Presented by:
**Richard Tak**
Prudential Sussex Realty
Phone: 604-925-2911 Cell: 604-880-3556
Email: rt@takrealtor.com
Website: www.takrealtor.com

North Vancouver, Lower Lonsdale | **MLS# V1029865** | Residential Detached

## 214 W 6TH ST, V7M 1K6

**Sold**

| | | | | | |
|---|---|---|---|---|---|
| List Price: | **$1,200,000** | **Sold Price** | **$1,210,000** | **Days on Market: 7** | |
| | | **Sold Date:** | **03-Oct-13** | | |
| Complex/Subdiv: | **OTTAWA GARDENS** | | | | |
| Frontage: | **64.00 ft** | Bedrooms: | **4** | PID: | **014-851-822** |
| Depth/Size: | **120** | Bathrooms: | **2** | Type: | **House/Single Family** |
| Lot Area SqFt: | **7680.00** | Full Baths: | **1** | Approx Yr Blt: | **1907** |
| Rear Yard Exp: | **N** | Half Baths: | **1** | Age at List Date: | **106** |
| Meas Type: | **Feet** | If New GST/HST Incl: | **No** | Taxes: | **$4,715 (2013)** |
| Flood Plain: | | Zoning: | **RT-1** | | |
| View: | **Y - DOWNTOWN VANCOUVER** | | | | |
| Serv. Connected: | **Electricity, Sanitary Sewer, Storm Sewer, Water, Natural Gas** | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Style of Home: | **3 Storey** | | Total Parking: | **0** | Covered Parking: **0** |
| Construction: | **Frame - Wood** | | Parking Access: | | |
| Foundation: | **Concrete Perimeter** | | Parking Facilities: | **None** | |
| Exterior: | **Wood, Mixed** | | | | |
| Rainscreen: | | R/I Plumbing: | Dist to Public Trans: | **NEAR** | Dist to School Bus: **NEAR** |
| Type of Roof: | **Asphalt** | | Possession: | **TBD** | |
| Renovations: | | Reno Year: | Title to Land: | **Freehold NonStrata** | |
| Flooring: | | | Seller's Interest: | **Power of Attorney** | |
| Water Supply: | **City/Municipal** | | Mortgage Info: | **$0** | |
| Heat/Fuel: | **Forced Air** | | | | |
| No. of Fireplaces: | **2** | R/I Fireplaces: | Property Disclosure: | **N - POA** | |
| Fireplace Fuel: | **Wood** | | Out Buildings: | | |
| Outdoor Area: | **Balcony(s); Patio(s) or Deck(s)** | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas | **N** | | | | |
| Fixt Removed: | | | | | |

| | |
|---|---|
| Legal: | **PL VAP1228 LT 14AM BLK 112A DL 271 LD 36 GROUP 1, & DL 548.** |
| Amenities: | |
| Site Influences: | **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Ski Hill Nearby, Shopping Nearby** |
| Features Incl: | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---|---|---|---|---|---|---|---|---|
| **Main F.** | **Living Room** | **30'0 X 15'2** | | | **X** | | | **X** |
| **Main F.** | **Dining** | **14'7 X 12'3** | | | **X** | | | **X** |
| **Main F.** | **Kitchen** | **11'0 X 10'1** | | | **X** | | | **X** |
| **Main F.** | **Laundry** | **9'7 X 5'3** | | | **X** | | | **X** |
| **Main F.** | **Foyer** | **8'11 X 8'1** | | | **X** | | | **X** |
| **Above** | **Master Bedroom** | **18'4 X 14'6** | | | **X** | | | **X** |
| **Above** | **Bedroom** | **11'3 X 11'1** | | | **X** | | | **X** |
| **Above** | **Bedroom** | **11'3 X 10'4** | | | **X** | | | **X** |
| **Above** | **Bedroom** | **11'1 X 10'3** | | | **X** | | | |
| **Above** | **Den** | **12'1 X 4'7** | | | **X** | | | |

**Floor Area (SqFt):**

| | | | | |
|---|---|---|---|---|
| Main Floor Area SqFt: | **1,187** | Total # Rooms: | **10** | |
| Finished Floor Up SqFt: | **1,263** | # Kitchens: | **1** | |
| Finished Floor Down: | **0** | Finished Levels: | **3** | |
| Finished Floor Bsmt SqFt: | **0** | Crawl/Bsmt Height: | | |
| Total Finished Floor SqFt: | **2,450** | Basement Area: | **Crawl** | |
| Unfinished Floor: | **0** | Suite: | | |
| Grand Total Floor Area: | **2,450** | | | |

**Bathrooms**

1 **1 Piece; Ensuite: N; Level: Main F.**
2 **4 Piece; Ensuite: N; Level: Above**
3
4
5
6
7
8

Listing Broker(s): **RE/MAX Rossetti Realty**

**Sensational category A Heritage home with stunning city views located on sought after Ottawa Gardens. Offers RT1 zoning with level 3 designation and potential for .75 FSR for a sensitive development with the retention of the existing home. According to the CNV Heritage Register 2013: 'This striking residence was built by the North Vancouver Land & Improvement Company as one of the show homes for its Ottawa Gardens development. It displays an unusual influence of the Italian Renaissance Revival style, which was rarely used in the Lower Mainland, and is distinguished by the use of a prominent three-storey tower at the entry, exaggerated proportions and multiple low-pitched rooflines'.**


The enclosed information while deemed to be correct, is not guaranteed.


PREC* indicates Personal Real Estate Corporation.