



Presented by:
Doc Livingston PREC*

eXp Realty
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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 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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Active
R3052209

Board: V
Apartment/Condo

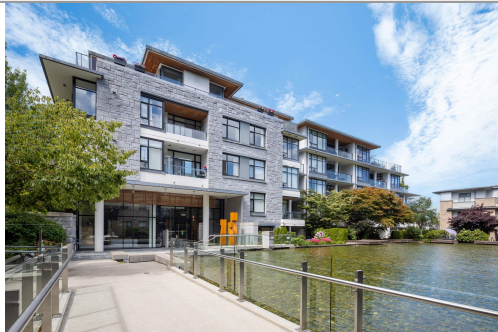
406 5989 IONA DRIVE

Vancouver West
University VW
V6T 2L7

Residential Attached

\$1,178,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,178,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 3	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: APT
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,394.23
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-058-182	Tax Inc. Utilities?:
View: Yes : OCEAN + MOUNTAINS		Tour: Virtual Tour URL
Complex / Subdiv: CHANCELLOR HALL		
First Nation:		
Services Connctd: Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete, Concrete Frame**
Exterior: **Mixed, Stone**
Foundation: **Concrete Block**

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: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Carpet**

Legal: **STRATA LOT 38, PLAN BCS2324, DISTRICT LOT 3044, 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: **Air Cond./Central, Exercise Centre, Garden**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Finished Floor (Main): 1,419	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: DORSET REALTY GROUP	Mgmt. Co's #: 604-270-1711	
Finished Floor (Below): 0	Maint Fee: \$602.29	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Hot Water, Management		
Finished Floor (Total): 1,419 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,419 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: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 13'				1	Main	4	Yes
Main	Dining Room	16' x 9'6"				2	Main	4	No
Main	Kitchen	16' x 9'6"				3	Main	2	No
Main	Primary Bedroom	13'9" x 11'9"				4			
Main	Bedroom	11' x 9'5"				5			
Main	Bedroom	11'7" x 8'10"				6			
						7			
						8			

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

Assessment is \$1,484,000. FFORECLOSURE - UBC Chancellor Hall concrete high-rise built in 2007 by well known Intracorp. High-end apartment with 1,419 sq ft. Features with 3 separate spacious bedrooms & 3 baths. 2 secure parking & 1 storage locker. Open kitchen with granite slab countertop, stainless Monogram series appliances, recessed lighting & rich dark hardwood floors throughout. Convenience insuite laundry & fashionable fireplace. Fantastic mountain, ocean & garden view. Steps to transit, community centre, beach & golf course. University Hill Elementary & University Hill Secondary catchment. Open house: Spet 26, Fri,10:30am-12pm.



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Active
R2991315
Board: V
Apartment/Condo

508 528 W KING EDWARD AVENUE

Vancouver West
Cambie
V5Z 2C3

Residential Attached

\$1,249,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,114.17
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-112-749	Tax Inc. Utilities?:
View: Yes : Mountains		Tour: Virtual Tour URL
Complex / Subdiv: Cambie & King Edward		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Concrete, Concrete Block, Concrete Frame**
Exterior: **Concrete, Mixed**
Foundation: **Concrete Block, Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 64 DISTRICT LOT 526 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6699 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 686	Units in Development: 70	Tot Units in Strata: 70	Locker: Yes
Finished Floor (Above): 671	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$904.62	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,357 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,357 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes			
# of Kitchens: 1	Short Term Lse-Details: see bylaws			
# of Levels: 2				
# of Rooms: 9				

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

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

Quiet side of the building! This spacious 3 bed, 2 bath split-level home in Cambie feels more like a house than a condo. Featuring 9' ceilings, hardwood floors, A/C & floor-to-ceiling windows, it's flooded with natural light. Gourmet Miele kitchen opens to a large wrap-around balcony, perfect for entertaining. Upstairs, 2 beds (incl. primary) access a 2nd private balcony w/ stunning city & mtn views. Thoughtful layout offers separated bedrooms & a flex/den for added storage or office. Solid concrete construction, 2 side-by-side parking, locker, plus building amenities: rooftop deck, BBQ area, lounge & playground. Steps to Canada Line, QE Park, Hillcrest & Cambie Village. A rare find offering comfort, style & unbeatable location!



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Active
R3017944

Board: V
Apartment/Condo

411 528 W KING EDWARD AVENUE

Vancouver West
Cambie
V5Z 2C3

Residential Attached

\$1,249,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$1,349,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,484.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-112-641	Tax Inc. Utilities?:
View: Yes : Mountains		Tour: Virtual Tour URL
Complex / Subdiv: Cambie & King Edward		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 54 DISTRICT LOT 526 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6699 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,219	Units in Development: 70	Tot Units in Strata: 70	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$792.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,219 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,219 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes			
# of Kitchens: 1	Short Term Lse-Details: see bylaws			
# of Levels: 1				
# of Rooms: 9				

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

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

Stonehaus Realty Corp.

Stunning 3-Bed + Den, 2-Bath Condo in Cambie! This spacious 3-bed + den, 2-bath condo offers luxury, convenience & breathtaking north-facing views. Steps from W King Edward Canada Line & 5 mins to Queen Elizabeth Park, it features an open-concept living area, floor-to-ceiling windows & a gourmet kitchen with high-end Miele appliances, gas cooktop, large island & custom cabinetry. Enjoy a private 160 sqft south-facing balcony & year-round comfort with central A/C. Additional perks include in-suite laundry, 1 parking stall & storage locker. Building amenities: rooftop deck, outdoor BBQ area, playground, garden & party room. Located in a vibrant neighborhood near bike lanes, cafes, shops & just 15 mins from Downtown, UBC & Richmond.



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Doc Livingston PREC*

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Active
R3048949

Board: V
Apartment/Condo

209 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,249,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,249,900
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: \$4,830.20
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-567	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 9, 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): 900	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: West	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: \$785.26	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 900 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 10'10	1
Main	Dining Room	10'10 x 10'	2
Main	Kitchen	12'6 x 8'4	3
Main	Primary Bedroom	11'8 x 9'2	4
Main	Bedroom	13'4 x 9'2	5
Main	Den	8' x 5'	6
Main	Patio	9'7 x 6'3	7
			8

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 900 SF 2-bedroom + den home features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Baths boast 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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Active
R3046055

Board: V
Apartment/Condo

210 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,274,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,274,900
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: \$4,830.20
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-575	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 10, 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): 900	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: West	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: \$785.26	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 900 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	11'3 x 10'10				1	Main	4	Yes
Main	Dining Room	10'10 x 10'				2	Main	4	No
Main	Kitchen	12'6 x 8'4				3			
Main	Primary Bedroom	11'8 x 9'2				4			
Main	Bedroom	13'4 x 9'2				5			
Main	Den	8' x 5'				6			
Main	Patio	9'7 x 6'3				7			
						8			

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 900 SF 2-bedroom + den home features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Baths boast 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
R3052134
Board: V
Apartment/Condo

207 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,274,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,274,900
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: \$4,942.46
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-541	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 7, 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): 920	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: West	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: \$803.96	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 920 sq. ft.			
Unfinished Floor: 0			
Grand Total: 920 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 10'10	1
Main	Dining Room	10'10 x 10'	2
Main	Kitchen	12'6 x 8'4	3
Main	Primary Bedroom	11'8 x 9'2	4
Main	Bedroom	13'4 x 9'2	5
Main	Den	8' x 5'	6
Main	Patio	9'7 x 6'3	7
			8

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 900 SF 2-bedroom + den home features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Baths boast 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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Active
R3050785
Board: V
Apartment/Condo

3005 1028 BARCLAY STREET

Vancouver West
West End VW
V6E 0B1

Residential Attached

\$1,299,000 (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.**

ICONIC OCEAN & MOUNTAIN VIEWS FROM EVERY ROOM | 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.



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Active
R3048954

Board: V
Apartment/Condo

313 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,299,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,299,900
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: \$4,889.44
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-761	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 29, 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): 900	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: West	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: \$785.26	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 900 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	11'3 x 10'10				1	Main	4	Yes
Main	Dining Room	10'10 x 10'				2	Main	4	No
Main	Kitchen	12'6 x 8'4				3			
Main	Primary Bedroom	11'8 x 9'2				4			
Main	Bedroom	13'4 x 9'2				5			
Main	Den	8' x 5'				6			
Main	Patio	9'7 x 6'3				7			
		x				8			

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 900 SF 2-bedroom + den home features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Baths boast 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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Active
R3052767
Board: V
Apartment/Condo

1401 1365 DAVIE STREET

Vancouver West
West End VW
V6E 1N5

Residential Attached

\$1,440,000 (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	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			
						6			
						7			
						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
R2980526

Board: V
Apartment/Condo

1803 1680 BAYSHORE DRIVE

Vancouver West
Coal Harbour
V6G 3H6

Residential Attached

\$1,599,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,152,500
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 3	Age: 23
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,461.73
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-394-657	Tax Inc. Utilities?:
View: Yes : MARINA, WATER, STANLEY PARK		Tour:
Complex / Subdiv: Bayshore Tower		
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, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
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: **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: **Hardwood, Mixed**

Legal: **STRATA LOT 80, PLAN LMS4658, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, OF PHBI, 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, Workshop Attached, Concierge**

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

Finished Floor (Main): 1,548	Units in Development:	Tot Units in Strata: 90	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 22	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Stratawest	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$1,771.39	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility		
Finished Floor (Total): 1,548 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,548 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: 8			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'2 x 12'3	1	Main	2	No
Main	Kitchen	9'9 x 10'4	2	Main	3	Yes
Main	Family Room	7'11 x 11'6	3	Main	5	Yes
Main	Den	11'2 x 15'4	4			
Main	Bedroom	9'3 x 11'8	5			
Main	Primary Bedroom	11'3 x 13'9	6			
Main	Storage	5'0 x 12'0	7			
Main	Dining Room	14'8 x 11'11	8			

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

Breathtaking Waterfront Living on Bayshore Drive. Experience stunning views from this 2-bedroom, 3-bathroom + den residence in the highly sought-after Bayshore Tower. Situated on the 18th floor offering panoramic vistas of Coal Harbour, the Marina and Stanley Park. With a park directly in front, your primary views will remain unobstructed—a rare luxury in Vancouver. Spanning 1,548 sq. ft., 2 large bedrooms and an expansive living and dining area featuring a cozy fireplace and floor-to-ceiling windows to take in the spectacular scenery. Covered balcony. First-class amenities, including a 24-hour concierge, gym, sauna, workshop. Two parking stalls. Seawall, Stanley Park. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C. **COURT DATE IS SET. COURT DATE IS 9:45AM OCTOBER 16th, 2025**



Presented by:
Doc Livingston PREC*

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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:
Doc Livingston PREC*

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



Active
R3046048

Board: V
Apartment/Condo

206 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,699,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,699,900
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: \$6,052.55
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-532	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 6, 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	Bath
Main	Living Room	12'6" x 11'3"	1
Main	Dining Room	12' x 10'	2
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
			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. 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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Active
R3048952

Board: V
Apartment/Condo

309 2096 W 47TH AVENUE

Vancouver West
Kerrisdale
V6M 0E5

Residential Attached

\$1,724,900 (LP)

(SP)



The photos shown are from a similar unit and may not reflect the actual unit. The listed unit features a different color scheme.

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: **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 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. 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.



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Active
R3046060

Board: V
Apartment/Condo

213 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: 3	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: \$6,900.72
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-605	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 13, 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): 1,337	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	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: \$1,159.20	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,337 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,337 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	17' x 10'	Main	Patio	16' x 5'6"	1	Main	5	Yes
Main	Dining Room	14' x 8'				2	Main	4	No
Main	Kitchen	11'6" x 10'				3			
Main	Primary Bedroom	12' x 11'				4			
Main	Walk-In Closet	11' x 5'				5			
Main	Bedroom	12'6" x 12'				6			
Main	Bedroom	12' x 11'				7			
Main	Den	9' x 5'				8			

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 1,337 SF 3-bedroom + den NW corner home features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Baths boast 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:
Doc Livingston PREC*

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Active
R3046068

Board: V
Apartment/Condo

403 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: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,795.68
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-851	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), Rooftop Deck**
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: **: Kitchen Island is not included**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 38, 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): 1,328	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: \$1,149.85	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,328 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,328 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	11'10 x 11'3	Above	Patio	26'10 x 25'11	1	Main	5	Yes
Main	Dining Room	12'6 x 8'				2	Main	3	Yes
Main	Kitchen	15' x 10'				3	Main	2	No
Main	Primary Bedroom	16'3 x 9'4				4			
Main	Bedroom	10' x 10'				5			
Main	Den	6'3 x 7'6				6			
Main	Patio	11'3 x 6'3				7			
Main	Patio	9'4 x 6'3				8			

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of Kerrisdale. This 1,328 SF 2-bed + den PENTHOUSE offers 3 outdoor areas: balconies off the living area & bedroom plus a 678 SF private rooftop deck. Both BRs feature ensuites. Parisian-inspired interiors by CHIL showcase OH ceilings, herringbone engineered hardwood floors, Italian porcelain tile & Gaggenau appliances incl. gas cooktop. Baths include quartz counters, Kohler fixtures & Nu Heat in-floor heating. AC included. Quality concrete construction with 2-5-10 yr warranty. Residents enjoy concierge, lounge & music room, fitness studio, landscaped courtyard, and rooftop terrace. Steps to boutique shops, cafés, parks, and top schools, this home blends effortless city living with a serene, historic neighborhood.



Presented by:
Doc Livingston PREC*

eXp Realty
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doc@homehuntersbc.com



Active
R3054194
Board: V
Apartment/Condo

604 5033 CAMBIE STREET

Vancouver West
Cambie
V5Z 0H6

Residential Attached

\$1,899,900 (LP)

(SP)



PHOTOS ARE TAKEN FROM ANOTHER UNIT WITH A SIMILAR LAYOUT.

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 3	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,822.78
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-880-114	Tax Inc. Utilities?:
View: Yes : From Roof Deck: Mountain & City		Tour:
Complex / Subdiv: 35 PARK WEST		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
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: **Mixed**

Legal: **STRATA LOT 120, BLOCK 839, PLAN EPS4950, 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: **Air Cond./Central, Bike Room, Club House, Elevator, Garden, In Suite Laundry**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**

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

Finished Floor (Main): 1,463			Units in Development: 183			Tot Units in Strata: 183			Locker: Yes		
Finished Floor (Above): 58			Exposure: Southwest			Storeys in Building: 6					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: First Service Residential			Mgmt. Co's #: 604-683-8900					
Finished Floor (Below): 0			Maint Fee: \$901.06			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal								
Finished Floor (Total): 1,521 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,521 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: Minimum 30 day lease term								
# of Levels: 1											
# of Rooms: 9											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	13'4 x 15'10	Main	Foyer	10'2 x 9'10	1	Main	5	Yes		
Main	Dining Room	12' x 7'6			x	2	Main	4	No		
Main	Kitchen	15'7 x 8'7			x	3	Main	2	No		
Main	Primary Bedroom	13'11 x 9'11			x	4					
Main	Bedroom	18'4 x 8'8			x	5					
Main	Walk-In Closet	5'1 x 4'5			x	6					
Main	Bedroom	9'10 x 8'8			x	7					
Main	Storage	11'6 x 3'4			x	8					

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

Welcome home to this stunning 3 bdrm + den PENTHOUSE in 35 Park West. This luxurious corner home offers a private & spacious 755 SF rooftop patio, perfect for outdoor entertaining & enjoying sunsets & mountain views. This concrete bldg comes with the added convenience of AIR CONDITIONING. Step inside to discover engineered wood flooring, overheight ceilings and a pantry wall & high-end Miele appliances with a gas stove in your chef's kitchen. The open and spacious living and dining areas are perfect for hosting guests. Situated in the desirable Cambie Corridor, you'll have easy access to King Ed Skytrain Station, Q.E. Park, Hillcrest Ctr, Riley Park Farmer's Market, Oakridge & more. 2 parking spaces & 1 locker included. Don't miss the opportunity to make this exceptional property your own.



Presented by:
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Active
R3017220

Board: V
Row House (Non-Strata)

122 1228 MARINASIDE CRESCENT

Vancouver West
Yaletown
V6Z 2W4

Residential Attached

\$2,749,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **3**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **023-755-474**
View: :
Complex / Subdiv: **CRESTMARK II**
First Nation
Services Connctd: **Community, Electricity, Natural Gas**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$2,398,000**
Approx. Year Built: **1997**
Age: **28**
Zoning: **CD-1**
Gross Taxes: **\$9,480.85**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **Ground Level Unit**
Construction: **Brick, Concrete, Concrete Frame**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Block**

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

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

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

Legal: **PL LMS2781 LT 103 DL F C LD 36 UNDIV 86/11250 SHARE IN COM PROP THEREIN.**

Amenities: **Elevator, Exercise Centre, Recreation Center, Concierge**

Site Influences:
Features: **Clothes Washer/Dryer, Dishwasher**

Finished Floor (Main): **1,160**
Finished Floor (Above): **850**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **85**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,095 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,095 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name: **RANCHO MANAGEMENT SERVICES**
Maint Fee: **\$1,524.56**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**
Tot Units in Strata: **221** Locker:
Storeys in Building:
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

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

Floor	Type	Dimensions
Main	Living Room	20' x 13'
Main	Dining Room	10' x 13'
Main	Kitchen	8'3 x 9'10
Main	Nook	7'0 x 7'0
Above	Primary Bedroom	12'8 x 12'
Above	Bedroom	11' x 9'
Above	Bedroom	10' x 9'
Above	Family Room	14'0 x 14'0

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

Royal Pacific Realty Corp.

WATERFRONT TOWNHOUSE built by **CONCORD PACIFIC**. This **SPACIOUS 3 LEVEL 3 BEDROOM + FAMILY ROOM** BOASTS THE best **WATERFRONT LOCATION**. This townhome has **FALSE CREEK WATER & CITY SKYLINE**. NO TRAFFIC NOISE HERE!! **16 F OT CEILINGS** in the Living room. **OVER 800 SQ FT OF OUTDOOR SPACE INCLUDING ROOF DECK OFF THE FAMILY ROOM**. **PRIVATE CAR GARAGE** attached to the home. This home is perfect for those in search of urban living in a waterfront setting. Also makes a perfect summer of 2nd home for those visiting from afar. The Crestmark offers full amenities.



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Active
R3038485
Board: V
Apartment/Condo

PH 1403 BEACH AVENUE
Vancouver West
West End VW
V6G 1Y3

Residential Attached
\$3,988,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,988,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 3	Age: 33
Frontage(metres):	Full Baths: 3	Zoning: RM-5A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$13,188.30
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 017-954-177	Tax Inc. Utilities?: No
View: Yes :English Bay		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Penthouse**
Construction: **Concrete**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **3** Covered Parking: **3** Parking Access:
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: **Mixed**

Legal: **STRATA LOT 9 DISTRICT LOT 185 STRATA PLAN LMS575 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

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

Finished Floor (Main): **2,195**
Finished Floor (Above): **736**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,931 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,931 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

Units in Development:
Exposure:
Mgmt. Co's Name: **KORECKI REAL ESTATE SERVICES**
Maint Fee: **\$1,848.49**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-233-7772**
Council/Park Apprv?:

Locker: **Yes**

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

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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'7 x 16'7	Above	Den	14'6 x 7'11	1	Main	3	No
Main	Kitchen	12'10 x 12'	Above	Solarium	10'7 x 5'	2	Main	4	No
Main	Dining Room	15'1 x 19'7	Above	Family Room	14'8 x 17'0	3	Above	5	Yes
Main	Bedroom	11'7 x 12'5			x	4			No
Main	Bedroom	12'10 x 13'8			x	5			No
Main	Recreation Room	14'7 x 9'9			x	6			No
		x			x	7			No
Above	Primary Bedroom	15'11 x 18'11			x	8			No

Listing Broker(s): **Homelife Benchmark Realty Corp.**

Homelife Benchmark Realty Corp.

English Bay penthouse unit in an exclusive boutique building with unobstructed and expansive Ocean Views. Features over 3,100 sq feet over 2 stories, 4 bedrooms, 2 dens, 3 full bathrooms and 3 parking stalls. Elegant spiral staircase with floor to ceiling windows. Multiple decks for entertaining and enjoying the spectacular views. Exceptional location, close to Stanley Park, restaurants and shopping. Court Ordered Sale.



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Active
R3045115
Board: V
Apartment/Condo

2502 323 JERVIS STREET
Vancouver West
Coal Harbour
V6C 3P8

Residential Attached
\$4,998,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,998,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 4	Age: 23
Frontage(metres):	Full Baths: 3	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$24,737.60
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 025-396-242	Tax Inc. Utilities?:
View: Yes : Water, Mountain, Coal Harbour		Tour: Virtual Tour URL
Complex / Subdiv: Escala		
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: **Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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: **3** Covered Parking: **3** Parking Access: **Rear, Side**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **STRATA LOT 88 & 89, PLAN LMS4650, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, UNDIV 264/15612 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Garden, Pool; Indoor, Recreation Center**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Private Setting, Shopping Nearby, Waterfront Property**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Oven - Built In, Security System, Wet Bar**

Finished Floor (Main): 2,862	Units in Development: 92	Tot Units in Strata: 92	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast, South	Storeys in Building: 29	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Stratawest Management Ltd.	Mgmt. Co's #: 604-904-9595	
Finished Floor (Below): 0	Maint Fee: \$2,340.39	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 2,862 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,862 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:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 13			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	26'11 x 15'	Main	Bedroom	12'4 x 17'8	1	Main	2	No
Main	Dining Room	26'11 x 9'7	Main	Bedroom	12'1 x 11'10	2	Main	6	Yes
Main	Kitchen	12'8 x 17'10	Main	Storage	4'6 x 8'2	3	Main	3	Yes
Main	Family Room	12'8 x 22'1	Main	Storage	8'2 x 5'3	4	Main	4	Yes
Main	Solarium	10'5 x 7'5	Main	Laundry	6'3 x 5'9	5			
Main	Foyer	13'4 x 3'11			x	6			
Main	Primary Bedroom	20'4 x 14'6			x	7			
Main	Walk-In Closet	9'0 x 11'11			x	8			

Listing Broker(s): **The Partners Real Estate**

The Partners Real Estate

THE ESCALA – Best Positioned Waterfront Living. Set on the very point of Coal Harbour, this iconic James K.M. Cheng/ASPAC masterpiece is Vancouver's most prestigious waterfront address. Rarely available half-floor home on the 25th floor offers over 2,800 sq. ft. with forever water, mountain & city views. A rare blank canvas to create your ultimate waterfront retreat. Offering the finest amenities_ pool, private theatre, and fitness centre. Includes 3 parking—featuring a PRIVATE 2-CAR GARAGE—plus 24/7 concierge, advanced security. Direct access to the seawall, marina, Urban Fare, cafés & fine dining. A true WOW residence showcasing the very best of West Coast luxury living.



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Active
R3002080

Board: V
1/2 Duplex

550 W 64TH AVENUE

Vancouver West
Marpole
V6P 2K9

Residential Attached

\$5,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$5,800,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2024
Frontage(feet): 66.00	Bathrooms: 5	Age: 1
Frontage(metres): 20.12	Full Baths: 5	Zoning: RS-1
Depth / Size (ft.): 121.52	Half Baths: 0	Gross Taxes: \$17,088.70
Sq. Footage: 8,020.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 004-204-549	Tax Inc. Utilities?: No
View: No		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: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 148, PLAN VAP1640, DISTRICT LOT 323, GROUP 1, NEW WESTMINSTER LAND DISTRICT, CENTRE PORTION OF**

Amenities: **None**

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

Finished Floor (Main): **2,041**
Finished Floor (Above): **1,618**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **2,014**
Finished Floor (Basement): **0**
Finished Floor (Total): **5,673 sq. ft.**
Unfinished Floor: **0**
Grand Total: **5,673 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

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

Locker:

Suite: **Unauthorized Suite**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **2** # of Rooms: **13**

Bylaws Restrictions: **No Restrictions**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	22'8 x 11'6	Bsmt	Recreation Room	16'7 x 12'9	1	Main	4	No
Main	Dining Room	13'4 x 10'4	Bsmt	Living Room	12'6 x 12'1	2	Above	4	Yes
Main	Kitchen	15'0 x 9'5	Bsmt	Kitchen	12'1 x 9'3	3	Above	4	No
Main	Family Room	13'2 x 11'10	Bsmt	Bedroom	10'2 x 9'8	4	Bsmt	4	No
Main	Den	9'6 x 8'10	Bsmt	Bedroom	9'8 x 8'3	5	Bsmt	4	No
Above	Primary Bedroom	19'6 x 10'4			x	6			
Above	Bedroom	10'5 x 10'2			x	7			
Above	Bedroom	11'3 x 9'8			x	8			

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

Court ordered sale of the whole property of side by side duplex. The two 1/2 duplexes are not legally strata approved yet, which could be a great benefit for some buyers. Top quality built 3 levels with 3 bedrooms 3 bathrooms up and a 2 bedrooms legal rental suite in basement of each 1/2 duplex. Property is facing north, with very sunny fenced backyards, 4 parking spaces for each unit (1 in garage, 2 open spaces, 1 street parking), located in a great area, close to shopping area, restaurants, skytrain station.