



Presented by:  
**Jason Dryburgh PREC\***

**MRKT Real Estate Group**  
Oakwyn Realty Ltd.

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**Active**  
**R2943584**  
Board: V  
Apartment/Condo

**107 1990 W 6TH AVENUE**  
Vancouver West  
Kitsilano  
V6J 4V4

Residential Attached  
**\$899,999** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$899,999**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1981**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **1** Age: **43**  
Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **RM-4**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,129.97**  
Sq. Footage: **0.00** For Tax Year: **2024**  
Flood Plain: **No** P.I.D.: **004-640-314** Tax Inc. Utilities?: **No**  
View: **No :EXPANSIVE YARD + DECK** Tour: \_\_\_\_\_  
Complex / Subdiv: **MAPLEVIEW PLACE**  
First Nation: \_\_\_\_\_  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Glass, Wood**  
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: \_\_\_\_\_  
Renovations: **Partly** Reno. Year: **2024**  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: \_\_\_\_\_ Metered Water: \_\_\_\_\_  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Laminate, Tile**  
Type of Roof: **Other**

Legal: **STRATA LOT 11, PLAN VAS785, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, 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: **Elevator**

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Pantry, Refrigerator, Stove**

Finished Floor (Main): **812** Units in Development: **58** Tot Units in Strata: **58** Locker: **No**  
Finished Floor (Above): **0** Exposure: \_\_\_\_\_ Stores in Building: **3**  
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Mgmt. Co's #: **604-683-8900**  
Finished Floor (Below): **0** Maint Fee: **\$511.25** Council/Park Apprv?: \_\_\_\_\_  
Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management**  
Finished Floor (Total): **812 sq. ft.**  
Unfinished Floor: **0**

Grand Total: **812 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Suite: \_\_\_\_\_ Restricted Age: \_\_\_\_\_ # of Pets: \_\_\_\_\_ Cats: \_\_\_\_\_ Dogs: \_\_\_\_\_  
Basement:**None** # or % of Rentals Allowed: \_\_\_\_\_  
Crawl/Bsmt. Ht: \_\_\_\_\_ Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
# of Kitchens: **1** # of Rooms: **7** Short Term Lse-Details: **SEE BYLAWS**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'11 x 3'6			x	1	Main	4	No
Main	Kitchen	7'5 x 8'2			x	2			
Main	Dining Room	8'1 x 12'9			x	3			
Main	Living Room	9'3 x 12'9			x	4			
Main	Primary Bedroom	15'9 x 9'5			x	5			
Main	Bedroom	12'5 x 8'4			x	6			
Main	Pantry	4'8 x 5'0			x	7			
		x			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

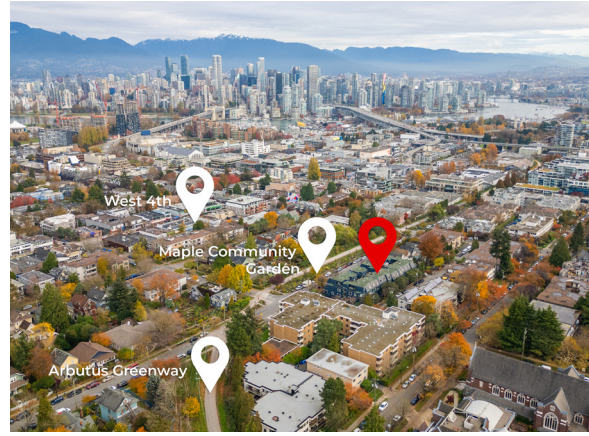
**COMPLIMENT YOUR LIFESTYLE. A gorgeously updated garden walkout w/expansive 571 fully fenced+turfed yard & deck for year round enjoyment & convenience. Move into recently remodelled designer kitchen w/white cabinetry, stylish stone counters, premium undermount sink & fixtures, + open pass thru to open dining & living. Engineered laminate flrs. Gorgeous lighting. Huge primary bed+spacious 2nd w/views over yard. Exquisite luxury closet organizers a dream come true in beds and entry foyer, bonus sprawling pantry w/extensive built-ins to maximize functional living. Brand new H/W tank. PRIME KITS! Relax at Maple Community Gardens, hop on Arbutus Greenway-both at your doorstep. Steps to 4th Av, Kits Beach, transit to UBC/downtown! Building exterior re-painted & windows/doors recently replaced!**



**107-1990 W 6TH AVENUE | VANCOUVER**

604 839 3004 team@MRKTrealtors.com MRKTrealtors.com



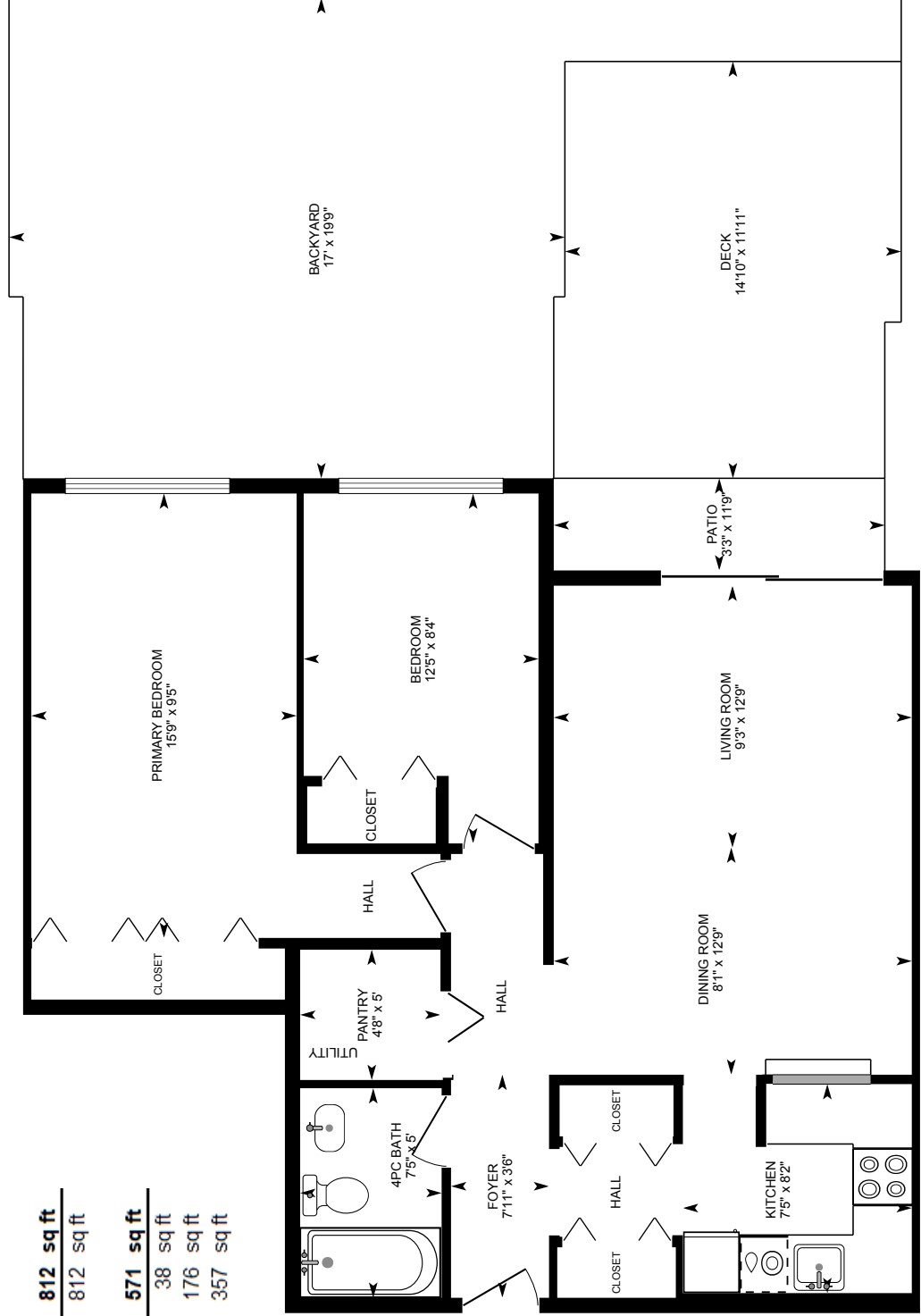


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**OWN  
 YOUR  
 MARKET**

**107-1990 W 6th Avenue**  
 Vancouver, BC

<b>Total:</b>	<b>812 sq ft</b>
Main Floor	812 sq ft
<b>Total Extras:</b>	<b>571 sq ft</b>
Patio	38 sq ft
Deck	176 sq ft
Backyard	357 sq ft



Main Floor: 812 sq ft



Total square foot calculated to gross unit area, SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

