

1782 West 6th Avenue, Vancouver

\$1,599,000



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 stainless 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: \$1,599,000

AREA: Fairview

TYPE: 2 Bedroom + Den/Office

SQ FT: 1,198 SF**

YEAR BUILT: 2013

TAX: \$4,068.17 (2023)

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



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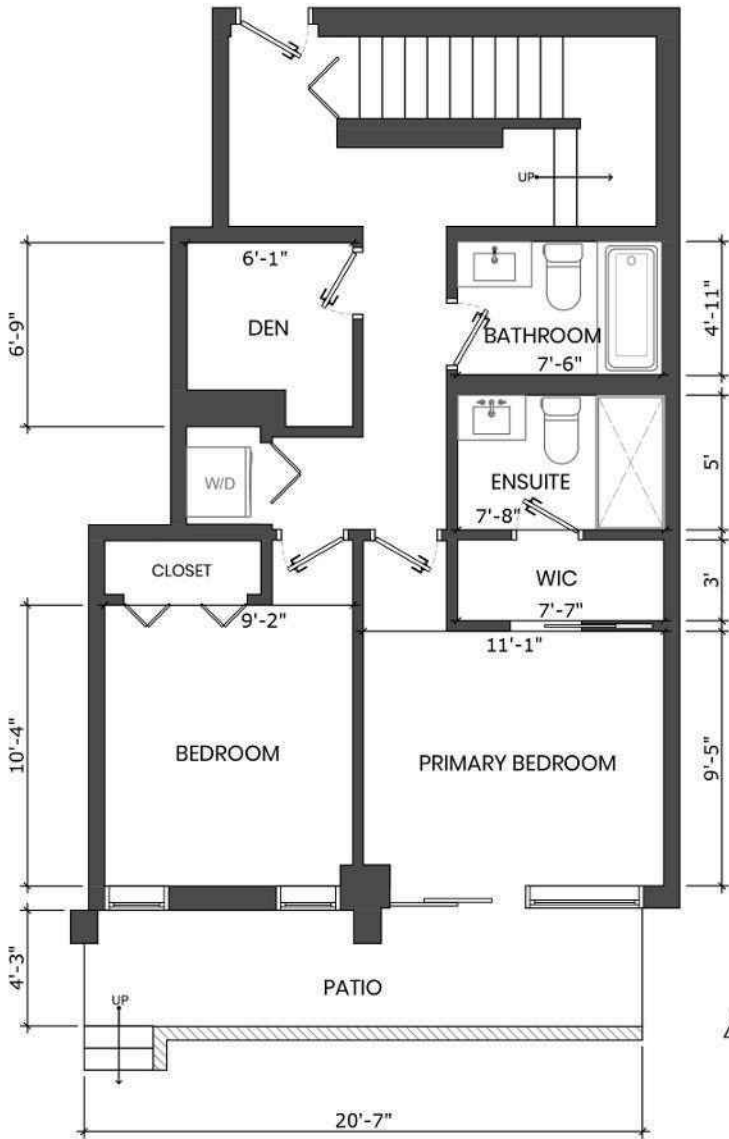
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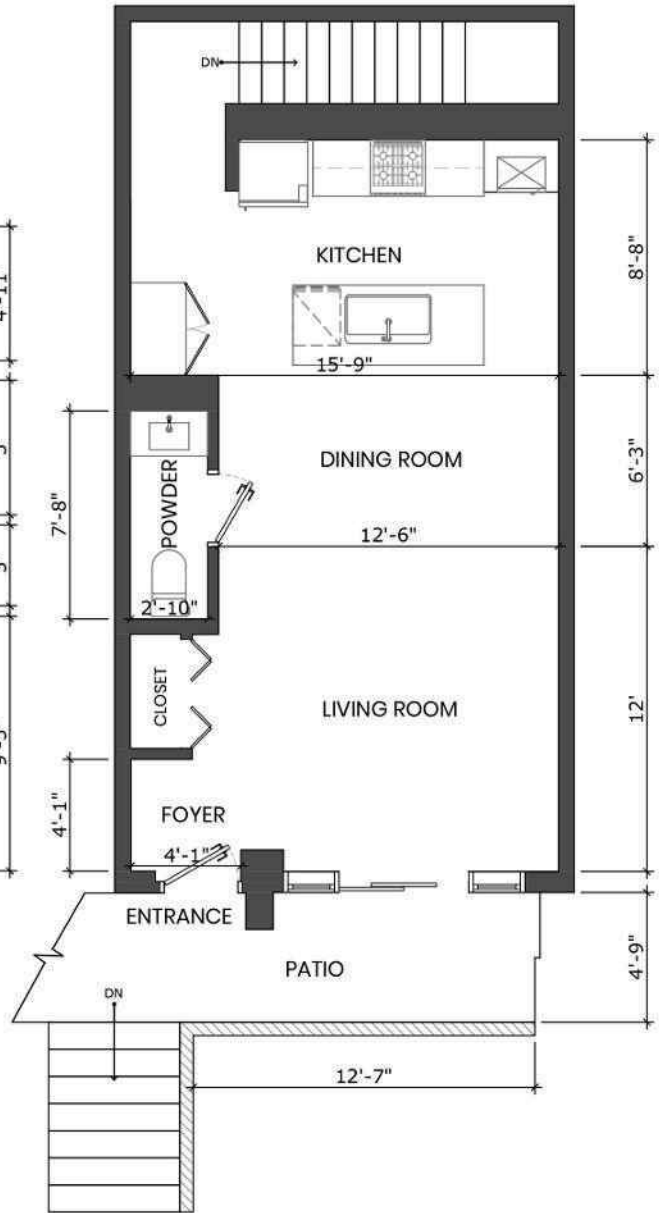
1782 WEST 6TH AVENUE, VANCOUVER, BC

LOWER FLOOR TOTAL: 650 SQ.FT.
 MAIN FLOOR TOTAL: 548 SQ.FT.
TOTAL: 1,198 SQ.FT.
 PATIO TOTAL: 162 SQ.FT.

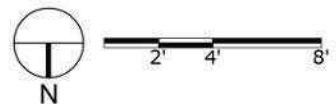
*DISCLAIMER: STRATA PLAN SHOWS 1,196 SQ.FT.



LOWER FLOOR PLAN
 Ceiling Height: 8'-2"



MAIN FLOOR PLAN
 Ceiling Height: 8'-5"



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Presented by:
Derek Kai PREC*
 Chow & Kai Group
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666



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Active R2892768 Board: V Townhouse	1782 W 6TH AVENUE Vancouver West Fairview VW V6J 5E8	Residential Attached \$1,599,000 (LP) (SP)																																																																																										
	Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: KITS 360 First Nation: Services Connctd: Natural Gas, Storm Sewer, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 029-116-236 Yes :Arbutus Greenway City/Municipal																																																																																										
Style of Home: 2 Storey, End Unit Construction: Concrete Exterior: Concrete, Glass Foundation: Concrete Perimeter Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other	Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage Underbuilding, Visitor Parking Dist. to Public Transit: NEAR Dist. to School Bus: NEAR Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: No : Floor Finish: Laminate, Mixed	Original Price: \$1,599,000 Approx. Year Built: 2013 Age: 11 Zoning: C-3A Gross Taxes: \$4,068.17 For Tax Year: 2023 Tax Inc. Utilities?: No Tour:																																																																																										
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: Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge																																																																																												
Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Sprinkler - Fire																																																																																												
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/Bsmt. Ht: # of Kitchens: 1	# of Levels: 2 # of Rooms: 8	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: No AIRBNB																																																																																										
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>15'9 x 8'8</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>12'6 x 6'3</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Below</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>12'6 x 6'3</td> <td></td> <td></td> <td>x</td> <td>3</td> <td>Below</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Patio</td> <td>12'7 x 4'9</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Primary Bedroom</td> <td>11'1 x 9'5</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>10'4 x 9'2</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Den</td> <td>6'9 x 6'1</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Patio</td> <td>20'7 x 4'3</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	15'9 x 8'8			x	1	Main	2	No	Main	Living Room	12'6 x 6'3			x	2	Below	4	No	Main	Dining Room	12'6 x 6'3			x	3	Below	3	Yes	Main	Patio	12'7 x 4'9			x	4				Below	Primary Bedroom	11'1 x 9'5			x	5				Below	Bedroom	10'4 x 9'2			x	6				Below	Den	6'9 x 6'1			x	7				Below	Patio	20'7 x 4'3			x	8					
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