



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
 Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3063362**  
 Board: V  
 Apartment/Condo

**2301 1850 COMOX STREET**  
 Vancouver West  
 West End VW  
 V6G 1R3

Residential Attached  
**\$260,000** (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: **57**  
 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: Reno. Year: **2005**  
 Fireplace Fuel: Rain Screen:  
 Fuel/Heating: **Baseboard, Hot Water** Metered Water:  
 Outdoor Area: **Balcony(s), Rooftop Deck, Sundeck(s)** R.I. Plumbing:  
 Type of Roof: **Torch-On**

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): <b>585</b>	Units in Development: <b>208</b>	Tot Units in Strata: <b>208</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Storeys in Building: <b>27</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Sheridan Investments</b>	Mgmt. Co's #: <b>604-684-1743</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$761.46</b>	Council/Park Apprv?: <b>Yes</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Heat, Hot Water, Management, Recreation Facility, Taxes</b>		
Finished Floor (Total): <b>585 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>585 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets:	Cats: <b>No</b> Dogs: <b>No</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>	<b>Min 6 month rental term</b>		
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'10 x 11'11			x	1	Main	4	No
Main	Dining Room	7'10 x 5'3			x	2			
Main	Kitchen	7'0 x 5'6			x	3			
Main	Primary Bedroom	12'2 x 9'10			x	4			
Main	Foyer	11'0 x 3'6			x	5			
					x	6			
					x	7			
					x	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. 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 \$761.46 per month includes Indoor pool, sauna, weight room, bike room, 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. 1 Parking 1 Locker. Court Ordered Sale. S\$\$D FIRM.**



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**Active**  
**R3089731**  
Board: V  
Apartment/Condo

**309 1435 NELSON STREET**  
Vancouver West  
West End VW  
V6G 2Z3

Residential Attached  
**\$499,800** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$525,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1976</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>50</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-5</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,952.97</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>003-895-408</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>WESTPORT</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 27, PLAN VAS361, DISTRICT LOT 185, 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: **Exercise Centre, Sauna/Steam Room**

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

Features:

Finished Floor (Main): **687**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **687 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **687 sq. ft.**

Units in Development: **54** Tot Units in Strata: **54** Locker: **Yes**  
Exposure:  
Mgmt. Co's Name: **Associa BC** Storeys in Building: **4**  
Maint Fee: **\$587.96** Mgmt. Co's #: **604-591-6060**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility** Council/Park Apprv?: **No**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'0 x 12'0			x	1	Main	4	Yes
Main	Kitchen	9'0 x 5'0			x	2			
Main	Dining Room	8'0 x 7'0			x	3			
Main	Solarium	12'0 x 5'0			x	4			
Main	Bedroom	13'0 x 12'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Elite West**

**Royal LePage Elite West**

**COURT ORDERED SALE AT THE WESTPORT!** This very well maintained building (rainscreened, re-piped, newer windows, updated common areas) is located in the heart of the West End, steps to parks and transit & close to Denman yet away from the hustle & bustle that comes with it! With a Walkscore of 99/100, get rid of the car & experience all the West End has to offer. Suite is a spacious 1 bedroom w/updated kitchen, 4pc bathroom w/oversized tub/shower combo, living/dining area, large bedroom w/WALK IN CLOSET plus huge enclosed balcony/solarium. Comes w/1 parking, 1 storage, pet friendly building w/on-site caretaker & pro-active management. In-suite laundry has been permitted in the building & shared laundry accommodations also available. Amenities include an exercise centre & sauna. Call now!!!



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**Active**  
**R3042688**  
Board: V  
Townhouse

**21 1201 LAMEY'S MILL ROAD**  
Vancouver West  
False Creek  
V6H 3S8

Residential Attached  
**\$595,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$749,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1980</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>46</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>FCCDD</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,255.47</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>006-521-797</b>	Tax Inc. Utilities?:
View: <b>Yes : MARINA AND FALSE CREEK</b>		Tour:
Complex / Subdiv: <b>ALDER BAY PLACE</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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.**

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**

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

# of Levels: **2**  
# of Rooms: **6**

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

# of Pets: **2**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	6'11 x 7'10			x	1	Below	1	No
Main	Kitchen	9'1 x 10'1			x	2	Above	4	No
Main	Dining Room	7'5 x 14'7			x	3			
Main	Living Room	16' x 13'10			x	4			
Above	Primary Bedroom	11'11 x 11'5			x	5			
Above	Den	7'1 x 6'9			x	6			
					x	7			
					x	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.**



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**Active**  
**R3052648**  
Board: V  
Apartment/Condo

**605 53 W HASTINGS STREET**

Vancouver West  
Downtown VW  
V6B 1G4

Residential Attached

**\$645,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$780,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2008</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>18</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,765.91</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>027-739-741</b>	For Tax Year: <b>2025</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>PARIS BLOCK</b>	Services Connctd: <b>Electricity, Natural Gas, Water</b>	Tour: <b>Virtual Tour URL</b>
First Nation:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

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**

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
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 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): <b>1,047</b>	Units in Development:	Tot Units in Strata: <b>50</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>6</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Bayside Property Management</b>	Mgmt. Co's #: <b>604-432-7774</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$861.31</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management</b>		
Finished Floor (Total): <b>1,047 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,047 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	# of Pets: <b>2</b>	Cats: Dogs:
Suite:	Restricted Age:		
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>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'10 x 9'5			x	1	Main	5	Yes
Main	Dining Room	11'7 x 8'1			x	2			
Main	Kitchen	8'7 x 8'5			x	3			
Main	Primary Bedroom	12'5 x 10'3			x	4			
Main	Foyer	6'0 x 4'11			x	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  
**\$699,900** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$749,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2003</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>23</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,503.98</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>025-728-318</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :Court Yard</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>ALTADENA</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: **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**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **859 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **859 sq. ft.**

Units in Development: **102**  
Exposure: **Southwest**  
Mgmt. Co's Name: **Wynford Group**  
Maint Fee: **\$541.87**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Other, Recreation Facility, Sewer, Snow removal**

Tot Units in Strata: **102** Locker:  
Storeys in Building: **14**  
Mgmt. Co's #: **604-261-0285**  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'5 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**



Presented by:  
**Doc Livingston PREC\***

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doc@homehuntersbc.com



**Active**  
**R3067564**  
Board: V  
Apartment/Condo

**PH4 1238 BURRARD STREET**

Vancouver West  
Downtown VW  
V6Z 3E1

Residential Attached

**\$720,000** (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: **23**  
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**

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): <b>876</b>	Units in Development: <b>102</b>	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>14</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Winford</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$616.02</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal</b>		
Finished Floor (Total): <b>876 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>876 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	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>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>upon strata approval</b>		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

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.**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**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: **2**  
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): <b>522</b>	Units in Development: <b>46</b>	Tot Units in Strata: <b>46</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Storeys in Building: <b>5</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>604 REAL ESTATE SERVICES LTD</b>	Mgmt. Co's #: <b>604-689-0909</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$458.07</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>522 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>522 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: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>		

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



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**Doc Livingston PREC\***

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



**Active**  
**R3088242**  
Board: V  
Apartment/Condo

**301 930 CAMBIE STREET**  
Vancouver West  
Yaletown  
V6B 5X6

Residential Attached  
**\$809,900** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$809,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1994</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>32</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,090.21</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>018-941-010</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :CITY</b>		Tour:
Complex / Subdiv: <b>PACIFIC PLACE LANDMARK</b>		
First Nation:		
Services Connctd: <b>Community, 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: **Aluminum, Glass, Mixed**  
Foundation: **Concrete Block**

Renovations:  
# of Fireplaces: **0** 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: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **86M** Dist. to School Bus: **300M**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 5, PLAN LMS1588, DISTRICT LOT FALSE CREEK, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Independent living, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Oven - Built In, Security System, Sprinkler - Fire**

Finished Floor (Main): **1,105**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,105 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,105 sq. ft.**

Units in Development:  
Exposure: **Southeast**  
Mgmt. Co's Name: **Ascent Property Management**  
Mgmt. Co's #: **604-431-1800**  
Maint Fee: **\$919.78**  
Council/Park Apprv?: **No**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions**  
Restricted Age:  
# of Pets:  
Cats: **No** Dogs: **No**  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: **MINIMUM 6 MONTHS**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**  
# of Levels: **1**  
# of Rooms: **8**

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

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

**Welcome to Landmark 2. This spacious and functional open-concept 2 bedroom, 2 bathroom plus den/solarium home offers over 1,100 sq ft of comfortable living space, ideal for modern city living. Floor-to-ceiling windows fill the home with natural light and showcase stunning city views throughout, while the den/solarium provides excellent flexibility for multiple uses such as a home office or potentially a third bedroom. The expansive living and dining areas flow seamlessly to a beautiful, large balcony, perfect for hosting gatherings or unwinding while enjoying the urban surroundings. Enjoy resort-style amenities including an indoor pool, hot tub, fully equipped gym, and a beautiful garden. Minutes away are numerous restaurants, shopping, transit, and the conveniences of downtown.**



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eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3091818**  
Board: V  
Apartment/Condo

**1104 889 PACIFIC STREET**  
Vancouver West  
Downtown VW  
V6Z 1C3

Residential Attached  
**\$899,000** (LP)   
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$899,000**  
Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**  
Frontage(feet): Bathrooms: **1** Age: **5**  
Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,264.84**  
Sq. Footage: **0.00** For Tax Year: **2025**  
Flood Plain: P.I.D.: **031-441-921** Tax Inc. Utilities?: **No**  
View: **Yes : Water view** Tour: **Virtual Tour URL**  
Complex / Subdiv: **The Pacific**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
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: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **120 mts** Dist. to School Bus: **700 mts**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **Yes: AS IS WHERE IS - See Schedule A**  
Fixtures Rmvd: **Yes: AS IS WHERE IS - See Schedule A**  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 69 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7738TOGETHER 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, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

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

Features:

Finished Floor (Main): **636**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **636 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **636 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **AWM Alliance**  
Maint Fee: **\$461.56**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Snow removal**

Tot Units in Strata: **224** Locker: **Yes**  
Storeys in Building: **39**  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?:

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

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

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

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

**FORECLOSURE. The Pacific I A masterclass in quiet sophistication by Grosvenor. This elegant residence offers world-class, panoramic views of English Bay and the City Skyline. Meticulously planned for ultimate form & function, the interior features custom Italian millwork by Snaidero and a professional-grade kitchen with Sub-Zero, Wolf & Miele appliances. Floor-to-ceiling windows and a full-width balcony maximize natural light and sunset vistas. Located steps from the Seawall, Sunset Beach, and world-class dining, it's the ultimate urban retreat. Amenities: 24-hr concierge, fitness centre, lounge, & terrace with outdoor kitchen. Includes Flex space, 1 Parking, & 1 Storage. A timeless home for the discerning buyer seeking luxury without extravagance. Open House Saturday 2 to 4 PM.**



Presented by:  
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eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3083039**  
Board: V  
Apartment/Condo

**684 87 NELSON STREET**  
Vancouver West  
Yaletown  
V6Z 0E8

Residential Attached  
**\$969,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$969,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,218.05</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>030-884-942</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Water &amp; City</b>		Tour:
Complex / Subdiv: <b>The ARC</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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 Levels: **1**  
# of Kitchens: **1** # of Rooms: **4**

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

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

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

**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!**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3088415**  
Board: V  
Apartment/Condo

**104 4883 MACLURE MEWS**  
Vancouver West  
Quilchena  
V6J 5M8

Residential Attached  
**\$978,000** (LP)  
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$978,000**  
Meas. Type: Bedrooms: **2** Approx. Year Built: **2005**  
Frontage(feet): Bathrooms: **2** Age: **21**  
Frontage(metres): Full Baths: **2** Zoning: **CD-1**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,043.43**  
Sq. Footage: **0.00** For Tax Year: **2025**  
Flood Plain: **No** P.I.D.: **026-188-961** Tax Inc. Utilities?: **No**  
View: **No** Tour:  
Complex / Subdiv: **"Matthews House"**  
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, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl, Wood**  
Foundation: **Concrete Perimeter, Concrete Slab**

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

Renovations: **Completely** Reno. Year: **2021**  
# of Fireplaces: **1** R.I. Fireplaces: **0** Rain Screen: **No**  
Fireplace Fuel: **Gas - Natural** Metered Water: **No**  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: **No**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Legal: **STRATA LOT 4, PLAN BCS1162, 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 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, Garden, Pool; Outdoor, Storage, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Paved Road, Recreation Nearby**  
Features:

Finished Floor (Main): <b>801</b>	Units in Development: <b>127</b>	Tot Units in Strata: <b>127</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>The Wynford Group.</b>	Mgmt. Co's #: <b>604-261-0285</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$549.00</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Management, Recreation Facility, RV Parking, Snow removal</b>		
Finished Floor (Total): <b>801 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>801 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Smoking Restrictions</b>		
Suite: <b>None</b>	Restricted Age: <b>OTHER</b>	# of Pets: <b>2</b>	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>	Short Term Lse-Details:		

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

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

**Matthews House by Polygon is a beautifully renovated and well-maintained two-bedroom plus den, two-bathroom home offering 801 sq ft of functional living space. This bright unit features high ceilings, a cozy gas fireplace, California shutters in the living room, and a spacious outdoor patio perfect for relaxing or entertaining. Residents enjoy convenient access to the outdoor pool and fitness centre. The home includes one parking stall (#108) located next to the elevator and one storage locker (#23). Ideally situated just minutes from Quilchena Park, Prince of Wales Secondary School, and public transit. Thank you.**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3074638**  
Board: V  
Apartment/Condo

**1284 87 NELSON STREET**  
Vancouver West  
Yaletown  
V6Z 0E8

Residential Attached  
**\$989,900** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,009,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,725.07</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-886-201</b>	Tax Inc. Utilities?:
View: <b>Yes : FALSE CREEK CAMBIE BRIDGE</b>	Tour:	
Complex / Subdiv: <b>THE ARC</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**  
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): <b>872</b>	Units in Development: <b>558</b>	Tot Units in Strata: <b>558</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$637.09</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Management, Recreation Facility</b>		
Finished Floor (Total): <b>872 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>872 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite:	Restricted Age:		
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>	Short Term Lse-Details:		

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



**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: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2002</b>
Frontage(feet): <b>926.00</b>	Bathrooms: <b>2</b>	Age: <b>24</b>
Frontage(metres): <b>282.24</b>	Full Baths: <b>2</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,371.86</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>025-398-326</b>	Tax Inc. Utilities?:
View: <b>Yes :Panoramic City Ocean Mountains</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, 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): <b>926</b>	Units in Development: <b>83</b>	Tot Units in Strata: <b>83</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>29</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Northwest</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$801.72</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>926 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>926 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</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>	Short Term Lse-Details:		

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. OPEN HOUSE SAT 2-4PM**



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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?: <b>No</b>	Original Price: <b>\$1,149,900</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2024</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>C-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,053.75</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>032-299-869</b>	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: <b>CHLOE KERRISDALE</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: **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): <b>697</b>	Units in Development: <b>46</b>	Tot Units in Strata: <b>46</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Storeys in Building: <b>5</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>604 REAL ESTATE SERCVICES LTD.</b>	Mgmt. Co's #: <b>604-689-0909</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$607.64</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>697 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>697 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: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'8 x 10'6			x	1	Main	4	No
Main	Dining Room	8'9 x 8'5			x	2			
Main	Kitchen	10'6 x 6'			x	3			
Main	Bedroom	12'8 x 10'6			x	4			
Main	Den	7'11 x 4'2			x	5			
Main	Patio	42' x 14'9			x	6			
					x	7			
					x	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.**



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**Active**  
**R3074900**  
Board: V  
Townhouse

**938 BEATTY STREET**  
Vancouver West  
Yaletown  
V6Z 3G6

Residential Attached  
**\$1,183,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,285,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>21</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,259.55</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>026-373-998</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :City</b>		Tour:
Complex / Subdiv: <b>The Max</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: **3 Storey**  
Construction: **Brick, Concrete**  
Exterior: **Brick, Concrete, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**  
Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 2, PLAN BCS1437, 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: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Concierge**

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

Finished Floor (Main): **487**  
Finished Floor (Above): **473**  
Finished Floor (AbvMain2): **150**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,110 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,110 sq. ft.**

Units in Development: **300**  
Exposure:  
Mgmt. Co's Name: **Rancho**  
Maint Fee: **\$627.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **300** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'9 x 12'8			x	1	Above	2	No
Main	Dining Room	10'3 x 5'11			x	2	Above	3	Yes
Main	Kitchen	10' x 7'11			x	3			No
		x			x	4			No
		x	Abv Main 2	Den	9'1 x 5'1	5			No
		x	Abv Main 2	Patio	14' x 25'	6			No
Above	Primary Bedroom	11'9 x 9'5			x	7			No
Above	Flex Room	6'9 x 5'4			x	8			No

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

**Have you ever dreamed of your own Rooftop Patio in Yaletown? Welcome to The Max, an immaculate all concrete townhouse on the beautiful tree line Beatty Street. The main level is an open plan with a luxury kitchen, stainless appliances & new hard flooring. Lots of natural light w/ floor to ceiling windows facing both north & south on all levels. The living room opens onto a large patio for BBQ's that opens onto a grassy courtyard. 1 bedroom & 2 baths on the 2nd level with lots of light. The top level is a solarium that opens onto the rooftop deck. Walking distance to the Seawall, Yaletown Restaurants, Skytrain & more! The Max has an indoor pool, gym, & much more! Also includes 1 Parking & 1 Locker. Call your agent and book a private showing.**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3052767**  
Board: V  
Apartment/Condo

**1401 1365 DAVIE STREET**

Vancouver West  
West End VW  
V6E 1N5

Residential Attached

**\$1,385,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,440,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-5D</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,487.88</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>031-489-915</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :CITY AND OCEAN</b>		Tour:
Complex / Subdiv: <b>MIRABEL ENGLISH BAY</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: **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): <b>956</b>	Units in Development: <b>149</b>	Tot Units in Strata: <b>149</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>17</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>ASSOCIA</b>	Mgmt. Co's #: <b>604-257-0325</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$719.80</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>956 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>956 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats: Dogs:
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>	Short Term Lse-Details:		

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



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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: <b>\$1,680,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C-2</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,173.82</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-320-112</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :Ocean, Mountain and City view</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv:		
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: **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**

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 DISTRICTSTRATA 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): <b>1,244</b>	Units in Development: <b>29</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$889.14</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal</b>		
Finished Floor (Total): <b>1,244 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,244 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

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

# of Pets: Cats: Dogs:

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

Listing Broker(s): **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.**