



Presented by:

Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2478296
Board: V
Apartment/Condo

617 138 E HASTINGS STREET

Vancouver East
Downtown VE
V6A 0E6

Residential Attached

\$354,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$354,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 1	Age: 5
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: DEOD
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,100.07
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: South	Maint. Fee: \$171.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-719-496
Mgmt. Co's Name: First Service		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: Yes: Downtown, Historic Chinatown		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Penthouse, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage Underbuilding		Locker: Y
Exterior: Mixed			Dist. to School Bus: Close
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1/2 block	Total Units in Strata: 110
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel:	R.I. Fireplaces: 0	Fixtures Leased: :	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: None		Floor Finish: Mixed, Tile	
Type of Roof: Torch-On			

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

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	12' x 4'			x			x
Main	Master Bedroom	12' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

BEST VALUE DOWNTOWN - inc one secure parking stall & storage locker. See this newer, affordable, Top Floor suite with downtown views. This clean and bright suite features higher ceilings, Euro style cabinetry, laminate flooring, washer/dryer hook up. The buildings amenities inc community garden, bike storage, & secure double gated parking & entrance. Close to Gastown, Chinatown, Rogers Arena, B.C. Place Stadium, SFU Campus, restaurants, & skytrain. Rentals and Pets allowed.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231
 micky@therealtorwithsoul.com



Active
R2445760
 Board: V
 Apartment/Condo

705 1225 RICHARDS STREET
 Vancouver West
 Downtown VW
 V6B 1E6

Residential Attached
\$489,900 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Wynford Group**
 Mgmt. Co's Phone: **604-261-0285**
 View: **:**
 Complex / Subdiv: **Eden**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **0**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$183.00**

Original Price: **\$499,900**
 Approx. Year Built: **2003**
 Age: **17**
 Zoning: **DD**
 Gross Taxes: **\$1,270.33**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **025-744-313**
 Tour:

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 56, PLAN BCS522, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 38/10613 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
 Amenities: **Exercise Centre, Garden, Guest Suite, In Suite Laundry, Recreation Center, Sauna/Steam Room**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Kitchen	7' x 6'			x			x
Main	Den	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	412	# of Rooms: 3	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total):	412 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed			5			No	Grg Dr Ht:
Unfinished Floor:	0				6			No	
Grand Total:	412 sq. ft.	Basement: None			7			No	
					8			No	

Listing Broker(s): **eXp Realty (Branch)**

A great opportunity to OWN or INVEST in Vancouver! Rarely available studio layout brought to you by EDEN built by the very reputable BOSA group! The unit maximizes the square footage with no space wasted. This is a pet friendly, rentals allowed unit. Facing East and overlooking the tree lined streets providing lots of natural sunlight! Building amenities include a guest suite, party room, gym and hot tub. Shopping, transit and restaurants all steps away. This one won't last, schedule your showing!



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2486441
Board: V
Apartment/Condo

302 5438 RUPERT STREET

Vancouver East
Collingwood VE
V5R 2K3

Residential Attached

\$508,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$508,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2003
Depth / Size (ft.):	Bedrooms: 2	Age: 17
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: C-2
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,257.54
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$220.19	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-647-750
Mgmt. Co's Name: TML MANAGEMENT GROUP LTD		Tour:
Mgmt. Co's Phone: 604-207-9001		
View: No :		
Complex / Subdiv: QUEENSLAND		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: NEAR
Rain Screen:	R.I. Plumbing: No	Units in Development: 45	Total Units in Strata: 45
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel:	R.I. Fireplaces: 0	Fixtures Leased: No :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: No :	
Outdoor Area: Balcony(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Gardening, Gas, Management**
 Legal: **STRATA LOT 33, PLAN BCS350, DISTRICT LOT 37, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 16'			x			x
Main	Kitchen	8'4 x 8'6			x			x
Main	Dining Room	12'6 x 8'			x			x
Main	Master Bedroom	16' x 10'			x			x
Main	Bedroom	9'6 x 8'9			x			x
Main	Solarium	5'6 x 4'			x			x
Main	Storage	3'8 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 796	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 796 sq. ft.	# or % of Rentals Allowed: 5			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total: 796 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Team 3000 Realty Ltd.

Well priced South facing unit on quiet side of building. Features 2 bedrooms, den/solarium, 2 baths, functional layout. The unit has insuite storage and a covered balcony. Located close to shopping, schools, restaurants and transportation. Priced to sell. OPEN HOUSE SUNDAY SEP 6 BY APPOINTMENT 2PM - 4PM



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231
 micky@therealtorwithsoul.com



Active **2609 5380 OBEN STREET** Residential Attached
R2484563 Vancouver East **\$529,000 (LP)**
 Board: V Collingwood VE (SP)



Sold Date: Frontage (feet): Original Price: **\$529,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2006**
 Depth / Size (ft.): Bedrooms: **1** Age: **14**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,512.40**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$271.82** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **026-589-061**
 Mgmt. Co's Name: **FirstService Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: PANORAMIC MTS AND CITY VIEWS**
 Complex / Subdiv: **URBA**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Construction: **Concrete** Parking: **Garage; Underground, Visitor Parking**
 Exterior: **Mixed** Locker: **Y**
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Rain Screen: R.I. Plumbing: Units in Development: Total Units in Strata:
 Renovations: Metered Water: Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: # of Fireplaces: **0** Fixtures Rmvd: **No**
 Outdoor Area: **None** Floor Finish: **Wall/Wall/Mixed**
 Type of Roof: **Other**

Maint Fee Inc: **Gardening, Hot Water, Management, Snow removal**
 Legal: **STRATA LOT 251 DISTRICT LOT 36 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1721TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 11'3			x			x
Main	Kitchen	8'0 x 7'3			x			x
Main	Bedroom	12'0 x 11'0			x			x
Main	Den	5'0 x 11'5			x			x
Main	Dining Room	5'0 x 11'5			x			x
Main	Foyer	13'2 x 3'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 722	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 722 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 722 sq. ft.	Basement: None			7				
				8				

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

Developed BOSA, this bright large Sub-penthouse unit offers 1 bed and den (can be 2nd bedroom) with floor to ceiling windows to take advantage of the PANORAMIC, unobstructed VIEWS of the Mountains, City and Water. Walk to Aberdeen Park & minutes to Joyce Station, Central Park, shopping, restaurants, and everything great at Collingwood village, very close to Metrotown and Crystal Mall and 15 minutes skytrain from Downtown! Pet & rental friendly, Urba, offers an exercise centre, lounge, media room, club house, garden, bike storage, playground, storage locker & secured underground parking.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231
 micky@therealtorwithsoul.com



Active **R2468008** **1501 1331 W GEORGIA STREET** Residential Attached
 Board: V Vancouver West **\$599,000** (LP)
 Apartment/Condo Coal Harbour V6E 4P1 (SP)



Sold Date: Frontage (feet): Original Price: **\$599,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**
 Depth / Size (ft.): Bedrooms: **1** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **DD**
 Flood Plain: Full Baths: **0** Gross Taxes: **\$1,388.14**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: **Northeast** Maint. Fee: **\$412.53** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-701-111**
 Tour:
 Mgmt. Co's Name: **WYNFORT**
 Mgmt. Co's Phone: **604-261-0285**
 View: **Yes: CITY VIEW**
 Complex / Subdiv: **THE POINTE**
 Services Connected: **Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Other		Locker: N
Exterior: Glass, Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 208
Rain Screen:	R.I. Plumbing:	Units in Development: 208	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel: None	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: None		Floor Finish: Laminate, Mixed, Tile	
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water**
 Legal: **PL LMS2728 LT 77 DL 185 LD 36. GROUP 1, 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**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10' x 9'			x			x
Main	Kitchen	10' x 8'6			x			x
Main	Living Room	14' x 10'5			x			x
Main	Den	6' x 5'3			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 556	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	1	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: NR	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 556 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 556 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Prompton Real Estate Services Inc.**

Situated on the NE CORNER w/CORRIDOR WATER VIEW TO THE NORTH. The Suite-One bedroom plus den 556 SF immaculate, well maintained and open layout. The Building - well managed & just steps from seawall, Stanley Park, community center, transit, Convention Center, Financial District and to the best shopping and dining areas around town. Excellent amenities include 24-hr concierge, exercise centre. One parking stall included. Pets/rentals welcome.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231
 micky@therealtorwithsoul.com



Active **1125 HOMER STREET** Residential Attached
R2491610 Vancouver West **\$1,148,000 (LP)**
 Board: V Yaletown V6B 0B1 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,148,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **2** Age: **12**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **DD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,209.13**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$565.30** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-601-480**
 Mgmt. Co's Name: **REMAX DWELL** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: STREET VIEW**
 Complex / Subdiv: **H&H**
 Services Connected: **Electricity**
 Sewer Type: **City/Municipal**

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

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