



Presented by:
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False Creek, Vancouver West Residential Attached
411 1485 W 6TH AV MLS # V629794 Active



List Price: \$559,000

Previous Price: Subdiv/Complex: CARRARA
 Original Price: \$559,000 View:
 Frontage: Postal Code: V6H 4G1 Type: Apartment Unit
 Depth/Size: Approx Yr Bilt: 2001
 Lot SqFt: 0 Age at List Date: 6
 Exposure: W Bedrooms: 2 Zoning: RES
 Stories in Bldg: 4 Bathrooms: 2 Taxes: \$2,168 / 2006
 Flood Plain: Full Baths: 2 Gst Incl:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: No Occupancy: Owner
 Fixt Removed: Y; DINING ROOM FIXTURE Tax Incl Utils: N

Style of Home: End Unit	Total Parking:	Covered Parking:	2
Construction: Concrete	Parking Stall #: 152 & 153	Parking Stall Owned:	Y
Foundation: Concrete Perimeter	Parking Access:		
Exterior: Mixed	Parking Facilities: Garage; Underground		
Rain Screen:	Dist to Public Trans: 1 BLOCK	Dist to School/Bus:	
Type of Roof: Other	Units in Development:	Total Units in Strata:	
Renovations: Reno Year:	Locker: Yes	Locker #:	67
Flooring: Laminate / Tile	Possession:		
Water Supply: City/Municipal	Title to Land: Freehold Strata		
Heat/Fuel: Electric	Seller's Interest: Registered Owner		
No. of Fireplaces: 1 R/I Fireplaces:	Mortgage Info: 0 -		
Fireplace Fuel: Gas - Natural	Property Disclosure: / Yes		
Outdoor Area: None	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co/Phone: WYNFORD GROUP / 604-261-0285			
Mo. Maint Charge: \$250.22			

Maint Charge Incl: Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS4091 LT 164 DL 526 LD 36 UNDIV 955/248613 SHARE IN COM PROP THEREIN. PID: 024-684-180
 Amenities: Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'5 X 11'5						
Main F.	Dining	11'5 X 7'8						
Main F.	Kitchen	9'4 X 7'4						
Main F.	Master Bedroom	12'5 X 9'6						
Main F.	Bedroom	9'5 X 9'1						
Main F.	Den	8'7 X 6'4						
Main F.	Entrance Hall	7'8 X 0'0						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	956	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	0 Piece; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:	4		
Total Finished Floor Area:	956	Restricted Age:	5		
		# Pets; Cats; Dogs:	6		
Unfinished Floor Area:	0	# or % Rentals:	7		
Grand Total Floor Area:	956		8		

Listing Broker(s): (1) RE/MAX Crest Realty (Westside)

Beautifully updated two bedroom and den, 2 in the "Carrara", built by Bosa. Come and see this bright west facing unit with 2 parking, 2 full bathrooms, walnut floors, neutral colours, open kitchen with granite counters, and gas fireplace. Super recreation and entertainment facilities.