



Presented by:  
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**Active**  
**R2192063**  
 Board: V  
 Apartment/Condo

**206 349 E 6TH AVENUE**

Vancouver East  
 Mount Pleasant VE  
 V5T 1J9

Residential Attached

**\$398,800** (LP)   
 (SP)



Sold Date: Frontage (feet): Original Price: **\$398,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1975**  
 Depth / Size (ft.): Bedrooms: **1** Age: **42**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-4**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$768.86**  
 Approval Req?: Half Baths: **0** For Tax Year: **2017**  
 Exposure: **South** Maint. Fee: **\$327.20** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **003-768-295**  
 Mgmt. Co's Name: **URBAN PROPERTIES** Tour:  
 Mgmt. Co's Phone: **604-681-4177**  
 View: :  
 Complex / Subdiv: **LANDMARK HOUSE**  
 Services Connected: **Electricity, Water**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Stucco, Wood</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata: <b>23</b>
Renovations:	
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel:	R.I. Plumbing:
Fuel/Heating: <b>Baseboard, Hot Water</b>	R.I. Fireplaces:
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>
Type of Roof: <b>Torch-On</b>	Dist. to Public Transit:
	Units in Development:
	Title to Land: <b>Freehold Strata</b>
	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate</b>

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**  
 Legal: **PL VAS259 LT 9 DL 200A LD 36**

Amenities: **Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 12'1			x			x
Main	Dining Room	7'10 x 6'7			x			x
Main	Kitchen	7'4 x 6'3			x			x
Main	Bedroom	13'10 x 10'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>619</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>619 sq. ft.</b>	# or % of Rentals Allowed <b>6</b>			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>619 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

**Certainly one of the best locations in the city, Landmark House is minutes to downtown, close to transit and only 2 blocks to all the best Main St has to offer—shopping, restaurants, coffee, donuts plus only a block to famous Dude Chilling Park. This bright and spacious, 616 sqft, 1 bedroom home is sure to impress with new laminate wide plank floors, updated kitchen and extra large windows. You will love the dappled sunlight filtering through the beautiful trees as you relax on your south facing balcony. 1 dog and/or 1 cat welcome. Walk-up building (no elevator) with shared laundry on each floor (insuite laundry installation is allowed). 1 parking and 1 storage included. Come see for yourself! Sneak Peek: Thurs., July 27, 5-7. Open Houses: Sat & Sun, July 29 & 30, 1-3.**