

# 310 – 621 East 6<sup>th</sup> Avenue

## Mount Pleasant

840sq ft Fully renovated, 2 bedroom, 2 balcony south facing home in a very well maintained, sort after building and neighbourhood. Beautifully landscaped street front shows the care in this property.

### Fairmont Place

**2013** Full rain screen, roof, balconies, windows, sliders,  
Full elevator upgrade

**2008** Re-piped, new boilers

### The Suite

Fully renovated modernity

Engineered bleached Oak hardwood & large porcelain tile flooring

Hot water heaters with custom wood covers

Deep baseboards

New doors

Pot lights throughout with dimmer

Two large closet/storage at entry foyer with power outlet/dryer

#### ✧ Kitchen

White modern soft close cabinets with SS pulls

Quartz dark grey counters

Large island with tons of storage, quartz top

Large 'subway' white tile backsplash

#### ✧ Spacious Dining area

#### ✧ Living room

Glass slider to balcony with wood decking, bbq, dining

#### ✧ Master Bedroom

Walk in closet with storage units

Glass sliders to private balcony

#### Bedroom

Large closet with built-ins

#### ✧ Bathroom

4 piece modern white

Soaker tub with rain shower head Riobel hardware

Wrap around large white 'subway' tile

White sleek over size sink counter

Dark brown double large storage soft close drawers

**2017** Laundry – new washers/dryers

New front door

Lobby – new tile and paint

1 Parking # 46

1 Storage # 310

#### ✧ SS Appliances 2015

✧ Whirlpool electric stove

✧ GE bottom mount fridge

✧ Bosch dishwasher

✧ Grohe faucet

✧ Stove Hood

Under mount lighting

### Schools

K-7 Mount Pleasant Elementary

8-12 Vancouver Technical Secondary

### French Immersion

K-7 Laura Secord Elementary

6-7 Laura Secord Elementary

8-12 Vancouver Technical Secondary

### Proximities

Main Street – Transit, shopping & restaurants 3 blocks

Olympic Village- shopping, restaurants, recreation – 5 min drive

Downtown – 10 minutes drive

Skytrain – 15-20 minutes walk

Transit 2 blocks

Guelph Park – 2 blocks

China Creek Park – fitness track – 2 blocks

• All information is approximate verify if important



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