

Presented by:  
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Vancouver West, Fairview VW Residential Attached  
**# 206 668 W 6TH AV, V5Z 1A3** **MLS# V1049898** **Active**



List Price: \$585,000 Previous Price:

Subdiv/Complex: BOHEMIA

Frontage:	Approx Yr Blt: 2006	PID:	026-665-409
Depth/Size:		Type:	Townhouse
Lot SqFt: 0	Age at List Date: 8	Zoning:	MF
Exposure: N	Bedrooms: 2	Taxes:	\$1,968 (2013)
Stories in Bldg: 3	Bathrooms: 2	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Req'd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - DOWNTOWN CITY SKYLINE		

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	.5	Dist to School/Bus:	
Renovations:	Partly	Reno Year:	2014	Units in Development:	44
Flooring:	Hardwood, Mixed	Locker:	Yes	Total Units in Strata:	44
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	RANCHO	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-684-4508	Maint Fee:	\$268.22		

Maint Charge Incl: Gardening, Gas, Hot Water, Management

Legal: PL BCS1849 LT 34 DL 526 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire, Other - See Remarks

Site Influences: Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	10' X 10'						
Main F.	Laundry	10' X 10'						
Main F.	Kitchen	10' X 10'						
Main F.	Living Room	10' X 10'						
Below	Bedroom	10' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 986	Finished Levels:	2	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Below
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 986	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area: 0	# or % Rentals: 25		7
Grand Total Floor Area: 986			8

Listing Broker(s): TRG-The Residential Group Rlty

Two level townhouse at Bohemia boasts tons of upgrades including custom mill work, custom closets, new bathroom, viking gas range and viking appliances. The bedrooms are separated with one on each floor as well as a bathroom on each floor. A high end Pioneer TV and Home Theatre system are included. Comes with two side by side parking and a storage locker.