



Presented by:
Doc Livingston PREC*

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Active
R3077242
Board: V
Apartment/Condo

304 3455 ASCOT PLACE
Vancouver East
Collingwood VE
V5R 6B7

Residential Attached
\$265,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$265,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 32
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$982.47
Sq. Footage: 0.00	P.I.D.: 018-665-977	For Tax Year: 2024
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Queen's Court	First Nation	Tour:
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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **400 sq. ft.**
Unfinished Floor: **0**
Grand Total: **400 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$181.71**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water**
Tot Units in Strata: **150** Locker: **Yes**
Storeys in Building: **14**
Mgmt. Co's #: **604-683-3900**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **3**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allowed**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: **No** Dogs: **No**
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	15'6 x 11'3			x	1	Main	4	No
Main	Kitchen	5'0 x 4'6			x	2			
Main	Dining Room	6'0 x 6'2			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			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. Least expensive condo in Vancouver. Open House Sat Mar 7th 2-3pm



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Active Under Contract
R3075669

419 1588 E HASTINGS STREET

Residential Attached

Board: V
Apartment/Condo

Vancouver East
Hastings
V5L 0B8

\$460,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$460,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 1	Age: 11
Frontage(metres):	Full Baths: 1	Zoning: MC-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,880.32
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 029-601-304	Tax Inc. Utilities?: Yes
View: Yes : North Shore Mountains		Tour: Virtual Tour URL
Complex / Subdiv: Boheme		
First Nation		
Services Connctd: Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Penthouse**
Construction: **Frame - Wood**
Exterior: **Brick, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **Front** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: **No : Sold as is, where is**
Floor Finish: **Concrete, Laminate, Tile**

Legal: **STRATA LOT 69 DISTRICT LOT 183 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2633 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, Exercise Centre, In Suite Laundry, Recreation Center**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **626**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **626 sq. ft.**
Unfinished Floor: **0**
Grand Total: **626 sq. ft.**

Units in Development: **82** Tot Units in Strata: **82** Locker: **No**
Exposure: Storeys in Building: **4**
Mgmt. Co's Name: **ASSERTIVE NORTHWEST** Mgmt. Co's #: **604-568-3977**
Maint Fee: **\$443.59** Council/Park Apprv?: **No**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100**
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	10'2 x 11'0			x	1	Main	4	Yes
Main	Dining Room	10'2 x 10'6			x	2			
Main	Kitchen	8'0 x 8'7			x	3			
Main	Bedroom	9'9 x 10'5			x	4			
Main	Walk-In Closet	7'4 x 3'4			x	5			
Main	Den	8'3 x 4'10			x	6			
Main	Foyer	3'8 x 8'4			x	7			
					x	8			

Listing Broker(s): **Oakwyn Realty Northwest**

This top-floor, 1 bdrm + den at Boheme is perfectly placed where Commercial Dr & Hastings-Sunrise meet. An open layout w/ modern kitchen including integrated appliances, gas cooktop, quartz countertop, and a flexible den ideal for a home office or extra storage. Boheme residents enjoy access to a well-equipped fitness centre & residents' lounge. Immerse yourself in this lively neighbourhood - steps from Earnest Ice Cream, Yolks, No Frills, & transit. 1 underground parking included. Pets and rental friendly. Bring your design ideas...SOLD AS IS, WHERE IS - some reno work will need to be completed by Buyer. Photos have been touched up & virtually staged to illustrate potential. Pls reach out to your agent for offer details. Court date: March 12, 2026



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Active
R3090770
Board: V
Apartment/Condo

308 1823 E GEORGIA STREET
Vancouver East
Hastings
V5L 2B5

Residential Attached
\$523,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: **Yes** Original Price: **\$523,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1993**
Frontage(feet): _____ Bathrooms: **1** Age: **33**
Frontage(metres): _____ Full Baths: **1** Zoning: **RM-4**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$2,008.17**
Sq. Footage: **0.00** P.I.D.: **017-955-904** For Tax Year: **2025**
Flood Plain: _____ View: **No** Tax Inc. Utilities?: **No**
Tour: _____
Complex / Subdiv: **GEORGIA COURT**
First Nation _____
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: _____
of Fireplaces: _____ R.I. Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 27, PLAN LMS582, DISTRICT LOT 183, NEW WESTMINSTER LAND DISTRICT, UNDIV 59/2532 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, Garden, In Suite Laundry, Storage**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: _____

Finished Floor (Main): 650	Units in Development: _____	Tot Units in Strata: 39	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ADVANTAGE PROPERTY MANAGEMENT	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$491.47	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Recreation Facility, Sewer, Water		
Finished Floor (Total): 650 sq. ft.			
Unfinished Floor: 0			
Grand Total: 650 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: _____
Basement: **None**
Crawl/Bsmt. Ht: _____ # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**
Restricted Age: _____ # of Pets: **2** Cats: _____ Dogs: _____
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	11'2 x 15'0			x	1	Main	4	No
Main	Dining Room	11'2 x 6'2			x	2			
Main	Kitchen	9'3 x 9'10			x	3			
Main	Foyer	7'2 x 3'3			x	4			
Main	Storage	8'1 x 4'4			x	5			
Main	Primary Bedroom	9'4 x 13'10			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage Westside** **Royal LePage Westside**

Large & spacious 1-bed at fully rain screened Georgia Court—an ideal opportunity for 1st time homebuyers looking to be in the heart of East Van Ready for your renovation ideas, this home offers an open floor plan, generous kitchen. 2 pets welcome; building is well managed with a proactive strata. Comes with 1 secure underground parking and storage This unit is steps from Commercial Drive and the vibrant shops, restaurants, and entertainment East Vancouver is known for. Walking distance to transit, parks, and schools including Britannia Elementary and Templeton High. Pictures 3-9 virtually edited. Call your Realtor to arrange showing with minimum 24 hours-notice. Open Saturday Mar. 7/26 1:30 to 3:30 pm



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Active
R3069716
Board: V
Apartment/Condo

111 3188 RIVERWALK AVENUE
Vancouver East
South Marine
V5S 0E7

Residential Attached
\$709,888 (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: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,800.21
Sq. Footage: 0.00	P.I.D.: 031-417-922	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?:
Complex / Subdiv: Current At Water's Edge by Polygon	First Nation:	Tour:
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**

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:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **0** # of Rooms: **4**

Restricted Age: # of Pets: Cats: Dogs:
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	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! CALL - PRIVATE SHOWING**



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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: 36
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): 942	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: \$709.36	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gas, Hot Water, Management		
Finished Floor (Total): 942 sq. ft.			
Unfinished Floor: 0			
Grand Total: 942 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 6 months**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	14' x 4'9			x	1	Main	4	No
Main	Bedroom	15'4 x 11'1			x	2			
Main	Kitchen	12'7 x 9'1			x	3			
Main	Living Room	20'8 x 14'4			x	4			
Main	Dining Room	9'11 x 9'1			x	5			
Main	Sauna	4'7 x 4'2			x	6			
					x	7			
					x	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
R3081811
Board: V
Apartment/Condo

310 3138 RIVERWALK AVENUE
Vancouver East
South Marine
V5S 0B6

Residential Attached
\$799,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$799,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 2	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,553.85
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 029-588-782	Tax Inc. Utilities?: No
View: Yes :Fraser River		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
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.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 46, PLAN EPS2778, 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: **Elevator, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): **933**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **933 sq. ft.**
Unfinished Floor: **0**
Grand Total: **933 sq. ft.**

Units in Development: **166**
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$502.87**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management**

Tot Units in Strata: **166** Locker:
Storeys in Building: **4**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **0** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** 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	Primary Bedroom	12'2 x 9'8			x	1	Main	4	Yes
Main	Bedroom	8'4 x 8'4			x	2	Main	3	No
Main	Living Room	10'8 x 10'			x	3			
Main	Dining Room	10'8 x 10'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

Welcome to this inviting two-bedroom, two-bathroom corner condominium located on the third floor in Vancouver's desirable River District, overlooking the Fraser River. This well-appointed home features high ceilings and expansive windows that flood the space with natural light throughout the day. Enjoy a spacious private patio, perfect for outdoor living and entertaining. Ideally located just minutes from transit, shopping, restaurants and recreational amenities, this property presents an exceptional opportunity for homeowners and investors alike in a great location.



Presented by:
Doc Livingston PREC*

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doc@homehuntersbc.com



Active
R3092190
Board: V
Townhouse

403 E 16TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 2T8

Residential Attached
\$1,090,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$1,090,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2012**
Frontage(feet): **0.00** Bathrooms: **2** Age: **14**
Frontage(metres): _____ Full Baths: **2** Zoning: **RES**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$3,988.27**
Sq. Footage: **0.00** P.I.D.: **028-888-774** For Tax Year: **2025**
Flood Plain: **No** Tax Inc. Utilities?: **No**
View: **No** Tour: _____
Complex / Subdiv: _____
First Nation: _____
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: _____
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Torch-On**

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

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

Legal: **STRATA LOT 2, PLAN EPS904, DISTRICT LOT 301, 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 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: _____
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,063	Units in Development: _____	Tot Units in Strata: _____	Locker: No
Finished Floor (Above): 0	Exposure: South	Storeys in Building: _____	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA BC	Mgmt. Co's #: _____	
Finished Floor (Below): 237	Maint Fee: \$610.85	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,300 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,300 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age: _____	# of Pets: 2	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: 2			
# of Rooms: 6			

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

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

Welcome to 16 East, located in Mt Pleasant in the Main Street area! These absolutely stunning townhome with private individual entry-ways come in a striking architectural design. This home offers the latest in designer finishings including: maple H/W engineered flooring, Italian porcelain tile, stunning granite countertops. Also included, S/S appliances package consisting of premium gas range, professional grade wall-mount hood fan, counter-depth fridge with bottom freezer, dishwasher, microwave & efficient front load washer/dryer.



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Active
R3079201
Board: V
Apartment/Condo

903 1678 PULLMAN PORTER STREET

Vancouver East
Mount Pleasant VE
V6A 0H4

Residential Attached
\$1,980,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$1,980,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$6,239.67
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-438-713	Tax Inc. Utilities?: No
View: Yes :City /Water		Tour:
Complex / Subdiv: Navio North		
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, Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** 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: **Hardwood, Tile**

Legal: **STRATA LOT 162, PLAN EPS4932, DISTRICT LOT FC, 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: **Air Cond./Central, Bike Room, Exercise Centre, In Suite Laundry, Recreation Center, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Intercom, Microwave, Pantry**

Finished Floor (Main): 1,365	Units in Development:	Tot Units in Strata: 177	Locker: No
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building: 12	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$995.91	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,365 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,365 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age: OTHER	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'4 x 14'9			x	1	Main	4	Yes
Main	Kitchen	12'2 x 8'4			x	2	Main	4	No
Main	Dining Room	13'8 x 11'3			x	3			
Main	Primary Bedroom	14'10 x 12'5			x	4			
Main	Bedroom	12'10 x 9'11			x	5			
Main	Laundry	8'3 x 6'0			x	6			
Main	Foyer	9'7 x 5'10			x	7			
					x	8			

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

Welcome to NAVIO at the Creek, a bright and well-kept 2 bedroom, 2 bathroom corner home by Concert Properties, offering a highly functional west-facing layout with beautiful sunset, water, mountain, and unobstructed views. The sought-after split bedroom floor plan provides excellent separation and everyday livability. Features include Bosch Elite appliances with ceramic cooktop, wall oven, and convection/microwave, custom cabinetry with generous storage and pantry, hardwood flooring, NuHeat in-floor heating, and A/C. Enjoy amenities including concierge service, fitness centre, and rooftop garden. Located just steps to Olympic Village, Seawall, shops, restaurants, and transit. Includes two side-by-side parking stalls. Rental and pet friendly! Book your private showing.