

BUILDING BROCHURE

MODENA OF PORTICO

1425 WEST 6th Ave. · Vancouver, BC V6H 4G5 · False Creek



Scan to view online



3 SOLD · 12 MO
\$1,145,000–\$1,238,800

12-MO SOLD TREND
-21.8

Unit Mix

1 Bedroom 6 units 567 – 987 sf from \$710,000	2 Bedroom 36 units 879 – 1,640 sf from \$888,000	3 Bedroom 1 unit 1,092 – 1,092 sf from \$1,171,000	4 Bedroom 2 units 1,539 – 1,564 sf from \$1,508,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,220,000	2 / 2ba	1204 sf	\$1,013	2026-05-12
\$1,238,800	2 / 2ba	1197 sf	\$1,035	2026-01-28
\$1,145,000	2 / 2ba	1121 sf	\$1,021	2025-12-17
\$1,250,000	2 / 2ba	1186 sf	\$1,054	2025-01-18

YEAR BUILT 2000	LEVELS 11	SUITES 215	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4091	DEVELOPER Bosa Development
MANAGEMENT Pacific Quorum Properties Inc			

Overview

Modena of Portico - 1425 West 6th Avenue, Vancouver, BC, V6H 4G5, strata plan LMS4091. Modena is one of four buildings in the Portico development in the South False Creek Area. Maintenance fee includes a care taker, garbage pickup, gardening, gas, hotwater, recreational facilities and management. Modena is close to Granville Island, the Waterfront Theatre and Carousel Theatre Company. Easy access to downtown along Granville Street with transit stops close by. False Creek Community Centre is only minutes away as well as numerous banks, theatres and grocery stores. Schools close by are Vancouver Premier College, BC Montessori Teachers College, Emily Carr Institute of Art, False Creek Elementary School, Lord Tennyson Elementary School to mention a few. Crossroads for Modena are Hemlock Street and West 6th Avenue.

Amenities & Features

- ✓ Bike Room

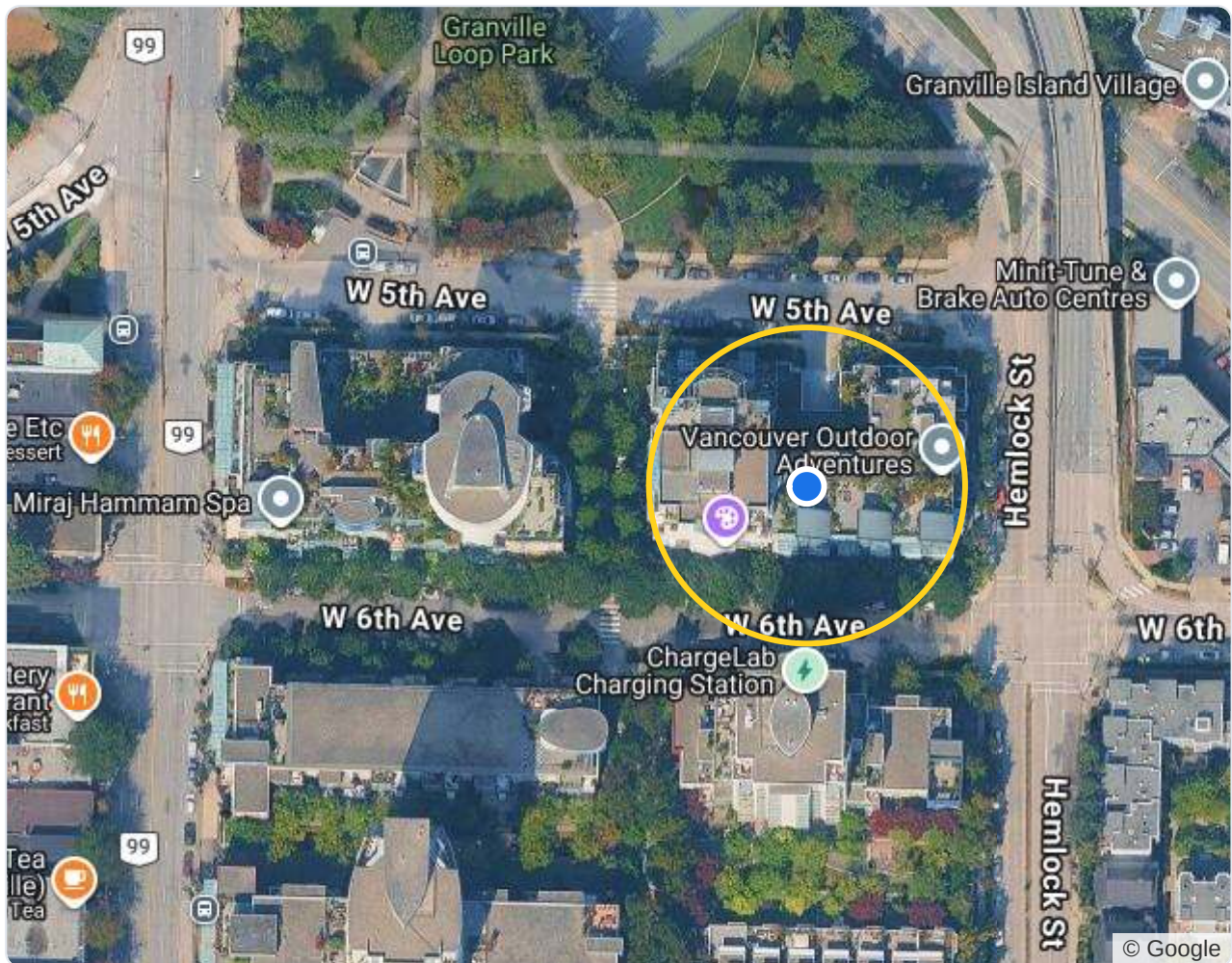
✓ In Suite Laundry
- ✓ Exercise Centre

✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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Les Twarog

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