



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Blue West Realty  
 Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R2731115**  
 Board: V  
 Apartment/Condo

**204 2133 DUNDAS STREET**  
 Vancouver East  
 Hastings  
 V5L 1J7

Residential Attached  
**\$442,000** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$442,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-3A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,144.86</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>018-244-084</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv: <b>HARBOURGATE</b>		
First Nation		
Services Connctd: <b>Community, Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Natural Gas**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen: **Full**  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 14, PLAN LMS858, DISTRICT LOT 184, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry**

Site Influences:  
 Features:

Finished Floor (Main): **651**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **651 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **651 sq. ft.**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **5**

Units in Development: **39**  
 Exposure:  
 Mgmt. Co's Name: **ATIRA**  
 Maint Fee: **\$333.68**  
 Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata: **39** Locker: **No**  
 Storeys in Building:  
 Mgmt. Co's #: **604-535-8080**  
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: # of Pets: **1** Cats: Dogs:  
 # or % of Rentals Allowed: **1 #**  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 11'0			x	1	Main	4	No
Main	Kitchen	9'0 x 6'0			x	2			
Main	Primary Bedroom	10'2 x 9'9			x	3			
Main	Den	10'0 x 7'8			x	4			
Main	Storage	9'6 x 5'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			


Listing Broker(s): **Faith Wilson Group**

**Welcome to HARBOURGATE located in a trendy Brewery District neighbourhood with schools, shopping, restaurants, parks, bike paths: This 4 level primarily owner occupied building in the heart of the East Village. Fully upgraded envelope with rainscreen and thermal windows (2021), updated modern metal siding and roof (2013) and fence (2015). Very low strata fees, gas fireplace (included in strata fees). Large in suite storage and 1 secure underground parking. 1 pet allowed. Shared roof top deck, and bike room. Quick access to Downtown, Commercial Drive, Hwy 1, PNE and main arteries. Move-in Ready, perfect for a nice professional or downsizer. COURT ORDERED SALE, SOLD AS IS WHERE IS. Please contact me for further inquiries. This won't last, don't miss out!**



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<b>Active</b> <b>R2693553</b> Board: V Apartment/Condo		<b>404 2133 DUNDAS STREET</b> Vancouver East Hastings V5L 1J7		Residential Attached <b>\$525,000</b> (LP) (SP)																																																																																														
		Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: <b>0.00</b> Flood Plain: View: <b>No</b> Complex / Subdiv: <b>HARBOURGATE</b> First Nation Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b> Sewer Type: <b>City/Municipal</b>		If new,GST/HST inc?: Bedrooms: <b>1</b> Bathrooms: <b>1</b> Full Baths: <b>1</b> Half Baths: <b>0</b> P.I.D.: <b>018-244-289</b> Original Price: <b>\$525,000</b> Approx. Year Built: <b>1993</b> Age: <b>30</b> Zoning: <b>RM-3A</b> Gross Taxes: <b>\$1,113.48</b> For Tax Year: <b>2021</b> Tax Inc. Utilities?: <b>No</b> Tour:																																																																																														
Style of Home: <b>1 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Mixed</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Baseboard</b> Outdoor Area: <b>Balcony(s)</b> Type of Roof: <b>Torch-On</b>		Reno. Year: Rain Screen: <b>Full</b> Metered Water: R.I. Plumbing:		Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: Parking: <b>Garage Underbuilding</b> Dist. to Public Transit: <b>CLOSE</b> Dist. to School Bus: <b>CLOSE</b> Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Mixed</b>																																																																																														
Legal: <b>STRATA LOT 34 DISTRICT LOT 184 STRATA PLAN LMS858 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.</b>																																																																																																		
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Finished Floor (Main): <b>651</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>651 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>651 sq. ft.</b>		Units in Development: Exposure: Mgmt. Co's Name: <b>ATIRA</b> Maint Fee: <b>\$333.68</b> Maint Fee Includes: <b>Gardening, Gas, Recreation Facility</b>		Tot Units in Strata: Storeys in Building: Mgmt. Co's #: <b>604-535-8080</b> Council/Park Apprv?: Locker: <b>No</b>																																																																																														
Suite: <b>None</b> Basement: <b>None</b> Crawl/Bsmt. Ht.: # of Kitchens: <b>1</b>		# of Levels: <b>1</b> # of Rooms: <b>5</b>		Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> Restricted Age: # or % of Rentals Allowed: <b>1 #</b> Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b> Short Term Lse-Details:																																																																																														
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Listing Broker(s): <b>Homelife Benchmark Realty Corp. (White Rock)</b>																																																																																																		
<b>HARBOURGATE, In the heart of East Village on the quiet side of the building. Well maintained, newly rain screened with updated modern exterior siding and new windows. Bike Room storage, and roof top deck. Located near restaurants, shops, parks, brewery district, bike paths and only minutes to downtown Vancouver. No age restrictions, only 1 rental (maxed out) and 1 dog or cat less than 22lbs. COURT ORDERED SALE AS IS WHERE IS.</b>																																																																																																		



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**Active**  
**R2704038**

Board: V  
Apartment/Condo

## 206 1723 FRANCES STREET

Vancouver East  
Hastings  
V5L 1Z5

Residential Attached

**\$529,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$619,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-4N</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,338.31</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>018-010-920</b>	Tax Inc. Utilities?:
View: <b>No :</b>		Tour:
Complex / Subdiv: <b>Shailmar Gardens</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **: No**  
Floor Finish:

Legal: **STRATA LOT 11, PLAN LMS659, DISTRICT LOT 183, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location**  
Features:

Finished Floor (Main): **646**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **646 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **646 sq. ft.**

Units in Development: **27**  
Exposure:  
Mgmt. Co's Name: **Assertive Northwest**  
Maint Fee: **\$412.16**  
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management**

Tot Units in Strata: Locker: **No**  
Storeys in Building: **4**  
Mgmt. Co's #: **604-253-5566**  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 12'6"			x	1	Main	4	No
Main	Kitchen	6'7' x 7'6"			x	2			
Main	Bedroom	11' x 12'			x	3			
Main	Living Room	11' x 12'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**NEW PRICE...Unbeatable location just steps from Commercial Drive. Shalimar Gardens is a proactive Strata and a nice community to be a part of. This tidy 1 bedroom features a private entrance with the bonus of a balcony and ground level patio. Nice gym and community room. Pets allowed. Trades are just finishing up the new roof.**



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**Active**  
**R2742474**

Board: V  
1/2 Duplex

## 4379 KNIGHT STREET

Vancouver East  
Knight  
V5N 3M4

Residential Attached

**\$1,112,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,112,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2011</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>12</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,087.58</b>
Sq. Footage: <b>3,332.00</b>	P.I.D.: <b>028-736-036</b>	For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>		Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Concrete, Other**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Add. Parking Avail., Garage, Single, Visitor Parking**  
Dist. to Public Transit: **1/4 BLOCK** Dist. to School Bus: **1/4 BLOCK**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **Yes: FORECLOSURE**  
Fixtures Rmvd: **Yes: FORECLOSURE**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 1, PLAN BCS4302, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 392, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, None, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Fireplace Insert, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): <b>446</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>449</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>256</b>	Mgmt. Co's Name: <b>N/A</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,151 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,151 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets: <b>1</b>	Cats: Dogs:
Suite: <b>None</b>	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>3</b>			
# of Rooms: <b>10</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'2" x 9'	Abv Main 2	Other	5' x 6'	1	Main	2	No
Main	Kitchen	10'8" x 8'6"	Abv Main 2	Storage	13'5" x 4'	2	Above	4	No
Main	Dining Room	13'2" x 6'5"			x	3	Abv Main 2	3	Yes
Main	Other	4' x 5'			x	4			
Above	Bedroom	11'8" x 10'			x	5			
Above	Bedroom	13' x 9'4"			x	6			
Above	Other	6' x 6'			x	7			
Abv Main 2	Primary Bedroom	13'5" x 10'			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Foreclosure Handy Man Special. Half A Duplex. All taxes and measurements are approximate; must be verified by the buyer if deemed important. 1 Parking stall. Property is as is where is. 104 Inside pictures are available upon request. Exterior Drone tour on the listing. Laser Measured By Fab Floor Plans. Please contact the listing Realtor for further information. Thank You, Luke**