

South Granville

203 - 1428 W 6th Avenue
2 BR + Den, Siena of Portico



Price: \$1,150,000
Type: Apartment
Beds: 2
Baths: 2
Built: 2003
Size: 1,122 sqft
Mnt Fee: \$400
Taxes: \$2,720 (2018)

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Vancouver, Fairview VW
203 1428 W 6th Avenue, V6H 4H4

MLS# R2304968
\$1,150,000

Residential Attached
Active



Complex/Subdiv: **Siena of Portico**
Frontage: **0.00** Bedrooms: **2** PID: **025-576-224**
Depth/Size: Bathrooms: **2** Approx Yr Blt: **2003**
Lot Area SqFt: **0** Half Baths: **0**
Exposure: Full Baths: **2**
Taxes: **\$2,720 (2018)**
Type: **Apartment Unit**
View:

Style of Home: **Corner Unit** Total Parking: **2** Covered Parking: **2**
Construction: **Concrete** Parking Access: **Front**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**
Exterior: **Concrete,Mixed**
Rainscreen: Dist to Public Trans: **0.5** Dist to School Bus:
Type of Roof: **Tar & Gravel** Possession:
Reno Year: **0** Title to Land: **Freehold Strata**
Flooring: **Hardwood** Rear Exposure:
Water Supply: **City/Municipal**
Heat/Fuel: **Baseboard,Electric**
No. of Fireplaces: **1** Property Disclosure: **Y**
Fireplace Fuel: **Gas - Natural** Outdoor Area: **Balcony(s)**
Locker: **Yes** Units in Development: **0** Total Units in Strata: **0**
Mngmt Co: **First Service Residential** Property Disclosure: **Y**
Mngmt Ph: **604-683-8900** Maint Fee: **\$400.40**

Maint Charge Incl: **Garbage Pickup,Gardening,Gas,Hot Water,Management,Recreation Facility**
Legal: **PL BCS207 LT 18 DL 526 LD 36. UNDIV 102/10759 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN**
Amenities: **Bike Room,Elevator,Exercise Centre,In Suite Laundry,Storage**
Site Influences: **Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby**
Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW,Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'9 x 11'11			x			x
Main	Kitchen	8'9 x 8'5			x			x
Main	Dining Room	10'10 x 8'3			x			x
Main	Den	8'7 x 7'3			x			x
Main	Master Bedroom	12'6 x 11'0			x			x
Main	Bedroom	10'1 x 9'3			x			x
Main	Foyer	5'9 x 4'0			x			x
Main	Walk-In Closet	5'2 x 4'7			x			x
		x			x			x
		x			x			x

Total Floor Area: **1,122 sqft** Bathrooms
Total # Rooms: **8** 1 4 Piece; Ensuite: Y; Level: Main
Finished Levels: **1** 2 3 Piece; Ensuite: N; Level: Main
Basement: **None** 3
Restricted Age: 4
Pets / Cats; Dogs: 5
Virtual Tour URL: 6
7
8

Live in the heart of South Granville! Rarely available Two Bedroom + Den @ SIENA of Portico, concrete low-rise built by Bosa. This NW corner home features an open concept design with engineered h/w floors throughout, cozy gas fireplace and gourmet kitchen. Large den overlooking the courtyard is the ideal space for home office / nursery. Covered balcony is perfect for year round bbq and outdoor entertaining. Generous room sizes with plenty of storage. This home comes with TWO parking stalls and private storage locker. Amenities include gym & games room. Walking distance to the best coffee shops, restaurants & boutique shopping. Walkscore of 98! Steps to Granville Island, city parks, seawall & transit.

The enclosed information while deemed to be correct, is not guaranteed.
If your home is listed with another broker, this is not intended as a solicitation.