



Presented by:
Doc Livingston PREC*

eXp Realty
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<http://www.homehuntersbc.com>
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Active
R3063362
Board: V
Apartment/Condo

2301 1850 COMOX STREET

Vancouver West
West End VW
V6G 1R3

Residential Attached

\$280,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$280,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1969
Frontage(feet):	Bathrooms: 1	Age: 56
Frontage(metres):	Full Baths: 1	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 800-182-191	Tax Inc. Utilities?:
View: Yes :CITY MNT ROOFTOP WATER VIEW		Tour:
Complex / Subdiv: EL-CID		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Other**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s), Rooftop Deck, Sundeck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2005**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **LOT V BLOCK 70 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN12143**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Indoor, Sauna/Steam Room, Shared Laundry**

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

Finished Floor (Main): 585	Units in Development: 208	Tot Units in Strata: 208	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 27	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Sheridan Investments	Mgmt. Co's #: 604-684-1743	
Finished Floor (Below): 0	Maint Fee: \$719.62	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Heat, Hot Water, Management, Recreation Facility, Taxes		
Finished Floor (Total): 585 sq. ft.			
Unfinished Floor: 0			
Grand Total: 585 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Min 6 month rental term		
# of Levels: 1			
# of Rooms: 5			
Floor	Type	Dimensions	Bath
Main	Living Room	15'10 x 11'11	1
Main	Dining Room	7'10 x 5'3	2
Main	Kitchen	7'0 x 5'6	3
Main	Primary Bedroom	12'2 x 9'10	4
Main	Foyer	11'0 x 3'6	5
			6
			7
			8

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

El CID Best priced 1 bedroom,1 bathroom 585 sqft renovated condo with a 50 sqft East facing balcony. Kitchen & bathroom was updated & Kitchen wall opened up, floors updated as well. Building has been repiped for the next 48 years of its prepaid lease. Steps to ICONIC world famous Stanley Park, English Bay, Denman St, shops & buses out your door Lifestyle & Location! Prepaid Lease to Dec.31, 2073, Lease Pmt \$719.62 per month includes Indoor pool, sauna, weight rm, bike rm, taxes, heat & hot water. Shared laundry. 360 degree shared rooftop Panoramic Ocean Mtn & Vancouver English Bay Penthouse View Deck on the 27 floor. Rentals allowed 6 month min. NO PETS. 1 Parking 1 Locker. Court Ordered Sale, tenanted 24hrs notice to show. Some photos virtually staged



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Active
R3045088

Board: V
Apartment/Condo

2003 1850 COMOX STREET

Vancouver West
West End VW
V6G 1R3

Residential Attached

\$309,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$309,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1968
Frontage(feet):	Bathrooms: 1	Age: 57
Frontage(metres):	Full Baths: 1	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$243,164.0
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 800-176-106	Tax Inc. Utilities?:
View: Yes : City		Tour:
Complex / Subdiv: El Cid		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
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: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **THIS IS A LEASEHOLD PROPERTY SUITE 2003 LOCATED IN THE APARTMENT BUILDING AT 1850 COMOX STREET, VANCOUVER BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THE NEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 12084 ON THE LANDS OF THE CITY OF VANCOUVER, BRITISH COLUMBIA, LOT V BLOCK 70 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12143.**

Amenities:

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

Features:

Finished Floor (Main): 600	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SHERIDAN INVESTMENTS LTD.	Mgmt. Co's #: 604-684-1743	
Finished Floor (Below): 0	Maint Fee: \$720.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes, Water		
Finished Floor (Total): 600 sq. ft.			
Unfinished Floor: 0			
Grand Total: 600 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: No Dogs: No
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: 5			

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

Listing Broker(s): **RE/MAX Westcoast**

Unit 2003 – A Rare Opportunity! This sought-after SW corner unit at El Cid offers breathtaking million-dollar views in the heart of the West End. Just two blocks from Stanley Park, with Denman & Davie's multicultural shops, The Sylvia, and English Bay at your doorstep—live steps from the Seawall, beaches, and vibrant city life. This meticulously maintained home features updated wrap-around windows and a spacious south-facing balcony—perfect for watching the Celebration of Light. The building has been repiped for the next 49 years of its prepaid lease. Amenities include a pool, gym, and a stunning rooftop lounge with 360° panoramic views. Parking & storage included. Rentals allowed. Buy a lifestyle!



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Active
R3038080

Board: V
Apartment/Condo

1503 928 RICHARDS STREET

Vancouver West
Yaletown
V6B 6P6

Residential Attached

\$589,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$645,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 1	Age: 25
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,995.70
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 024-770-361	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: THE SAVOY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
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; Underground**
Dist. to Public Transit: **NRBY** Dist. to School Bus: **NRBY**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: REVIEW SCHEDULE A**
Fixtures Rmvd: **: REVIEW SCHEDULE A**
Floor Finish: **Other**

Legal: **STRATA LOT 114, PLAN LMS4155, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 584/139830 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: **Exercise Centre, Pool; Indoor, Sauna/Steam Room**

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

Finished Floor (Main): 584	Units in Development: 214	Tot Units in Strata: 214	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 30	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific Property	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$400.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Management, Recreation Facility		
Finished Floor (Total): 584 sq. ft.			
Unfinished Floor: 0			
Grand Total: 584 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	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	Bath
Main	Living Room	17'8 x 8'5	1
Main	Kitchen	8'2 x 14'2	2
Main	Primary Bedroom	10'5 x 9'5	3
Main	Eating Area	7'8 x 5'4	4
			5
			6
			7
			8

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

The Savoy in Downtown Vancouver. This bright corner unit features high ceilings and a fully functional layout with no wasted space. 584 sq.ft. - 1 bedroom and 1 bathroom apartment features a well equipped kitchen and a living room with gas fireplace. Renovated suite with updated kitchen, bathroom, and tile flooring. City views over Yaletown and Rainbow Park from the private balcony. Amenities include an indoor pool, sauna, fitness centre, party room. Pets and rentals are permitted. Located a short walk to groceries, parks, transit, restaurants, sporting events and all that Yaletown has to offer. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C



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Active
R3015281
Board: V
Apartment/Condo

2403 1155 HOMER STREET

Vancouver West
Yaletown
V6B 5T5

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$689,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 1	Age: 30
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,261.75
Sq. Footage: 0.00		For Tax Year: 1995
Flood Plain: No	P.I.D.: 018-511-554	Tax Inc. Utilities?: No
View: Yes :CITY AND WATER LOOKING SOUTH	Tour:	
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **PL LMS1114 LT 131 DL 541 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

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

Finished Floor (Main): 684	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$404.22	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 684 sq. ft.			
Unfinished Floor: 0			
Grand Total: 684 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100		
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	Bath
Main	Living Room	17'3 x 12'4	1
Main	Kitchen	8'6 x 8'3	2
Main	Solarium	8'1 x 8'1	3
Main	Bedroom	11'9 x 11'9	4
			5
			6
			7
			8

Listing Broker(s): **Royal Pacific Realty Corp.**

Royal Pacific Realty Corp.

Foreclosure Alert! Stylish 1 Bed + Den in the heart of Yaletown! This 684 SF suite at City Crest (Davie & Homer) comes with new cherry-wood laminate floors and a sleek galley kitchen featuring top-of-the-line stainless steel appliances. Floor-to-ceiling windows showcase spectacular southwest views of Yaletown, False Creek, English Bay, Downtown, and the North Shore Mountains. Bright and airy with a functional layout, including a spacious den/solarium—perfect as a home office or potential second bedroom. Solid concrete building with an excellent reputation. Pets and rentals allowed. 1 parking (#131) & 1 storage locker (#131) included. Best value in downtown Vancouver!



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Active
R3051931
Board: V
Apartment/Condo

1202 1010 BURNABY STREET

Vancouver West
West End VW
V6E 4L8

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$599,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,276.34
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 016-658-680	Tax Inc. Utilities?: No
View: Yes : OCEAN AND CITY		Tour:
Complex / Subdiv: THE ELLINGTON		
First Nation:		
Services Connctd: Community, 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: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
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, Garage, Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Concrete, Mixed, Tile**

Legal: **STRATA LOT 53 DISTRICT LOT 185 STRATA PLAN VR 2770 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION OF THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

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

Finished Floor (Main): 740			Units in Development:			Tot Units in Strata:			Locker: No		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 20					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: DWELL MANAGEMENT			Mgmt. Co's #: 604-821-2999					
Finished Floor (Below): 0			Maint Fee: \$550.64			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Management								
Finished Floor (Total): 740 sq. ft.											
Unfinished Floor: 0											
Grand Total: 740 sq. ft.											
Suite: None			Bylaws Restrictions: Pets Allowed w/Rest.								
Basement: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Crawl/Bsmt. Ht:			# or % of Rentals Allowed:								
# of Kitchens: 1			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Levels: 1			Short Term Lse-Details:								
# of Rooms: 5											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	0'0 x 0'0			x	1	Main	4	Yes		
Main	Dining Room	0'0 x 0'0			x	2					
Main	Kitchen	0'0 x 0'0			x	3					
Main	Primary Bedroom	0'0 x 0'0			x	4					
Main	Laundry	0'0 x 0'0			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

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

Experience vibrant West End living in this well-designed 1-bedroom, 1-bathroom corner suite at The Ellington, ready for you to personalize. The suite features a large primary bedroom, a spacious bathroom, and plenty of living space (740 sq. ft.), along with convenient in-suite laundry. Enjoy a covered balcony with stunning city views. Building amenities include a pool, gym, hot tub, and more. Don't miss this rare opportunity to create your dream home in one of Vancouver's most walkable and lively neighborhoods.



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Active
R3031985

Board: V
Apartment/Condo

2709 1008 CAMBIE STREET

Vancouver West
Yaletown
V6B 6J7

Residential Attached

\$617,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$699,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 1	Age: 28
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,025.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 023-935-413	Tax Inc. Utilities?: No
View: Yes : UNOBSTRUCTED YALETOWN &		Tour:
Complex / Subdiv: WATERWORKS		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **None**
Type of Roof: **Other**

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 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 167 STRATA PLAN LMS2995 , DISTRICT LOT FC , NWLD**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Adult Oriented, Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 727	Units in Development: 535	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 31	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE	Mgmt. Co's #: 855-683-8900	
Finished Floor (Below): 0	Maint Fee: \$634.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Taxes, Water		
Finished Floor (Total): 727 sq. ft.			
Unfinished Floor: 0			
Grand Total: 727 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	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: 7			

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

Listing Broker(s): **Multiple Realty Ltd.**

Well-maintained building in a prime YALETOWN location. Beautiful 1 Bed, 1 Bath, Den and in-suite Storage. Situated on the 27th floor with sweeping views of Yaletown & some Water views. Fabulous SW CORNER Suite features updated engineered walnut H/W throughout & granite countertops. PROTECTED Westerly VIEWS looking over Heritage Yaletown & sunsets are spectacular from the floor-to-ceiling windows. Good-sized den is being used as a 2nd Bedroom. Amenities include 24hr Concierge, Club H2O, which is an indoor 60' salt-water pool, huge gym, party room, steam, sauna, squash court & sun-tanning area. Great location, steps to the Seawall, parks, restaurants, shopping & more. Includes 1 secure PARKING.



Presented by:
Doc Livingston PREC*

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Active
R3042688

Board: V
Townhouse

21 1201 LAMEY'S MILL ROAD

Vancouver West
False Creek
V6H 3S8

Residential Attached

\$689,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **006-521-797**
View: **Yes : MARINA AND FALSE CREEK**
Complex / Subdiv: **ALDER BAY PLACE**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$749,000**
Approx. Year Built: **1980**
Age: **45**
Zoning: **FCCDD**
Gross Taxes: **\$3,255.47**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour:

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **NRBY**
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **No**
Fixtures Leased: **: SCHEDULE A**
Fixtures Rmvd: **: SCHEDULE A**
Floor Finish: **Other**

Legal: **STRATA LOT 21, PLAN VAS691, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, HISTORIC MEVA - NO #, 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: **In Suite Laundry**

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**
Features:

Finished Floor (Main): **883**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **174**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,057 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,057 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **1** # of Rooms: **6**

Units in Development: **47**
Exposure: **Northeast**
Mgmt. Co's Name: **TRIBE**
Maint Fee: **\$616.68**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

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

Locker: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Below	Foyer	6'11 x 7'10
Main	Kitchen	9'1 x 10'1
Main	Dining Room	7'5 x 14'7
Main	Living Room	16' x 13'10
Above	Primary Bedroom	11'11 x 11'5
Above	Den	7'1 x 6'9
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Below	1	No
2	Above	4	No
3			
4			
5			
6			
7			
8			

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

Macdonald Realty

Experience the best of Vancouver living in this beautifully renovated townhome with 1,057 sqft over 3 floors. Located in a boutique waterfront building surrounded by mature gardens, this home offers expansive views of False Creek. The prime seawall location is perfect for morning jogs or dog walks, with Granville Island, Olympic Village, and Charleson Park just steps away. The property features a home office with built-in workspace, in-suite laundry, fireplace, and two private outdoor spaces: a main-level balcony + secluded rooftop sundeck. Includes 1 parking & storage locker. Pets & rentals are permitted w/ restrictions. Some images have been digitally staged. Lease to 2040. Option to extend to 2060. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C.



Presented by:
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Active
R3022762

Board: V
Apartment/Condo

B1002 1331 HOMER STREET

Vancouver West
Yaletown
V6B 5M9

Residential Attached

\$699,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$789,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1989
Frontage(feet): 0.00	Bathrooms: 1	Age: 36
Frontage(metres): 0.00	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,686.20
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 015-175-863	Tax Inc. Utilities?:
View: Yes : City, Water		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: **Inside Unit**
Construction: **Concrete**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(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; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **PL VAS2540 LT 119 DL FC LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE ADD'T LEGAL INFO AVAIL**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:
Features:

Finished Floor (Main): 876	Units in Development: 152	Tot Units in Strata: 163	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$540.11	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 876 sq. ft.			
Unfinished Floor: 0			
Grand Total: 876 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'11 x 6'5	1	Main	3	No
Main	Dining Room	11'9 x 13'5	2			No
Main	Living Room	17'4 x 12'10	3			No
Main	Bedroom	11'9 x 13'5	4			No
Main	Bedroom	10'5 x 10'2	5			No
Main	Kitchen	7'5 x 13'10	6			No
Main	Laundry	4'8 x 5'4	7			No
		x	8			No

Listing Broker(s): **Argus Estates (1983) Ltd.**

1 bedroom+ den condo located in the heart of Yaletown. This well-appointed home features updated flooring, floor-to-ceiling windows, and a private patio overlooking a quiet courtyard. The spacious bedroom offers sweeping city views, & the den is used as 2nd bedroom. Just steps from the Seawall, David Lam Park, transit, shops and some of Vancouver's best restaurants, pet and rental-friendly. Includes one secured parking stall. Parking and storage are right near the building access doors. The building has a terrarium, hot tub/sauna, a secure open courtyard, games room, gym, and guest rental suite. Court-ordered sale. Property sold-"as-is where is". Scheduled A must accompany all offers. Initial offer can have subjects/conditions - please contact for more info on the court process.



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Active
R3034282
Board: V
Apartment/Condo

606 610 GRANVILLE STREET

Vancouver West
Downtown VW
V6C 3T3

Residential Attached

\$699,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$779,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 2	Age: 19
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,558.56
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-826-763	Tax Inc. Utilities?: Yes
View: No :		Tour: Virtual Tour URL
Complex / Subdiv: THE HUDSON		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 32, PLAN BCS2044, DISTRICT LOT 541, 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, Exercise Centre, In Suite Laundry, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): 546	Units in Development: 423	Tot Units in Strata: 423	Locker: No
Finished Floor (Above): 321	Exposure: Northwest	Storeys in Building: 33	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$498.47	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 867 sq. ft.			
Unfinished Floor: 0			
Grand Total: 867 sq. ft.	Bylaws Restrictions: Rentals Allwd w/Restrctns		
Suite: None	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: NO SHORT TERM RENTAL LESS THAN ONE MONTH		
# of Levels: 2			
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Living Room	13'4 x 11'2	1
Main	Dining Room	12'9 x 10'1	2
Main	Kitchen	8'3 x 6'7	3
Main	Foyer	5'2 x 4'2	4
Main	Den	6'5 x 5'1	5
Above	Bedroom	12'10 x 11'4	6
			7
			8

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

*****COURT ORDERED SALE***** The Hudson, THE unique residential & commercial zoned building located in the heart of Downtown financial district, tech companies & schools where all the actions are. Well priced stylish spacious 1+ Den loft style unit that is PERFECT for those who "work from home", small business owners & start up company tenants. The unique feature of this unit offers 2 independent access, one to the upper level bedroom with 4 piece bathroom which provide total privacy, another door to the main level where the den & powder room are. Entertain your guests or conduct business meetings. 24 hr Concierge, building connected to Granville skytrain station, Malls, steps away to Winners & half a block away to City Centre Canada Line. How much more convenient can you get?



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Active
R3052648
Board: V
Apartment/Condo

605 53 W HASTINGS STREET

Vancouver West
Downtown VW
V6B 1G4

Residential Attached

\$724,100 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$780,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,765.91
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 027-739-741	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: PARIS BLOCK		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Live/Work Studio, Loft/Warehouse Conv.**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Other**

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: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 30 OLD GRANVILLE TOWNSITE STRATA PLAN BCS3221 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 1,047	Units in Development:	Tot Units in Strata: 50	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Property Management	Mgmt. Co's #: 604-432-7774	
Finished Floor (Below): 0	Maint Fee: \$861.31	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, 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: 2	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: 5				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'10 x 9'5	1	Main	5	Yes
Main	Dining Room	11'7 x 8'1	2			
Main	Kitchen	8'7 x 8'5	3			
Main	Primary Bedroom	12'5 x 10'3	4			
Main	Foyer	6'0 x 4'11	5			
		x	6			
		x	7			
		x	8			

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

"PARIS BLOCK", a unique heritage conversion by the Salient Group, perfect for professionals/investors. This highly desirable, New York live/work/industrial/loft style w/ red bricks offers 1047 sqft of exceptionally finished space in a quiet/central location, putting you moments away from Vancouver's best dining, shopping & scenic views. This penthouse unit celebrates its heritage w/ exposed brick walls, Pella windows & doors, polished concrete floors. Modern comforts include a Miele appliance package, wine fridge & spa-like bathroom w/ slate tile, soaker tub, walk-in shower. The true highlight is the massive & private rooftop patio, complete w/ an outdoor kitchen & stunning North Shore mountain views. *Some photos are virtually staged.



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Active
R3048846

Board: V
Apartment/Condo

602 1238 BURRARD STREET

Vancouver West
Downtown VW
V6Z 3E1

Residential Attached

\$729,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$749,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,503.98
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 025-728-318	Tax Inc. Utilities?: No
View: Yes : Court Yard		Tour: Virtual Tour URL
Complex / Subdiv: ALTADENA		
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: **Concrete**
Exterior: **Brick, Concrete, 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, Tar & Gravel**

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: **1/2 BLOCK** Dist. to School Bus: **1-2 BLKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Sold "As is Where is" basis only**
Fixtures Rmvd: **Yes: Sold As is Where is basis only**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 39 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS478**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room**

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

Finished Floor (Main): 859		Units in Development: 102	Tot Units in Strata: 102		Locker:				
Finished Floor (Above): 0		Exposure: Southwest	Storeys in Building: 14						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Wynford Group	Mgmt. Co's #: 604-261-0285						
Finished Floor (Below): 0		Maint Fee: \$541.87	Council/Park Apprv?:						
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Other, Recreation Facility, Sewer, Snow removal							
Finished Floor (Total): 859 sq. ft.									
Unfinished Floor: 0									
Grand Total: 859 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: 100%							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 1									
# of Rooms: 8									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'5 x 10'			x	1	Main	4	No
Main	Kitchen	10'9 x 7'			x	2	Main	4	Yes
Main	Dining Room	10' x 10'			x	3			No
Main	Foyer	4'9 x 1'11			x	4			No
Main	Primary Bedroom	10'9 x 8'10			x	5			No
Main	Bedroom	9'4 x 8'9			x	6			No
Main	Laundry	9'7 x 4'6			x	7			No
Main	Flex Room	7'9 x 7'			x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Altadena - Court Ordered Sale 2 bedroom corner unit with 2 full bathroom plus flex room(enclosed balcony area/den). South-West, not facing Burrard street. Large living room with gas fireplace. 9 foot ceilings through out. Fantastic location just on the edge of the West End with all shopping and restaurants within a short walking distance. Local transit close by. Sold on a "As is Where is " basis only. 1 parking and 1 locker



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Doc Livingston PREC*

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Active
R3048957

Board: V
Apartment/Condo

303 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$749,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$749,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 1	Age: 1
Frontage(metres):	Full Baths: 1	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,981.07
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-664	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: CHLOE KERRISDALE		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Other**
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: **Lane, Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 19, PLAN EPS9999, DISTRICT LOT 526, 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, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): 522	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$458.07	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 522 sq. ft.			
Unfinished Floor: 0			
Grand Total: 522 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No Air BnB,vacation rental,etc. Rental term must be 30+ days		

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

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 533 SF 1-bedroom features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Bath boasts quartz counters, Kohler sink and fixtures, plus Nu Heat in-floor heating. Air conditioning included. Quality concrete construction ensures durability, complemented by a 2-5-10 year warranty. Enjoy concierge service, elegant lounge & music room, fitness studio, landscaped courtyard with seating, and a rooftop terrace. Steps from boutique shops, cafés, parks, and top schools, offering effortless city living in a serene, historic neighborhood.



Presented by:
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Active
R3067564
Board: V
Apartment/Condo

PH4 1238 BURRARD STREET

Vancouver West
Downtown VW
V6Z 3E1

Residential Attached

\$771,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$771,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,834.50
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 025-728-962	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Altadena		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Brick, Concrete, Concrete Block**
Exterior: **Concrete, Mixed**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 104 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER LAND DISTRICT STRATA PLAN BCS478**

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

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

Finished Floor (Main): 876			Units in Development: 102			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 14					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Winford			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$616.02			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal								
Finished Floor (Total): 876 sq. ft.											
Unfinished Floor: 0											
Grand Total: 876 sq. ft.											
Suite: None			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Basement: None			Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes								
Crawl/Bsmt. Ht:			# or % of Rentals Allowed:								
# of Kitchens: 1			Short Term(<1yr)Rnt/Lse Alwd?: Yes								
# of Levels: 1			Short Term Lse-Details: upon strata approval								
# of Rooms: 5											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Primary Bedroom	10' x 9'			x	1	Main	4	Yes		
Main	Kitchen	11'3 x 7'4			x	2			No		
Main	Living Room	18' x 9'9			x	3			No		
Main	Den	7'10 x 4'11			x	4			No		
Main	Bedroom	9' x 8'10			x	5	Main	4	No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **Emily Oh Realty**

Court-ordered sale. Spacious PH unit in the heart of downtown Vancouver. Being sold as is, where is with no warranties or representations from the seller. All offers subject to court approval and must include Seller's Addendum A. Buyer to verify all measurements, strata fees, and any special levies. No chattels included.



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Active
R3063165
Board: V
Apartment/Condo

1404 1228 W HASTINGS STREET

Vancouver West
Coal Harbour
V6E 4S6

Residential Attached

\$999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet): 926.00	Bathrooms: 2	Age: 23
Frontage(metres): 282.24	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,371.86
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-398-326	Tax Inc. Utilities?:
View: Yes : Panoramic City Ocean Mountains		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: **1 Storey, Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2016**
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **STRATA LOT 47, PLAN LMS4661, 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, Garden, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Microwave, Other - See Remarks, Sprinkler - Fire**

Finished Floor (Main): 926	Units in Development: 83	Tot Units in Strata: 83	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 29	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Northwest	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$801.72	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 926 sq. ft.			
Unfinished Floor: 0			
Grand Total: 926 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	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: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	7'4 x 11'4			x	1	Main	4	Yes
Main	Primary Bedroom	14'9 x 12'10			x	2	Main	4	No
Main	Walk-In Closet	3'6 x 5'2			x	3			
Main	Storage	7'8 x 4'7			x	4			
Main	Kitchen	9'5 x 10'9			x	5			
Main	Living Room	11'0 x 14'1			x	6			
Main	Dining Room	11'1 x 8'2			x	7			
Main	Patio	10'7 x 6'3			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Experience true waterfront living in Unit 1404 at the Palladio, nestled in prestigious Coal Harbour. Enjoy spectacular ocean, marina, and mountain views from floor-to-ceiling windows in this beautifully redesigned home. Featuring an open-concept layout, hardwood flooring, a gourmet kitchen with integrated high-end appliances, spacious bedrooms, and a custom-built den perfect for a home office. Steps to the Seawall, Stanley Park, fine dining, and upscale shopping. This luxury residence includes access to concierge, fitness centre, hot tub, and meeting rooms.



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Active
R3045164
Board: V
Apartment/Condo

684 87 NELSON STREET
Vancouver West
Yaletown
V6Z 0E8

Residential Attached
\$999,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,288.73
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-884-942	Tax Inc. Utilities?: No
View: Yes : Water & City		Tour:
Complex / Subdiv: The ARC		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
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: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 100, PLAN EPS5890, 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, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Concierge**
Site Influences: **Adult Oriented, Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **872**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **872 sq. ft.**
Unfinished Floor: **0**
Grand Total: **872 sq. ft.**

Units in Development: **520**
Exposure:
Mgmt. Co's Name: **RANCHO**
Maint Fee: **\$637.09**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata: **520** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

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

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

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

of Pets: Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	11'6 x 9'0
Main	Kitchen	16'0 x 5'0
Main	Primary Bedroom	8'9 x 10'4
Main	Bedroom	8'0 x 10'7
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to The ARC by Concord Pacific — one of Vancouver's most iconic luxury towers at the gateway to Yaletown. This elegant 2 bedroom + den residence offers stunning water and city views from its bright southeast exposure. Features an open-concept living and dining area, a sleek integrated kitchen with high-end appliances, and luxurious finishes throughout. Enjoy year-round comfort with in-suite heating and cooling, and a private covered balcony overlooking False Creek. Resort-style amenities await at the Sky Club: Vancouver's only glass-bottom swimming pool, a state-of-the-art fitness centre, steam & sauna rooms, and a grand sky lounge with panoramic views. Parking and storage included!



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Active
R3049590

Board: V
Apartment/Condo

1284 87 NELSON STREET

Vancouver West
Yaletown
V6Z 0E8

Residential Attached

\$1,039,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,059,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,725.07
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-886-201	Tax Inc. Utilities?:
View: Yes : FALSE CREEK CAMBIE BRIDGE		Tour:
Complex / Subdiv: THE ARC		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Other**
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: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **NRBY** Dist. to School Bus: **NRBY**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Other**

Legal: **STRATA LOT 226, PLAN EPS5890, 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: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Concierge**

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

Finished Floor (Main): 872	Units in Development: 558	Tot Units in Strata: 558	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$637.09	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility		
Finished Floor (Total): 872 sq. ft.			
Unfinished Floor: 0			
Grand Total: 872 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	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: 1			
# of Rooms: 5			

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

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

The ARC by Concord Pacific is an iconic building at the gateway to Downtown including Yaletown and the stadium district. This luxurious 2-bedroom + den suite features a large living room, dining, and a linear kitchen to maximize space. 2 well appointed bathrooms. In-suite Laundry. Heating and cooling. Large den/storage and covered balcony with False Creek views. The Sky Club offers resort-style amenities, including the exclusive glass-bottom pool, sauna, steam room, grand lounge, state-of-the-art fitness centre, car wash station, EV charging, and concierge service. Just steps from the seawall, Coopers' Park, marina, restaurants, shopping, B.C. Place, Rogers Arena, and transit (including Skytrain). 1 parking stall and 2 storage(bike) lockers. Pet friendly.



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Active
R3054819
Board: V
Apartment/Condo

402 889 PACIFIC STREET

Vancouver West
Downtown VW
V6Z 1C3

Residential Attached

\$1,050,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,075,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,293.86
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-441-343	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
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:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 11, PLAN EPS7738, DISTRICT LOT 541, 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, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Concierge**

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

Features:

Finished Floor (Main): 884	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$419.22	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management		
Finished Floor (Total): 884 sq. ft.			
Unfinished Floor: 0			
Grand Total: 884 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., 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: 5			
Floor	Type	Dimensions	Bath
Main	Living Room	12'10 x 9'4	1
Main	Dining Room	9'4 x 7'	2
Main	Kitchen	15'8 x 8'5	3
Main	Primary Bedroom	11'7 x 10'2	4
Main	Bedroom	9'4 x 8'2	5
			6
			7
			8

Listing Broker(s): **Royal Pacific Realty Corp.**

Experience refined living at The Pacific by Grosvenor in Downtown Vancouver. This functional 2 bed, 2 bath home offers open-concept design with a chef's kitchen featuring Wolf 30" gas cooktop/oven, Sub-Zero fridge, custom Italian Snidero cabinetry, Miele dishwasher, marble backsplash, and quartz counters. Wide-plank oak flooring, over-height windows/doors, and air-conditioning add comfort and style. A full-width balcony brings in natural light. Building amenities include 24-hr concierge, fitness centre, and a landscaped terrace with outdoor dining and kitchen. Includes 1 parking, 1 storage, and balance of 2-5-10 warranty.



Presented by:
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Active
R3048959

Board: V
Apartment/Condo

404 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,149,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,149,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 1	Age: 1
Frontage(metres):	Full Baths: 1	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,053.75
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-869	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: CHLOE KERRISDALE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 39, PLAN EPS9999, DISTRICT LOT 526, 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, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): 697	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$607.64	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 697 sq. ft.			
Unfinished Floor: 0			
Grand Total: 697 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No Air BnB, vacation rental, etc. Rental term must be 30+ days		
Floor	Type	Dimensions	Bath
Main	Living Room	12'8 x 10'6	1
Main	Dining Room	8'9 x 8'5	2
Main	Kitchen	10'6 x 6'	3
Main	Bedroom	12'8 x 10'6	4
Main	Den	7'11 x 4'2	5
Main	Patio	42' x 14'9	6
			7
			8

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 697 SF 1-bedroom + den with large 624 sf private deck features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Bath boasts quartz counters, Kohler sink and fixtures, plus Nu Heat in-floor heating. Air conditioning included. Quality concrete construction ensures durability, complemented by a 2-5-10 year warranty. Enjoy concierge service, elegant lounge & music room, fitness studio, landscaped courtyard with seating, and a common rooftop terrace. Steps from boutique shops, cafés, parks, and top schools, offering effortless city living in a serene, historic neighborhood.



Presented by:
Doc Livingston PREC*

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Active
R3050785
Board: V
Apartment/Condo

3005 1028 BARCLAY STREET

Vancouver West
West End VW
V6E 0B1

Residential Attached

\$1,249,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2011
Frontage(feet):	Bathrooms: 2	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,000.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 028-446-704	Tax Inc. Utilities?:
View: Yes : English Bay, Mountain, Water		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
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; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 198, PLAN BCS4016, 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: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences:
Features:

Finished Floor (Main): 1,027	Units in Development: 256	Tot Units in Strata: 256	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 42	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$547.48	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,027 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,027 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
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: 6			

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

Listing Broker(s): **Oakwyn Realty Ltd.**

COURT-ORDERED SALE. Iconic Ocean & Mountain views from every room! | Comes with 2 Side by Side Parking Stalls! | Soak in unforgettable English Bay sunsets and sweeping North Shore vistas from this luxury residence at the prestigious PATINA by Concert Properties. Floor-to-ceiling windows flood the space with natural light, while the gourmet Miele/Liebherr kitchen with oversized island is perfect for entertaining. Expansive living and dining areas flow seamlessly to a view balcony overlooking the water. World-class amenities include a dramatic double-height lobby, fitness centre, resident lounge, and sky garden. All this, just steps from the YMCA, premier shopping, and fine dining. Side-by-side parking stalls close to elevator. Court Date DEC 15TH, 2025



Presented by:
Doc Livingston PREC*

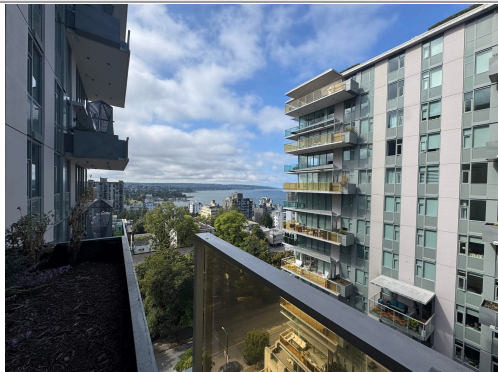
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Active
R3052767
Board: V
Apartment/Condo

1401 1365 DAVIE STREET
Vancouver West
West End VW
V6E 1N5

Residential Attached
\$1,420,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,440,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: RM-5D
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,487.88
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-489-915	Tax Inc. Utilities?: No
View: Yes :CITY AND OCEAN		Tour:
Complex / Subdiv: MIRABEL ENGLISH BAY		
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: **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 Underbuilding, Garage, Underground, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 64 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7359 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PORPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, Playground**

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

Finished Floor (Main): 956	Units in Development: 149	Tot Units in Strata: 149	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 17	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #: 604-257-0325	
Finished Floor (Below): 0	Maint Fee: \$719.80	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 956 sq. ft.			
Unfinished Floor: 0			
Grand Total: 956 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	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: 5			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'2 x 12'7	1	Main	4	No
Main	Dining Room	9'2 x 9'8	2	Main	4	Yes
Main	Kitchen	9'5 x 9'8	3			
Main	Bedroom	9'8 x 9'1	4			
Main	Primary Bedroom	10'5 x 10'8	5			
		x	6			
		x	7			
		x	8			

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

High above the West End, this two-bedroom, two-bathroom home invites you to enjoy endless city and ocean views with a thoughtful layout in one of Vancouver's most vibrant neighbourhoods. Each bedroom has its own ensuite, offering comfort and privacy, while a spacious covered balcony extends the living space outdoors. The open-concept living and dining areas are filled with natural light and showcase sweeping views. Just minutes from beaches, the seawall, and countless restaurants and cafes, this condo expertly blends comfort with the best of city living.



Presented by:
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Active
R3028601

Board: V
Apartment/Condo

305 3639 W 16TH AVENUE

Vancouver West
Point Grey
V6R 3C3

Residential Attached

\$1,680,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,680,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet): 0.00	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,173.82
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-320-112	Tax Inc. Utilities?: No
View: Yes : Ocean, Mountain and City view		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **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: **Lane**
Parking: **Garage Underbuilding, Garage, Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 16 DISTRICT LOT 540 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5777 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, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Wet Bar, Wine Cooler**

Finished Floor (Main): 1,244	Units in Development: 29	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$889.14	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 1,244 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,244 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	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: 8			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'7 x 12'10	1	Main	4	Yes
Main	Kitchen	15'7 x 10'1	2	Main	3	Yes
Main	Dining Room	11'7 x 10'	3	Main	2	No
Main	Foyer	9'6 x 6'2	4			
Main	Primary Bedroom	9'9 x 15'3	5			
Main	Bedroom	9' x 12'2	6			
Main	Flex Room	8'2 x 7'	7			
Main	Storage	5'11 x 6'6	8			

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

Nu Stream Realty Inc.

Breathtaking views of the ocean and mountains await in this elegant 2-bedroom+ flex suite, offering refined comfort and functionality. Stay cool year-round with integrated A/C and enjoy premium wide-plank hardwood flooring throughout. The gourmet Italian kitchen boasts exquisite oak cabinetry, a sleek island, and top-tier Gaggenau appliances. Spa-like master ensuite showcases imported Italian marble tiles, Nu-heat in-floor heating, and a sculptural free-standing bathtub. Smart-home technology, full-sized side-by-side laundry, and meticulous finishings enhance everyday living. Comes with two parking stalls and two storage lockers. Residents enjoy hotel-style amenities including a full-time concierge, well-equipped fitness studio, and a spacious lounge. Open House: Sun (Aug 17), 2-4pm.



Presented by:
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<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3048952

Board: V
Apartment/Condo

309 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,724,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,724,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$6,102.45
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-729	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: CHLOE KERRISDALE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
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: **Lane, Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 25, PLAN EPS9999, DISTRICT LOT 526, 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, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): 1,158	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$1,009.62	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,158 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,158 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No Air BnB, vacation rental, etc. Rental term must be 30+ days		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'6" x 11'3"				1	Main	5	Yes
Main	Dining Room	12' x 10'				2	Main	3	No
Main	Kitchen	13' x 10'				3			
Main	Primary Bedroom	13'6" x 12'6"				4			
Main	Walk-In Closet	7'6" x 4'3"				5			
Main	Bedroom	9'3" x 9'3"				6			
Main	Patio	7'6" x 4'4"				7			
		x				8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 1,158 SF 2-bed, 2-bath, den + flex SW corner home features abundant natural light and a functional open layout. Parisian-inspired interiors by CHIL Interior Design include overheight ceilings, herringbone hardwood floors, Italian porcelain tile, Gaggenau appliances, Wolf steam oven and wine fridge. Relax in the luxurious 5-piece spa bath with standalone tub, quartz counters, Kohler fixtures, and Nu Heat in-floor heating. Air conditioning included. NOTE THAT 2 PARKING IS INCLUDED. Quality concrete construction ensures durability, complemented by a 2-5-10 yr warranty. Residents enjoy concierge, lounge, fitness studio, music room, landscaped courtyard, and rooftop terrace. Steps to shops, cafés, parks, and top schools.



Presented by:
Doc Livingston PREC*

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<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3046036

Board: V
Apartment/Condo

203 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,899,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,899,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 3	Age: 1
Frontage(metres):	Full Baths: 3	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$7,402.76
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-508	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: CHLOE KERRISDALE		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
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: **Lane, Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 3, PLAN EPS9999, DISTRICT LOT 526, 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, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): 1,190	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$1,037.67	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,190 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,190 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No Air BnB,vacation rental,etc. Rental term must be 30+ days		
Floor	Type	Dimensions	Bath
Main	Living Room	11'3 x 10'	1
Main	Dining Room	11'3 x 9'4	2
Main	Kitchen	19'4 x 10'	3
Main	Primary Bedroom	10' x 10'	4
Main	Bedroom	10'6 x 10'	5
Main	Patio	45' x 40'	6
			7
			8

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Welcome to Chloé in the prestigious heart of Kerrisdale. This nearly 1,200 SF 2-bed, 2-bath + den is a rare find, featuring 1,700+ SF of private terrace—ideal for outdoor living, gardening, and entertaining. Parisian-inspired interiors by CHIL Interior Design include overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances. Baths feature quartz counters, Kohler fixtures, and Nu Heat in-floor heating. Air conditioning included. NOTE THAT 2 PARKING IS INCLUDED. Quality concrete construction with 2-5-10 yr warranty. Residents enjoy concierge, lounge, fitness studio, music room landscaped courtyard, rooftop terrace. Steps to shops, cafés, parks, and top schools.