



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2431779**  
Board: V  
Apartment/Condo

**617 138 E HASTINGS STREET**

Vancouver East  
Downtown VE  
V6A 1N4

Residential Attached

**\$379,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$379,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2015</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>5</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>DEOD</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,062.88</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$171.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>029-719-496</b>
Mgmt. Co's Name: <b>First Service</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View: <b>Yes: Historic Chinatown, Downtown,</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Penthouse, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit: <b>Close</b>	Dist. to School Bus: <b>Close</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata: <b>110</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>:</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Electric</b>	Floor Finish: <b>Laminate, Mixed</b>		
Outdoor Area: <b>None</b>			
Type of Roof: <b>Torch-On</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Management**  
Legal: **STRATA LOT 79, PLAN EPS3084, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>12' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12' x 4'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 12'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>448</b>	# of Rooms: <b>3</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>3</b>	Ensuite?: <b>No</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	4				Pool:
Finished Floor (Total): <b>448 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>			5				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			7				
Grand Total: <b>448 sq. ft.</b>				8				

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

**Newer, affordable, Top Floor, South Facing, One bedroom suite with Parking & Storage. Features inc 9 ft ceilings, European style cabinetry, & laminate flooring. Also in this building is a community garden, courtyard with harvest table, & bike storage. Walk to Gastown, Chinatown, & Tinseltown. Rentals & Pets Allowed.**



Presented by:  
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**Active**  
**R2425497**  
Board: V  
Apartment/Condo

**805 188 KEEFER PLACE**

Vancouver West  
Downtown VW  
V6A 1X4

Residential Attached

**\$619,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$619,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2009</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>11</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD-1</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,616.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$287.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-923-398</b>
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: COURTYARD</b>		
Complex / Subdiv: <b>ESPANA</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:		

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete, Glass</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>CLOSE</b>	Dist. to School Bus: <b>CLOSE</b>
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 218 PLAND BCS3437 DISTRICT LOT FALSE CREEK, 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, Recreation Center, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Kitchen	11' x 7'6"			x			x
Main	Master Bedroom	11'4" x 10'			x			x
Main	Storage	9' x 4'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>606</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): <b>606 sq. ft.</b>	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>				7				
Grand Total: <b>606 sq. ft.</b>	Basement: <b>None</b>			8				

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

**Super location in the heart of Vancouver. 1 bedroom, 1 bath unit with storage area that could be used as a Den. Lovely outlook onto the courtyard below. Close to Skytrain, Rogers Arena, seawall, Gastown, downtown Vancouver, Yaletown, shopping and all other amenities. No need for a car in this location. Great for investment as well as no restrictions on rentals. Pets allowed with restrictions. Airbnb allowed as per city rules. Amenities include indoor pool and fitness centre.**



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**Active**  
**R2431369**  
Board: V  
Townhouse

**1125 HOMER STREET**  
Vancouver West  
Yaletown  
V6B 0B1

Residential Attached  
**\$1,349,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,349,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2008</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>DD</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,209.13</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$565.30</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>027-601-480</b>
Mgmt. Co's Name: <b>REMAX DWELL</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-821-2999</b>		
View: <b>Yes: STREET VIEW</b>		
Complex / Subdiv: <b>H&amp;H</b>		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>2 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Brick, Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>N</b>
Exterior: <b>Brick, Concrete, Glass</b>			Dist. to School Bus: <b>CLOSE</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>CLOSE</b>	Total Units in Strata: <b>192</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>192</b>	
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Mixed, Tile</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 15, PLAN BCS3027, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry**  
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 12'2			x			x
Main	Kitchen	9'4 x 9'8			x			x
Main	Dining Room	8' x 5'11			x			x
Main	Storage	7'9 x 5'3			x			x
Above	Master Bedroom	9'2 x 21'7			x			x
Above	Bedroom	9'4 x 10'8			x			x
Above	Den	8'3 x 8'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>614</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>659</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,273 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,273 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty** **Prompton Real Estate Services Inc.**

**Welcome to H&H located in Yaletown. Spacious Townhome on two levels! Main living has open plan, its own balcony & a 2 piece powder room & generous size in-suite storage. Open kitchen with granite counter tops, gas stove, SS appliances, kitchen island, and electric fireplace. Upper level w/2 bdrms & den/office. The master bedroom has a 5 piece (double sink) ensuite & a good size office/den area. Excellent amenities include a recreation centre, 1 parking stall & visitor parking available. Pets/rentals welcome. Ideal location steps to restaurants, shopping, seawall, and Canada Line. OPEN HOUSE FRIDAY JAN 31 11AM-12PM SATURDAY 2-4PM.**



Presented by:  
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**Active**  
**R2411678**  
Board: V  
Apartment/Condo

**4102 1028 BARCLAY STREET**

Vancouver West  
West End VW  
V6E 0B1

Residential Attached

**\$4,999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$4,999,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2011</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>8</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>4</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$19,698.12</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$1,072.80</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>028-447-263</b>
Mgmt. Co's Name: <b>Gateway PM</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-635-5000</b>		
View: <b>Yes: City, Water, Mountains</b>		
Complex / Subdiv: <b>PATINA</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:		

Style of Home: <b>1 Storey</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>N</b>
Exterior: <b>Concrete, Glass</b>			Dist. to School Bus: <b>CLOSE</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>CLOSE</b>	Total Units in Strata: <b>256</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>256</b>	
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 254, 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: **Air Cond./Central, Bike Room, Club House, Exercise Centre, In Suite Laundry, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 6'9	Main	Bedroom	12'2 x 10'5			x
Main	Kitchen	16'4 x 14'11			x			x
Main	Eating Area	12'11 x 9'4			x			x
Main	Dining Room	7'8 x 19'3			x			x
Main	Living Room	16'9 x 19'3			x			x
Main	Office	12'9 x 10'7			x			x
Main	Master Bedroom	19'0 x 18'11			x			x
Main	Flex Room	10'11 x 8'6			x			x
Main	Storage	7'3 x 5'4			x			x
Main	Bedroom	10'9 x 10'1			x			x

Finished Floor (Main): <b>2,668</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Main	3	Yes	Pool:
Finished Floor (Total): <b>2,668 sq. ft.</b>	# or % of Rentals Allowed:			4	Main	5	Yes	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>2,668 sq. ft.</b>				7				
				8				

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

**Oakwyn Realty Downtown Ltd.**

**PATINA, SUB PENTHOUSE w/unimpeded views to English Bay, N. Shore mountains & cityscapes that will mesmerize you. 2668 sf of Classic Elegance infused w/Contemporary Style. Not enough words to describe this MAGNIFICENT property w/Grand living and Dining areas. Large den or a fabulous addition off the living room w/access to the balcony. Snaidero kitchen w/breakfast bar features Subzero & Miele appliances, wine fridge & cappuccino maker. Impressive master w/a cozy den & exquisite ensuite wrapped in marble & exotic wood w/ floating vanity. 3.5 baths. Engineered floors & carpet in the bedrooms. 10' ceilings, A/C, power blinds and smart home light. 3 parking & storage. Amenities include 24 hr. Concierge, lounge, gym & roof garden. Centrally located to the very best d/t shopping and restaurants.**