



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R3038972
Board: V
Apartment/Condo

304 3455 ASCOT PLACE

Vancouver East
Collingwood VE
V5R 6B7

Residential Attached

\$295,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$334,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 31
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$982.47
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-665-977	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Queen's Court		
First Nation:		
Services Connctd: Community, Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 33, PLAN LMS1299, DISTRICT LOT 51, 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, Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 400	Units in Development:	Tot Units in Strata: 150	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 14	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-3900	
Finished Floor (Below): 0	Maint Fee: \$147.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water		
Finished Floor (Total): 400 sq. ft.			
Unfinished Floor: 0			
Grand Total: 400 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 3				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'6 x 11'3	1	Main	4	No
Main	Kitchen	5'0 x 4'6	2			
Main	Dining Room	6'0 x 6'2	3			
		x	4			
		x	5			
		x	6			
		x	7			
		x	8			

Listing Broker(s): **eXp Realty**

Renovator alert!! South facing studio/bachelor suite close to Collingwood skytrain station. Condo needs a renovation. Sold as is where is. Open House Sat Dec 6th 2-3pm



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Active
R3019206
Board: V
Apartment/Condo

1003 2221 E 30TH AVENUE

Vancouver East
Victoria VE
V5N 0G6

Residential Attached

\$449,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$499,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 1	Age: 7
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,627.74
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-603-731	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 63, PLAN EPS5134, DISTRICT LOT 393, GROUP 1, 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 V**

Amenities: **In Suite Laundry, Pool; Outdoor, Concierge**

Site Influences:
Features:

Finished Floor (Main): **483**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **483 sq. ft.**
Unfinished Floor: **0**
Grand Total: **483 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$440.05**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **4**

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

of Pets: Cats: Dogs:

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

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

Court order sale, 1 bedroom and den condo at Kensington Gardens, built by Westbank. Building features, air conditioning, view, Pool, Media room, Sauna and games room. Easy to show



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Active
R3058206
Board: V
Apartment/Condo

506 2733 CHANDLERY PLACE

Vancouver East
South Marine
V5S 4V3

Residential Attached

\$529,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$529,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 2	Age: 25
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,914.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-660-191	Tax Inc. Utilities?: No
View: Yes : River		Tour:
Complex / Subdiv: RIVER DANCE		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 25 DISTRICT LOT 258 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4074 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features:

Finished Floor (Main): 767			Units in Development: 210			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure: South			Storeys in Building: 12					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: KORECKI			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$588.10			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal								
Finished Floor (Total): 767 sq. ft.											
Unfinished Floor: 0											
Grand Total: 767 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest.								
Suite:			Restricted Age:			# of Pets: 1			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 4											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	8' x 9'			x	1	Main	3	No		
Main	Living Room	17' x 11'			x	2	Main	4	Yes		
Main	Primary Bedroom	10'5 x 11'			x	3			No		
Main	Bedroom	9'5 x 10'			x	4			No		
		x			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **Stonehaus Realty Corp.**

Welcome to River Dance, a well-managed concrete mid-rise building nestled in a quiet riverside community. This 2 bed, 2 bath corner unit offers 767 sqft of thoughtfully designed space with floor-to-ceiling windows, a south-facing exposure, and views of the Fraser River. Enjoy abundant natural light and a cozy gas fireplace in the living area. Steps from Riverfront Park and a short 20-minute walk to the River District, you'll love the blend of nature and convenience. Building amenities include a gym, clubhouse, and full-time caretaker. Comes complete with 2 parking stalls and a storage locker.



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Active
R3040993
Board: V
Apartment/Condo

423 2238 KINGSWAY

Vancouver East
Victoria VE
V5N 2T7

Residential Attached

\$548,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$574,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 28
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,849.18
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 023-787-864	Tax Inc. Utilities?: No
View: Yes : PANORAMIC		Tour:
Complex / Subdiv: The King's Courtyard		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **1 KILOMETER**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 84, PLAN LMS2835, DISTRICT LOT 393, 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, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Lane Access, Paved Road, Private Setting, Private Yard**
Features:

Finished Floor (Main):	802	Units in Development:	84	Tot Units in Strata:	84	Locker:	Yes
Finished Floor (Above):	0	Exposure:	South	Storeys in Building:	3		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	CENTURY 21 PRUDENTIAL ESTATES	Mgmt. Co's #:	604-273-1744		
Finished Floor (Below):	0	Maint Fee:	\$413.35	Council/Park Apprv?:	No		
Finished Floor (Basement):	0	Maint Fee Includes:	Caretaker, Garbage Pickup, Gardening, Management				
Finished Floor (Total):	802 sq. ft.						
Unfinished Floor:	0						
Grand Total:	802 sq. ft.	Bylaws Restrictions:	Pets Allowed, Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns				
Suite:	None	Restricted Age:		# of Pets:	1	Cats:	Yes Dogs: Yes
Basement:	None	# or % of Rentals Allowed:					
Crawl/Bsmt. Ht:	# of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?:	No				
# of Kitchens:	# of Rooms: 9	Short Term Lse-Details:					

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'5 x 8'8	Main	Other	5' x 7'	1	Main	4	No
Main	Living Room	12' x 14'3			x	2	Main	4	Yes
Main	Kitchen	5'6 x 11'10			x	3			
Main	Dining Room	7'7 x 13'3			x	4			
Main	Primary Bedroom	10'2 x 18'5			x	5			
Main	Bedroom	8'4 x 10'			x	6			
Main	Laundry	3'6 x 6'			x	7			
Main	Other	5' x 7'			x	8			

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

Welcome to The King's Courtyard, a centrally located gem in Vancouver. This bright and well-maintained 802 sq ft condo offers 2 bedrooms and 2 full bathrooms with a practical, open-concept layout. Step outside to your private patio—ideal for relaxing or entertaining. Just steps from T&T Supermarket, popular restaurants, the Nanaimo SkyTrain Station, and local parks, this home provides quick access to Downtown Vancouver and is within the catchment of Gladstone Secondary. Perfect for first-time buyers or small families looking for a move-in-ready home with excellent walkability. Includes one secured parking stall and one storage locker. 24-hour notice required for all showings. Showings limited to one Realtor and two clients. Additional photo link available upon request. Thank you, Luke.



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Active
R3067303

Board: V
Apartment/Condo

301 41 ALEXANDER STREET

Vancouver East
Downtown VE
V6A 1B2

Residential Attached

\$725,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$725,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: HA-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,588.17
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 016-764-471	Tax Inc. Utilities?: No
View: Yes : Mountains, Partial Water, Tree		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Loft/Warehouse Conv.**
Construction: **Brick, Concrete**
Exterior: **Brick, Mixed**
Foundation: **Concrete Block, Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 6, PLAN VAS2797, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, UNDIV 875/16769 SHARE IN COM PROP THEREIN 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, Sauna/Steam Room, Storage**

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

Finished Floor (Main): 1,047	Units in Development: 23	Tot Units in Strata: 23	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Goldstream Properties	Mgmt. Co's #: 604-988-0321	
Finished Floor (Below): 0	Maint Fee: \$557.17	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gas, Hot Water, Management		
Finished Floor (Total): 1,047 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,047 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 6 months		
# of Levels: 1			
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Foyer	14' x 4'9	1
Main	Bedroom	15'4 x 11'1	2
Main	Kitchen	12'7 x 9'1	3
Main	Living Room	20'8 x 14'4	4
Main	Dining Room	9'11 x 9'1	5
Main	Sauna	4'7 x 4'2	6
			7
			8

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

In vibrant Gastown, The Captain French offers a unique blend of heritage architecture and modern flair. This generously sized 1 bedroom loft showcases timeless details brick feature walls, exposed wood beams, rich flooring that add depth and personality. Oversized windows capture panoramic views of the mountains, adding natural beauty to the everyday. The open concept living area includes a gas fireplace for cozy evenings, while the kitchen offers great layout with a breakfast bar and plenty of counter space. Whether it's a quiet workspace, extra storage, or a reading retreat, the flexible layout delivers. All of this just steps from Gastown cafes, boutiques and more. Residents enjoy access to a rooftop patio with BBQ, secure underground parking and a spacious storage locker.



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Active
R3069716

Board: V
Apartment/Condo

111 3188 RIVERWALK AVENUE

Vancouver East
South Marine
V5S 0E7

Residential Attached

\$749,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$765,400
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,800.21
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-417-922	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv: Current At Water's Edge by Polygon		
First Nation		
Services Connctd: Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal Water Supply: City/Municipal		

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations: **Other**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 11, PLAN EPS7633, DISTRICT LOT 330, GROUP 1, 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 V**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 886	Units in Development: 141	Tot Units in Strata: 141 Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 7
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance	Mgmt. Co's #: 604-685-3227
Finished Floor (Below): 0	Maint Fee: \$503.05	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility	
Finished Floor (Total): 886 sq. ft.		
Unfinished Floor: 0		

Grand Total: **886 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: Restricted Age: # of Pets: Cats: Dogs:

Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **1**

of Kitchens: **0** # of Rooms: **4**

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	10' x 11'6			x	1	Main	4	Yes
Main	Primary Bedroom	9'10 x 10'7			x	2	Main	3	No
Main	Bedroom	9'3 x 8'11			x	3			
Main	Dining Room	8'4 x 11'6			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

COURT ORDERED SALE! UNIT IS ONLY 4 YEARS OLD!! The Currents at Waters Edge is built by the reputable Polygon and boasts a handful of features! This ground-floor corner unit impresses with ease of access to the backdoor right off the street. No elevator waiting which is amazing for not having to wait when people move in and out! This is also super efficient for pet owners who don't want to wait for elevators! This 886 sq. ft unit has an amazing layout with an open concept floor plan, 2 bed/2 bath & den, an oversized chef's kitchen, marble style backsplash, Fantastic S/S Bosch appliances, and an oversized patio. Enjoy a nearby gym, local restaurants, a boardwalk, nearby park for children to play, beautiful walk/biking trails along the river. **LOWEST PRICE - RIVER FRONT! Open House 1-2pm SAT**