



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

Blue West Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
doc@homehuntersbc.com



**Active**  
**R2734453**

Board: V  
Apartment/Condo

## 1207 567 HORNBY STREET

Vancouver West  
Downtown VW  
V6C 2E8

Residential Attached

**\$438,800** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$458,800</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1999</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>24</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$466.07</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>	P.I.D.: <b>024-455-466</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :SOUTHEAST DOWN HORNBY</b>		Tour:
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: **1 Storey**  
Construction: **Concrete**  
Exterior: **Brick, Concrete**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Other**  
Outdoor Area: **None**  
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **4 BLOCKS**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 102, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 356/49241 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: **Air Cond./Central, Elevator, Restaurant**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, Drapes/Window Coverings, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): <b>383</b>	Units in Development: <b>130</b>	Tot Units in Strata: <b>130</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>13</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>RANCHO MANAGEMENT</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$451.88</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Electricity, Gas, Heat, Hot Water, Management</b>		
Finished Floor (Total): <b>383 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>383 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>0</b>	Short Term Lse-Details: <b>CAN RENT MONTHLY, AIRBNB OR LIVE IN</b>		
Floor	Type	Dimensions	Bath
Main	Living Room	15'0 x 11'0	1
Main	Bedroom	15'0 x 10'0	2
Main	Other	8'0 x 5'0	3
			4
			5
			6
			7
			8

Listing Broker(s): **Park Georgia Realty Ltd.**

**Amazing location in Golden Triangle downtown Vancouver, some of the most expensive real estate in the city. Corner unit, compact one bedroom, living room and bath. Live in owners use bar fridge or bring in apartment sized fridge. Add a kettle, toaster and hot plate for simple meal prep. Few blocks walk to Canada Place, Stanley Park, Pacific Centre, and BC Place and shopping, restaurants and bars. Floor to ceiling windows on southeast corner with city views south along Hornby. This is NOT a hotel strata ownership property where you are limited to 12 or 30 nights use per year as an owner as is the case in similar properties in Vancouver. Strata fees include management, hot water, heat, and WI-FI. Unique property in fantastic location with high rental income options or live in.**



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**Active**  
**R2734030**

Board: V  
Apartment/Condo

## 309 567 HORNBY STREET

Vancouver West  
Downtown VW  
V6C 2E8

Residential Attached

**\$498,800** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$498,800</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1999</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>24</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$537.95</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>024-454-524</b>	For Tax Year: <b>2022</b>
Flood Plain:		Tax Inc. Utilities?: <b>Yes</b>
View: <b>No</b>		Tour:
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: **1 Storey**  
Construction: **Concrete**  
Exterior: **Brick, Concrete**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Other**  
Outdoor Area: **None**  
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 8, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 399/49241 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: **Air Cond./Central, Elevator, Restaurant**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, Drapes/Window Coverings, Refrigerator, Windows - Thermo**

Finished Floor (Main): <b>429</b>	Units in Development: <b>130</b>	Tot Units in Strata: <b>130</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>13</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>RANCHO MANAGEMENT</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$558.48</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water</b>		
Finished Floor (Total): <b>429 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>429 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>0</b>	Short Term Lse-Details: <b>dailiy, weekly, monthly, AirBnB</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'0 x 11'0				1	Main	4	No
Main	Bedroom	15'0 x 12'0				2			
Main	Other	10'0 x 6'0				3			
						4			
						5			
						6			
						7			
						8			

Listing Broker(s): **Park Georgia Realty Ltd.**

**Amazing location in Golden Triangle downtown Vancouver, some of the most expensive real estate in the city. Compact one bedroom, living room and bath. Live in owners use bar fridge or bring in apartment sized fridge. Add a kettle, toaster and hot plate for simple meal prep. Few blocks walk to Canada Place, Stanley Park, Pacific Centre, and BC Place and shopping, restaurants and bars. Alouette Bistro restaurant on ground level. This is NOT a hotel strata ownership property where you are limited to 12 or 30 nights use per year as an owner as is the case in similar properties in Vancouver. Strata fees include management, hot water, heat and Wi-Fi. Unique property in fantastic location with high rental income options or live in.**



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**Active**  
**R2743207**  
 Board: V  
 Apartment/Condo

**103 1775 W 10TH AVENUE**  
 Vancouver West  
 Fairview VW  
 V6J 2A4

Residential Attached  
**\$594,900 (LP)**  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$594,900</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1984</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>39</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-3</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,537.66</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>	P.I.D.: <b>006-518-141</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv: <b>Stanford Court</b>		
First Nation		
Services Connctd: <b>Electricity, 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: **Brick, Stucco**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **Close**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No : "As is, where is"**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 3, PLAN VAS1324, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 567/13253 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, Storage**

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

Finished Floor (Main): <b>610</b>	Units in Development: <b>21</b>	Tot Units in Strata: <b>21</b> Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Ascent Real Estate Management</b>	Mgmt. Co's #: <b>604-431-1800</b>
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$359.64</b>	Council/Park Apprv?:
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management</b>	
Finished Floor (Total): <b>610 sq. ft.</b>		
Unfinished Floor: <b>0</b>		
Grand Total: <b>610 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>	
Suite: <b>None</b>	Restricted Age:	# of Pets: Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>	
# of Kitchens: <b>1</b> # of Rooms: <b>6</b>	Short Term Lse-Details:	

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'6 x 11'9	1	Main	4	No
Main	Kitchen	9'0 x 6'0	2			
Main	Eating Area	10'6 x 6'6	3			
Main	Primary Bedroom	12'0 x 10'0	4			
Main	Laundry	4'0 x 3'0	5			
Main	Foyer	3'0 x 3'0	6			
		x	7			
		x	8			

Listing Broker(s): **RE/MAX Sabre Realty Group** **RE/MAX Sabre Realty Group**

**Stanford Court. Large 1 bedroom, 1 bathroom condo situated near the Broadway Corridor and minutes from Granville Island and Granville Street shopping. Excellent investment opportunity! Recent updates include: laminate flooring, kitchen with quartz counters, bathtub and vanity. French doors off living room lead to private, fully-fenced patio. In-suite laundry. One parking stall and one storage locker.**



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**Active**  
**R2742688**

Board: V  
Apartment/Condo

## 601 181 W 1ST AVENUE

Vancouver West  
False Creek  
V5Y 0E3

Residential Attached

**\$749,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$749,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2010</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>13</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,068.16</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>028-217-624</b>	Tax Inc. Utilities?:
View: <b>Yes : Corridor View</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Brook</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
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 56, PLAN BCS3818, DISTRICT LOT FC, 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: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **733**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **733 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **733 sq. ft.**

Units in Development:  
Exposure: **East**  
Mgmt. Co's Name: **First Service Residential**  
Maint Fee: **\$506.63**  
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **129** Locker:  
Storeys in Building: **14**  
Mgmt. Co's #: **604-683-8900**  
Council/Park Apprv?:

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: 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	Primary Bedroom	9' x 11'1			x	1	Main	5	Yes
Main	Living Room	10'2 x 11'8			x	2			
Main	Eating Area	10'2 x 6'			x	3			
Main	Kitchen	11'1 x 10'			x	4			
Main	Den	7' x 7'			x	5			
Main	Walk-In Closet	3'6 x 7'			x	6			
Main	Foyer	3'7 x 7'			x	7			
		x			x	8			

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

**Welcome home to this bright and modern residence in Olympic Village! This 1 bed + den home in Brook is well maintained and features an outlook of the Village and a corridor view. Featuring a spacious main living area, a chefs kitchen with Miele & SubZero appliances, and a spa like bathroom with a double vanity and separate bath and shower. Five star amenities include access to the Gold Medal Club (fitness center, pool, hot tub, sauna, steam room), concierge, and a gym in the building. Enjoy being in the heart of one of Vancouver's favorite communities, just steps from the Seawall, Canada Line, Expo Skytrain station, Science World, parks, breweries, and dining.**





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**Active**  
**R2737641**  
 Board: V  
 Apartment/Condo

**2603 193 AQUARIUS MEWS**  
 Vancouver West  
 Yaletown  
 V6Z 2Z2

Residential Attached  
**\$850,000** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$850,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2000</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>23</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,396.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>024-844-748</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Water &amp; City</b>		Tour:
Complex / Subdiv: <b>Marinaside Resort</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: **Corner Unit**  
 Construction: **Frame - Metal**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tar & Gravel**

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: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 149 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN LMS4255**

Amenities: **Elevator**

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

Finished Floor (Main): <b>703</b>		Units in Development: <b>369</b>	Tot Units in Strata:		Locker: <b>No</b>				
Finished Floor (Above): <b>0</b>		Exposure:	Storeys in Building:						
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>RANCHO</b>	Mgmt. Co's #:		<b>604-684-4508</b>				
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$434.00</b>	Council/Park Apprv?:						
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water</b>							
Finished Floor (Total): <b>703 sq. ft.</b>									
Unfinished Floor: <b>0</b>									
Grand Total: <b>703 sq. ft.</b>		Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>							
Suite:		Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>					
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>1</b>									
# of Rooms: <b>5</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'3 x 11'1			x	1	Main	4	No
Main	Kitchen	8'6 x 7'6			x	2			No
Main	Primary Bedroom	9'1 x 8'9			x	3			No
Main	Den	7'2 x 4'2			x	4			No
Main	Nook	8' x 6'6			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Macdonald Realty (Surrey/152)**

**Macdonald Realty (Surrey/152)**

**COURT ORDERED SALE. 1 bdrm + den corner unit. Fantastic view of marina, water & city. Bright & functional. No better location! Just steps away from seawall, Urban Fare, trendy restaurants & Shops, Yaletown, parks & community centre. Aquabus to Granville Island & lots more. CALL YOUR REALTOR TO BOOK A VIEWING!**



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**P.A. 'Doc' Livingston PREC\***

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Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
doc@homehuntersbc.com



**Active**  
**R2742829**

Board: V  
Apartment/Condo

**401 1168 RICHARDS STREET**

Vancouver West  
Yaletown  
V6B 3E6

Residential Attached

**\$1,799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2006</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>17</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,976.12</b>
Sq. Footage: <b>0.00</b>		For Tax Year:
Flood Plain:	P.I.D.: <b>026-714-540</b>	Tax Inc. Utilities?:
View: <b>Yes :Park and city</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **Loft/Warehouse Conv.**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
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 Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 7 PLAN BCS1906 DISTRICT LOT 541 LAND DISTRICT 1 LAND DISTRICT 36 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 APPROPRIATEPID: 026-714-540**

Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences:  
Features:

Finished Floor (Main): **1,468**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,468 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,468 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$675.28**  
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management**

Tot Units in Strata: **12** Locker: **Yes**  
Storeys in Building: **6**  
Mgmt. Co's #:  
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed: **0**  
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	Living Room	0'0 x 0'0			x	1	Main	5	Yes
Main	Dining Room	0'0 x 0'0			x	2	Main	3	No
Main	Kitchen	0'0 x 0'0			x	3			
Main	Primary Bedroom	0'0 x 0'0			x	4			
Main	Bedroom	0'0 x 0'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Boutique loft residences across from Emery Barnes Park with unobstructed views. Townline built with care and exclusive to home owners who can appreciate living in a residence of only 12 other neighbours with 2 units per floor. Walk to all Yaletown amenities, Robson Street, the seawall, dine and cafes within minutes. Inside you will find: porcelain tile flooring, air-conditioning, top of line kitchen featuring quartz counter tops, wood cabinetry, and appliances from Faber, Miele and Sub-Zero. Luxurious bathrooms: European tiles, marble surfaces, frameless glass and sleek fixtures. \*\*\*Virtually staged - 2 secure side-by-side parking stalls. Ready for your renovation ideas!**



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

Blue West Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
doc@homehuntersbc.com



**Active**  
**R2743269**

Board: V  
Apartment/Condo

**1901 1171 JERVIS STREET**

Vancouver West  
West End VW  
V6E 0C9

Residential Attached

**\$4,000,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,000,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2018</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-5D</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$12,612.10</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>030-569-818</b>	Tax Inc. Utilities?:
View: <b>Yes : Ocean, City, Mountains</b>		Tour:
Complex / Subdiv: <b>The Jervis</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Other**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
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:

Legal: **STRATA LOT 57, BLOCK 37, PLAN EPS4184, DISTRICT LOT 185, 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, Storage, Concierge**

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

Finished Floor (Main): <b>2,342</b>		Units in Development: <b>58</b>	Tot Units in Strata: <b>58</b>		Locker: <b>Yes</b>				
Finished Floor (Above): <b>0</b>		Exposure: <b>South</b>	Storeys in Building:						
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>Stratawest Management</b>	Mgmt. Co's #:		<b>604-904-9595</b>				
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$1,773.35</b>	Council/Park Apprv?:						
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management</b>							
Finished Floor (Total): <b>2,342 sq. ft.</b>									
Unfinished Floor: <b>0</b>									
Grand Total: <b>2,342 sq. ft.</b>		Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>							
Suite:		Restricted Age:	# of Pets: <b>2</b>		Cats: <b>Yes</b> Dogs: <b>Yes</b>				
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: <b>Minimum 30 days</b>							
# of Levels: <b>1</b>									
# of Rooms: <b>8</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	24'9 x 15'5			x	1	Main	5	Yes
Main	Dining Room	11'7 x 11'3			x	2	Main	3	Yes
Main	Kitchen	15'12 x 12'5			x	3	Main	2	No
Main	Office	10'9 x 9'1			x	4			
Main	Primary Bedroom	17'3 x 12'5			x	5			
Main	Walk-In Closet	17'3 x 11'5			x	6			
Main	Bedroom	13'10 x 11'6			x	7			
Main	Storage	6'4 x 5'8			x	8			

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

**This ultra-modern West End Penthouse offers breathtaking panoramic views of the ocean, mountains, and city. The residence boasts large windows, two balconies, and arpx. 600 sf. private roof-top patio complete with an outdoor kitchen and fireplace. The bright and open kitchen, featuring Gaggenau appliances, opens up onto a large south facing balcony, perfect for entertaining. The large primary bedroom boasts a spacious walk-in closet and a luxurious five piece ensuite, as well as a private balcony that provides the perfect place to relax and take in the views. Includes a private, EV-ready garage for two cars. Located in the heart of Vancouver's West End, you'll be surrounded by boutique shops, trendy restaurants and cafes, and just a short stroll from Sunset beach and the beautiful seawall.**