



**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

# 231-711 EAST 6th AVENUE

1 BED, 1 BATH, 704 SQ. FT.

Welcome to the Picasso in Mount Pleasant! This beautifully renovated 1br condo has an amazing floorplan to accommodate lots of entertainment and private space. The suite has plenty of updates including the kitchen and bathroom, built in shelving in the bedroom and entry closet, and dimmable lighting. The unit is on the ground floor which allows for easy access to the exciting Mount Pleasant neighborhood. You will also have a large patio to enjoy your morning and afternoon coffee breaks. Restaurants, transit, groceries, breweries, and community centres are all conveniently close by. Shared laundry facilities are on every floor directly. Do not miss your chance to see this beautiful unit! Pets allowed. Rentals Allowed.

**\$450,000**

Keith Roy, PREC\*

Jacob Lahti

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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Master  
11 Years



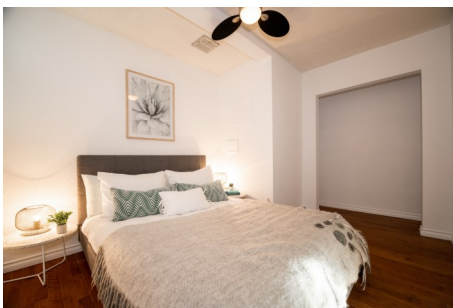
**RE/MAX**

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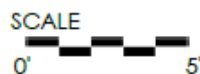
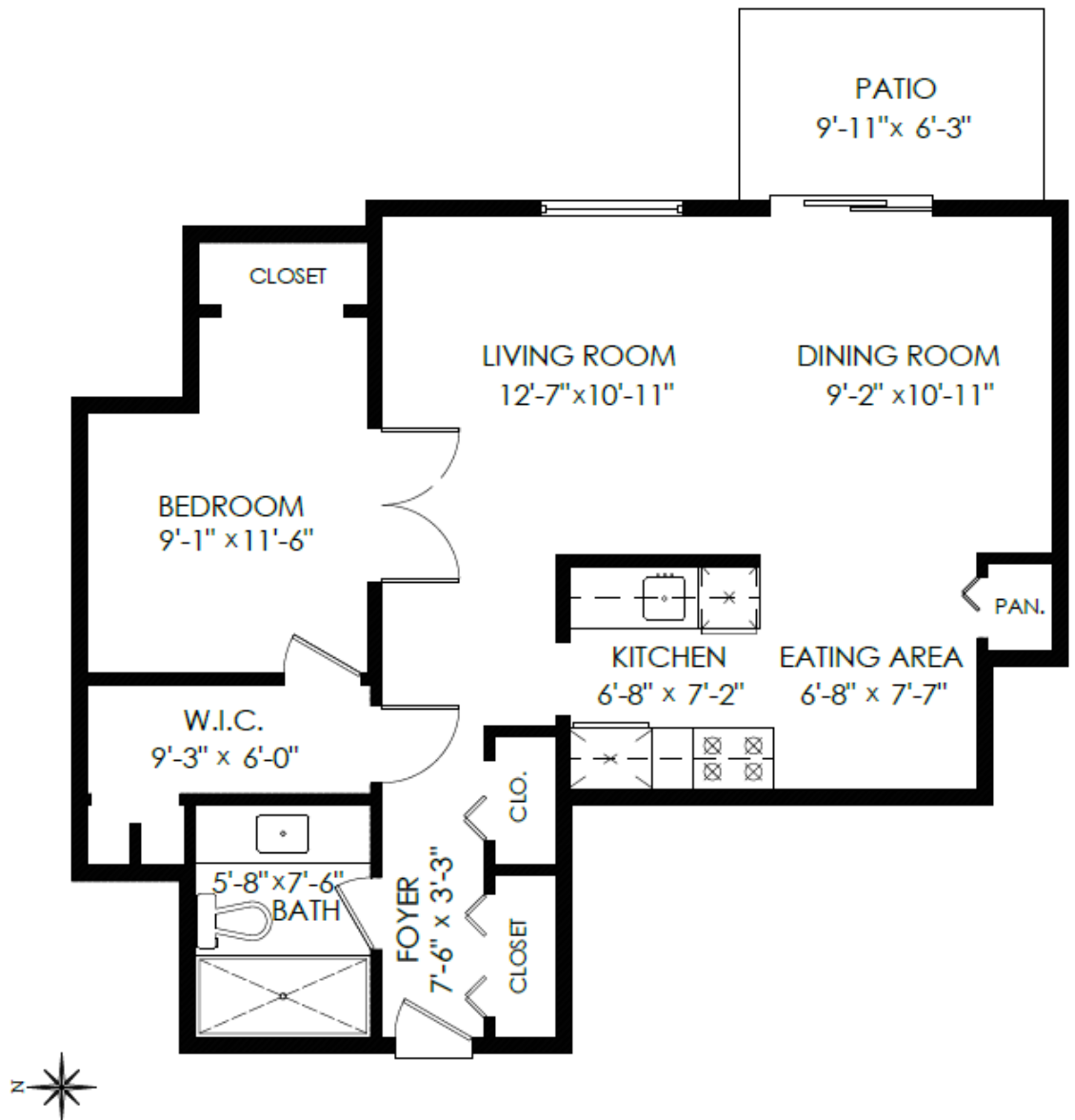
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View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



**Floor Area:** 704 sq.ft.  
**Patio:** 62 sq.ft.  
**Ceiling Height:** 7'-10"



MEASURED ON: (2022-01-28)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O reserved. 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:  
**Keith Roy PREC\***  
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**Active**  
**R2650513**  
 Board: V  
 Apartment/Condo

**231 711 E 6TH AVENUE**  
 Vancouver East  
 Mount Pleasant VE  
 V5T 1L7

Residential Attached  
**\$450,000 (LP)**   
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$450,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1967</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>55</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-4</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,320.10</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>016-159-616</b>	For Tax Year: <b>2021</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>PICASSO</b>		Tour: <b>Virtual Tour URL</b>
Services Connctd: <b>Electricity, Storm Sewer, Water</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking:	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed, Stone, Stucco</b>	Dist. to Public Transit: <b>CLOSE</b>		Dist. to School Bus: <b>CLOSE</b>
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold Strata</b>		
	Property Disc.: <b>Yes</b>		
Renovations: <b>Partly</b>	Fixtures Leased: <b>No :</b>		
# of Fireplaces: <b>R.I. Fireplaces:</b>	Fixtures Rmvd: <b>No :</b>		
Fireplace Fuel:	Floor Finish: <b>Hardwood, Tile</b>		
Fuel/Heating: <b>Hot Water</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Torch-On</b>			

Legal: STRATA LOT 34, PLAN VAS2691, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, UNDIV 62/5310 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, Elevator, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Refrigerator, Stove**

Finished Floor (Main): <b>704</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: <b>East</b>	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>\$401.94</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water</b>		
Finished Floor (Total): <b>704 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>704 sq. ft.</b>	# or % of Rentals Allowed:		
Suite: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'6 x 3'3			x	1	Main	4	No
Main	Walk-In Closet	9'3 x 6'0			x	2			
Main	Bedroom	9'1 x 11'6			x	3			
Main	Living Room	12'7 x 10'11			x	4			
Main	Dining Room	9'2 x 10'11			x	5			
Main	Eating Area	6'8 x 7'7			x	6			
Main	Kitchen	6'8 x 7'2			x	7			
		x			x	8			

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