

Presented by:
Ian Watt
 Sutton West Coast
 Phone: 604-714-1700 Cell: 604-999-9426
 Email: ianwatt@ianwatt.ca
 Website: www.ianwatt.ca

Vancouver East, Mount Pleasant VE Residential Attached
218 710 E 6TH AV, V5T 1L5 **MLS# V1071034** **Active**



List Price: **\$299,000** Previous Price:

Subdiv/Complex: **THE MCMILLAN HOUSE**

Frontage:	Approx Yr Blt: 1975	PID: 003-641-872
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 39	Zoning: STRATA
Exposure:	Bedrooms: 1	Taxes: \$1,076 (2013)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No
Meas. Type:	Half Baths: 0	Apprvl Reqd:
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - MOUNTAINS & GREENERY		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Metal, Tar & Gravel, Torch-On	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 29
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
	Property Disclosure: Y - UPON ACCEPTED OFFER	
Mngmt Co: BAYWEST	Bylaw Restrictions: Pets Allowed, Rentals Not Allowed	
Mngmt Ph: 604-257-0325	Maint Fee: \$261.00	

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup**

Legal: **PL VAS184 LT 18 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Shared Laundry**

Features Incl: **Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	7'6 X 7'						
Main F.	Dining	9' X 7'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Office	8' X 5'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 701	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 701	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 701		8

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Welcome to hip, SOMA, Mount Pleasant, one of Vancouver's fastest growing neighbourhoods. This spacious 701 square foot 1 bedroom and office condo boasts a fantastic large private patio with views of the North Shore Mountains. Invest with confidence and enjoy this tastefully updated, gorgeous suite with laminate floors, updated tiles and closet organizers in the walk-in closet and a master bedroom big enough for king sized furnishings. Macmillan House is a quality and well kept building, with recent updates including: new roof, re-lined plumbing & balconies. Dogs and Cats are welcome but sorry tenants are not. This unit comes with 1 parking and 1 external locker. Check realtors website for open houses.