



Presented by:  
**P.A. 'Doc' Livingston PREC\***

Sutton Grp-West Coast Realty

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<b>Active</b> <b>R2175507</b> Board: V Apartment/Condo	<b>308 1877 W 5TH AVENUE</b> Vancouver West Kitsilano V6J 1P5	Residential Attached <b>\$558,900 (LP)</b> (SP) <b>M</b>
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Sold Date:	Frontage (feet):	Original Price: <b>\$558,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1976</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM-4</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$0.00</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$442.85</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>003-780-635</b>
Mgmt. Co's Name: <b>PACIFIC QUORUM</b>		Tour:
Mgmt. Co's Phone: <b>604-685-3828</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>5TH AVENUE WEST</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: <b>Inside Unit, Penthouse</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Single, Other</b>		Locker: <b>Y</b>
Exterior: <b>Brick, Stucco, Wood</b>			Dist. to School Bus: <b>1 BLOCK</b>
Foundation: <b>Concrete Perimeter</b>			Total Units in Strata: <b>35</b>
Rain Screen:	Reno. Year:	Dist. to Public Transit: <b>1 BLOCK</b>	
Renovations:	R.I. Plumbing:	Units in Development: <b>35</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel:	# of Fireplaces: <b>0</b>	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>		Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Fixtures Rmvd: <b>No :</b>	
Type of Roof: <b>Tar &amp; Gravel</b>		Floor Finish: <b>Other, Vinyl/Linoleum</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**  
Legal: **PL VAS265 LT 31 DL 526 LD 36**

Amenities: **Shared Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **Garage Door Opener, Intercom, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 10'			x			x
Main	Kitchen	6'2 x 9'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Master Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>875</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>875 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>875 sq. ft.</b>				7				
				8				

Listing Broker(s): **Rennie & Associates Realty**

**Wonderful location in peaceful Kitsilano, a few walking blocks from beach, great restaurants and boutique shops. Walk over the bridge to Downtown Vancouver in minutes. Original 1975 home, 1 owner. Sunny top floor, South facing unit – feels like a corner home. Open parking, shared laundry. Pets allowed with strata approval, no rentals. Contact listing agent to view this home today.**



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<b>Active</b> <b>R2185746</b>	<b>203 2350 W 39TH AVENUE</b>	Residential Attached
Board: V	Vancouver West	<b>\$1,198,000 (LP)</b>
Apartment/Condo	Kerrisdale V6M 1T9	(SP) <b>M</b>



Sold Date:	Frontage (feet):	Original Price: <b>\$1,198,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1987</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM-3</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,053.09</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure: <b>Northeast</b>	Maint. Fee: <b>\$502.34</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>006-537-260</b>
Mgmt. Co's Name: <b>Bayside Property Management</b>		Tour:
Mgmt. Co's Phone: <b>604-432-7774</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>ST. MORITZ</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: <b>Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Mixed</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>2 BLKS</b>		Dist. to School Bus: <b>2 BLKS</b>
Rain Screen: <b>No</b>	Units in Development: <b>44</b>		Total Units in Strata: <b>44</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No : COURT ORDERED SALE - NOT RESPONSIBLE</b>		
Fuel/Heating: <b>Electric</b>	Fixtures Rmvd: <b>No : COURT ORDERED SALE - NOT RESPONSIBLE</b>		
Outdoor Area: <b>Patio(s)</b>	Floor Finish: <b>Mixed</b>		
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
Legal: **PL VAS1839 LT 3 DL 526 LD 36**

Amenities: **Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Intercom, Microwave, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 19'			x			x
Main	Kitchen	10' x 18'			x			x
Main	Dining Room	10' x 13'			x			x
Main	Master Bedroom	12' x 14'			x			x
Main	Bedroom	11' x 13'			x			x
Main	Foyer	9' x 5'			x			x
Main	Patio	5' x 15'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,347</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,347 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Not Allowed, Rentals Not Allowed, Smoking Restrictions</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,347 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Dexter Associates Realty**

**COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC CENTRAL KERRISDALE CONDO** Being sold 'AS-IS, WHERE-IS'. This BRIGHT SUNNY SOUTH GARDEN FACING two bedroom/two bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata building. Amazing central location blocks away from ALL the amenities on an outstanding street! The buyer(s) should independently verify all listing information. Pets not allowed. Rentals not allowed. No Smoking. No BBQ.



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**Active**  
**R2181510**

Board: V  
Apartment/Condo

**101 8772 SW MARINE DRIVE**

Vancouver West  
Marpole  
V6P 6A4

Residential Attached

**\$561,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Approval Req?: **No**  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **CROSSROADS MANAGEMENT**  
Mgmt. Co's Phone: **778-578-4445**  
View: **No :**  
Complex / Subdiv: **GULF VIEW COURT**  
Services Connected: **Electricity, Water**

Original Price: **\$561,000**  
Approx. Year Built: **1987**  
Age: **30**  
Zoning: **RM-4**  
Gross Taxes: **\$1,366.87**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **Yes**  
P.I.D.: **005-097-410**  
Tour:

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker:  
Dist. to School Bus: **CLOSE**  
Total Units in Strata: **25**  
Dist. to Public Transit: **CLOSE**  
Units in Development: **25**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
Legal: **PL VAS1735 LT 1 DL 318 LD 36**

Amenities: **Elevator, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			x			x
Main	Dining Room	12' x 8'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Nook	6' x 6'			x			x
Main	Foyer	7' x 5'			x			x
Main	Storage	5' x 3'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	11' x 9'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,124</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>19+</b>			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,124 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,124 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Nu Stream Realty Inc.**

**Nu Stream Realty Inc.**

**This corner unit includes in suite laundry. Located in Marpole, just steps away to Granville Street's best restaurants and shops, and across the street from Marpole Museum & William Mackie Park. Enjoy the convenience of everything you need just walking distance away, and only a short drive to Vancouver's downtown city centre, easy access to Richmond, and minutes from YVR. Pet friendly building! 1 dog or cat allowed. Age restriction.**