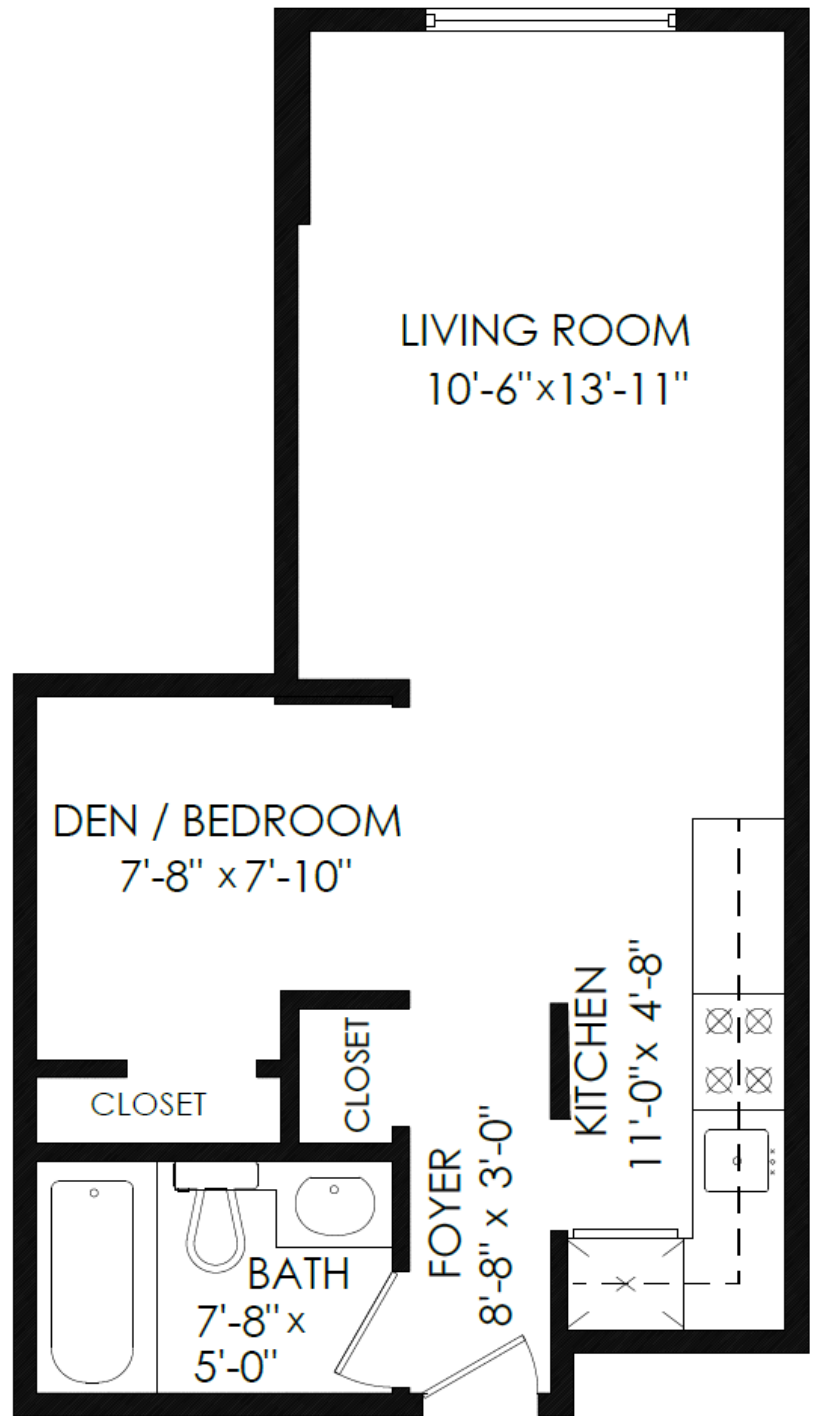
# 208-711 EAST 6TH AVENUE

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



Floor Area: 432 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2021-09-28)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT 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:  
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**Active** **208 711 E 6TH AVENUE** Residential Attached  
**R2622645** Vancouver East **\$299,000 (LP)**  
 Board: V Mount Pleasant VE (SP) **M**  
 Apartment/Condo V5T 1L7



Sold Date: If new, GST/HST inc?: Original Price: **\$299,000**  
 Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **1967**  
 Frontage(feet): Bathrooms: **1** Age: **54**  
 Frontage(metres): Full Baths: **1** Zoning: **RM-4**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$829.12**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: **No** P.I.D.: **016-159-306** Tax Inc. Utilities?:  
 View: **No :** Tour:  
 Complex / Subdiv: **The Picasso**  
 Services Connctd: **Community, Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **0** Covered Parking: **0** Parking Access:  
 Construction: **Frame - Wood** Parking: **None**  
 Exterior: **Stone, Stucco** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Renovations: **Partly** Reno. Year: Fixtures Leased: **No :**  
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen: **No** Fixtures Rmvd: **No :**  
 Fireplace Fuel: **None** Metered Water: Floor Finish: **Laminate**  
 Fuel/Heating: **Hot Water** R.I. Plumbing: **No**  
 Outdoor Area: **None**  
 Type of Roof: **Torch-On**

Legal: STRATA LOT 11, PLAN VAS2691, DISTRICT LOT 264A, 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: **Elevator, Shared Laundry, Storage**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Microwave, Refrigerator, Stove**

Finished Floor (Main): <b>432</b>	Units in Development: <b>97</b>	Tot Units in Strata: <b>97</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Southview Property Management</b>	Mgmt. Co's #: <b>604-270-8811</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$252.83</b>	Council/Park Apprv?: <b>Yes</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water</b>		
Finished Floor (Total): <b>432 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>432 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>		
Suite: <b>None</b>	Short Term (<1yr) Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>No restrictions noted in bylaws</b>		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>4</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'8 x 3'0			x	1	Main	4	No
Main	Kitchen	11'0 x 4'8			x	2			
Main	Living Room	10'6 x 13'11			x	3			
Main	Den	7'8 x 7'10			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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