



Presented by:

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**Active**  
**R2286240**

Board: V  
Townhouse

## 1290 W 6TH AVENUE

Vancouver West  
Fairview VW  
V6H 1A5

Residential Attached

**\$969,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$969,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1985</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>FM-1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,951.94</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$346.09</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>006-538-541</b>
Mgmt. Co's Name: <b>Urban Properties</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-681-4177</b>		
View: :		
Complex / Subdiv: <b>Vanderlee Court</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: <b>2 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</b>
Exterior: <b>Wood</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2016</b>	Dist. to Public Transit:	Total Units in Strata: <b>13</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>13</b>	
Renovations: <b>Partly</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Wood</b>		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**  
 Legal: **PL VAS1360 LT 10 DL 526 LD 36. 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: **Garden**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	14'3 x 14'3			x			x
Above	Dining Room	12'2 x 11'2			x			x
Above	Kitchen	13' x 11'3			x			x
Main	Master Bedroom	14'3 x 11'8			x			x
Main	Bedroom	10'10 x 7'10			x			x
Main	Foyer	6' x 3'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>505</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>564</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,069 sq. ft.</b>	# or % of Rentals Allowed: <b>1</b>			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	<b>1,069 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Margaret Leung Realty**

**QUIET townhouse in a well maintained 13 unit complex in Fairview. Unit is away from W. 6th with entrance from courtyard. Up offers entertaining size open concept living space with updated kitchen, wood burning fireplace and renovated powder room. Views of Downtown from kitchen windows. Generous size master bedroom fits a king size bed and a private balcony. 2016 renovation includes new paint throughout, new heated entry floor, glass stair railing, main bathroom has heated floor, new vanity with double sinks and rain shower, new washer & dryer etc. Excellent location within walking distance to Granville Island, Granville shopping and the Seawall. Open Sun July 15, 2-4 p.m.**