Main Main Main Main Inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (inished Floor ((Above): (Below): (Basement): (Total):	676 0 0 676 sq. ft. <u>0</u> 676 sq. ft.	x x # of Roor Crawl/Bsr Restricted # of Pets # or % o Bylaws: F Basement	nt. Height: d Age: : Cats: f Rentals Allowed: Pets Allowed, Rentals A	Dogs:	x x x 1 2 3 4 5 6 7 8	<u>Floor</u> Main	# of Pieces 3	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Main Main Main		:	x			x				
Main Main Main	-	:	x x x			x x				x x x
	<u>Type</u> Living Room Kitchen Dining Room Bedroom Foyer	8'6 6'4		<u>Floor Type</u>	<u>]</u>	Dimensions X X X X X X	Floor	Τy	pe	Dimensions x x x x x x x
egal: menities: ite Influences eatures:	ENTITLEMENT In Suite Laund	r of the sti dry	RATA LOT	ROUP 1, TOGETHER W AS SHOWN ON FORM	v.					
ireplace Fuel: uel/Heating: utdoor Area: ype of Roof:	Baseboard, El Balcony(s) Other				Property Disc.: Fixtures Leased: Fixtures Rmvd: Floor Finish:	lo : :				
xterior: oundation: ain Screen: enovations: /ater Supply:	Brick, Concret Concrete Peri City/Municipa	meter		Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0	Dist. to Public Tra Units in Developm Title to Land: F	nent: 140	ata		School Bus nits in Stra	
tyle of Home: onstruction:	Inside Unit Concrete				Total Parking: 1 Parking: Garage	Covered P ; Undergrou		Parking	Access: La	ane
		KAK.	1.17	Complex / Sub Services Conne	div: ected: Electricit y	, Sanitary	Sewer,	Water		
NE	A A A				one: 604-684-				Tour:	
			1	Exposure: If new, GST/HS Mgmt. Co's Nat		Maint. Fee MANAGEM		56.76	P.I.D.: 0	Utilities?: 28-338-839
A CO				Flood Plain: Council Apprv?	:	Full Baths: Half Baths	1		Gross Ta For Tax `	xes: \$1,374.5 4
				Depth / Size (fi Lot Area (sq.ft.		Frontage (Bedrooms: Bathrooms	1		Approx. Age: Zoning:	Year Built: 2010 8 HA-1A
partment/Co				Sold Date: Meas. Type:	6A 0B4	Frontage (-		-	Price: \$625,000
ctive 2254126 oard: V	ando			Vanc Mount	NION STRE	ET			Resi	dential Attached \$625,000 (LP) (SP) M
				Phone: www.	us Realty Corp. 604-492-5000 adamlloyd.ca @adamlloyd.ca					R E A L T Y
				Adam L	sented by: Ioyd PRE	C*			c	TONEHAUS

				Adam Ll Stoneha Phone: www.i	sented by: Oyd PRE(us Realty Corp. 604-492-5000 adamlloyd.ca	2*			S	TONEHAUS R e a l t y
Active R2258502 Board: V Fownhouse				Vanco Killa	SSEX STREET Duver East arney VE 5R 6G7				Res	idential Attached \$715,000 (LP) (SP) M
				Sold Date: Meas. Type: Depth / Size (ft Lot Area (sq.ft. Flood Plain: Council Apprv?: Exposure: If new, GST/HS Mgmt. Co's Nar Mgmt. Co's Pho View: Complex / Subo	:.):): 0.00 :: T inc?: me: STRATACO one: 604-294-4 No :	141 Y VILLAS	(metres): :: 3 s: 3 : 2 s: 1 e: \$4	151.55	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	· · · · · ·
onstruction: xterior: oundation: ain Screen: enovations: /ater Supply: ireplace Fuel: uel/Heating: uutdoor Area: ype of Roof: laint Fee Inc: egal: menities:	PROPERTY IN Elevator, In Su	neter I ectric o(s) Dck(s) T 4 DL 37 LD PROPORTIC uite Laundry	N TO THI , Storage	Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0	E IN COM RPOP TI	sit: nt: 28 eehold Str : : xed, Othe	und rata er OGETHE	Locker: Dist. to Total U	School Bu Inits in Stra	s: ta: 28 T IN THE COMMON
Floor Main Main Above Above	<u>Type</u> Kitchen Living Room Master Bedroor Bedroom Bedroom	15'8) 15'8) n 15'5) 12') 15'1)))))))))))))))))))	2 9'9 2 8'11 2 2	Floor Type	Dir	mensions X X X X X X X X X X	Floor	Ъ	'pe	Dimensions x x x x x x x x x x x x x
inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (Jnfinished Floo Grand Total:	Above): Below): Basement): Total): 1 r:	700 700 0 ,400 sq. ft. ,400 sq. ft.	# of Roor Crawl/Bsn Restricted # of Pets: # or % of	nt. Height: I Age: 2 Cats: f Rentals Allowed: Pets Allowed w/Rest.,	Dogs:	X Bath 1 2 3 4 5 6 7 8	Floor Main Above Above	# of Pieces 2 3 3	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(s): MLA Realty				ML	A Realty				
townhome in Drugs, schoo outdoor gard	the Killarney n s and neighbou en space. It als	eighbourhoo Iring Centra o allows dire	d and ce Park. Th ect access	Villas. This 3 bedroom, ntrally located within is ground level walk-o s to the suite from the viewing. Open House -	walking distance o out includes 1400 s parkade (unique)	of many a sq. ft of liv !! 2 parkir	menities ving spacing stalls,	including ce including	Joyce sky g 3 bedroo	train, Safeway, Londo oms up and a spaciou

REA Full Public

				Adam Ll Stoneha Phone: www.i	sented by: oyd PRE us Realty Corp. 604-492-5000 adamlloyd.ca badamlloyd.ca	C*			S	TONEHAUS REALTY
Active R2258895 Board: V Townhouse				Vanco Killa	ENLAC STRE ouver East arney VE 58 6G8	ET			Res	idential Attached \$725,000 (LP) (SP) M
				Sold Date: Meas. Type: Depth / Size (ft Lot Area (sq.ft. Flood Plain: Council Apprv?: Exposure: If new, GST/HS Mgmt. Co's Nar Mgmt. Co's Pho View: Complex / Subo	.):): 0.00 ST inc?: me: STRATACO one: 604-290-4 No :	141 Y VILLAS	metres): 3 : 3 2 : 1 : \$4	52.24	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0	+- /
Construction: Exterior: oundation: Rain Screen: Renovations: Vater Supply: Fireplace Fuel: Fuel/Heating: Dutdoor Area: Type of Roof:	2 Storey, Upper Frame - Metal Mixed, Vinyl Concrete Perime City/Municipal Baseboard, Elec Balcny(s) Patio(Other Management PL LMS3991 LT	eter tric (s) Dck(s)		Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0		sit: eehold Str : : : xed, Othe	und Tata	Locker: Dist. to Total U	School Bu	s: ta: 28
menities: Site Influences: Features:	Elevator, In Suit	te Laundry	, Storage	UNIT ENTITLEMENT	OF THE STRATA L	OT AS SHO	OWN ON	FORM 1 O	R V, AS AF	PROPRIATE.
Main Main Main Above Above	<u>Type</u> Kitchen Living Room Dining Room Master Bedroom Bedroom Bedroom	9'3) 20'1) 15'6) 12') 13'8) 10'8)	<pre></pre>	<u>Floor Type</u>	Di	mensions X X X X X X X X X X X X	Floor	Ty	pe	Dimensions X X X X X X X X X
inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (Infinished Floo Grand Total:	Above): 7 Below): Basement): Total): 1,4	700 703 0 103 sq. ft. 0 103 sq. ft.	# of Room Crawl/Bsm Restricted # of Pets:2 # or % of	t. Height: Age: 2 Cats: Yes Rentals Allowed: ets Allowed w/Rest.,	Dogs: Yes	Bath 1 2 3 4 5 6 7 8	Floor Main Above Above	# of Pieces 2 3 3	Ensuite? No No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(s): MLA Realty				ML	A Realty				
with open kit ncluding Joy	chen, dining and ce skytrain, Safe	living on r way, Lond	nain level on Drugs, S	and 3 bedrooms upst	airs. The home is Iring Central Park	centrally le	ocated w	vithin walk	ing distan	sq.ft. of living space ice of many amenities ((2 pets, any size) and

REA Full Public

Sold Date: Frontage (feet): Original Price: \$740,000 Meas. Type: Frontage (metros): Approx. Vear Bulk: 199 Depth / Size (ft,): Bedrooms: 3 Age: 19 Depth / Size (ft,): Bedrooms: 3 Fload Plain: Full Baths: 1 Council Appr?: Half Baths: 1 Equation of the state (state) For Tax Year: Tora Year: Mint. Co's Name: STRATACO Tora: Mgmt. Co's Name: STRATACO PLD.:024-593-303 Tou: Mgmt. Co's Name: STRATACO Mgmt. Co's Name: STRATACO PLD.:024-593-303 Tou: Complex / Suddiv: KLLLanker Y UILA Services Connected: Electricity, Sanitary Sewer, Water Stefe of Home: 2 Storey, Upper Unit Construction: R.I. Plansing: Covered Parking: Covered Parking: Ranking Scene: R.I. Plansing: Covered Parking: Covered Parking: Renover Support Stores Elect Dublic Transit: Data Intis Instrata: Stefe of Home: 2 Storey, Upper Unit Stores Elect Nogeno				Adam Ll Stoneha Phone: www.i	sented by: oyd PRE us Realty Corp. 604-492-5000 adamlloyd.ca badamlloyd.ca	С*			S	TONEHAUS R E A L T Y
Solid Date: Frontage (feet): Original Price: \$740,000 Weak: Type: Frontage (feet): Original Price: \$740,000 Bedrooms: 3 Age: 19 Lot Area (st.ft.): 0.00 Bathrooms: 3 Age: 19 Lot Area (st.ft.): 0.00 Bathrooms: 3 Age: 19 Lot Area (st.ft.): 0.00 Bathrooms: 3 Age: 19 Council ApprV: Half Baths: 1 For Tax Year: 2017 Tax Inc. Utilities?: No Parking: Cos Name: STRATACO Tax Inc. Utilities?: No: P.I.D.: 024-593-303 Tour: Weit Of Home: 2 Storey, Upper Unit Frame - Metal No: Complex / Studiu: KILLARNEY VILLA Services Connected: Electricity, Sanitary Sewer, Water Weit Group Age: Reno. Year: Reno. Year: Bathrog: Duektoring: Parking: Garage; Underground Locker: Y Dist. to School Bus: Total Units in Strats: 28 Weit Group Age: Reno. Year: R.I. Pleuting: Intele Units in Strats: 28 Total Units in Strats: 28 Total Units in Strats: 28 Weit G	R2258901 Board: V			Vanco Killa	ouver East arney VE	ET			Res	
Mgmt. Co's Phone: 604-294-4141 View: No : Complex / Subdiv: KILLARREY VILLA Services Connected: Electricity, Sanitary Sewer, Water Stretcric: Mixed, Vinyl construction: Frame - Metal stretcric: Mixed, Vinyl construction: Concrete Perimeter R.D. Public Tasking: and Screen: R.I. Fireplaces: Baseboard, Electric Baseboard, Electric Urd/Heating: Property Disc.: Baseboard, Electric Fixtures Leased: : Urd/Heating: Property Disc.: Baseboard, Electric Fixtures Rawdi: : Property Disc.: No Weid Room: 20 J 37 LD 36. UNDTV 1301/37644 SHARE IN COM RPOP THEREIN TOGETHER WITH AN INTEREST IN THE COMM Management PLIMS3991 LT 23 DL 37 LD 36. UNDTV 1301/37644 SHARE IN COM RPOP THEREIN TOGETHER WITH AN INTEREST IN THE COMM Wain Ving Room 108 X 4500 Wain Kitchen 973 x 84 Wain Mixed Rodroom 12 x 10'2 Kase X X Wain King Room 156 x 10'1				Sold Date: Meas. Type: Depth / Size (ft Lot Area (sq.ft. Flood Plain: Council Apprv?: Exposure: If new, GST/HS):): 0.00 :: 5T inc?:	Frontage (Bedrooms Bathrooms Full Baths: Half Baths Maint. Fee	(metres): : 3 s: 3 : 2 : 1	51.55	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	Year Built: 1999 19 MF xes: \$1,257.00 Year: 2017 Utilities?: No
onstruction: Frame - Metäi Mixed, Vinyl bundation: Concrete Perimeter Reno. Year: ain Screen: R.I. Plumbing: envotations: R.I. Frieplaces: H.F. Prieplaces: H.F. Prieplaces: H.F. Prieplaces: H.F. Prieplaces: H.H. Prieplace: H.H. Prieplace: H.H.H. Prieplace: H.H. Prieplace: H.H. Prieplace: H.H. Prieplace: H.H. Prieplace: H.H. Prieplace: H.H.H. Prieplace: H.H. Prieplace: H.H.H. Prieplace: H.H. Prieplace: H.H.H. Prieplace: H.H.H. Prieplace: H.H. Prieplace: H.H.H. Prieplace: H.H.H.H.H.H.H.H.H.H.H.H.H.H.H.H.H.H.H.				Mgmt. Co's Pho View: Complex / Subo	ne: 604-294-4 No : div: KILLARNE cted: Electricity	4141 Y VILLA , Sanitary				
ype of Roof: Other Floor Finish: Mixed, Other Iaint Fee Inc: Management PL LMS3991 LT 23 DL 37 LD 36. UNDIV 1301/37644 SHARE IN COM RPOP THEREIN TOGETHER WITH AN INTEREST IN THE COMM PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE. menities: Elevator, In Suite Laundry, Storage Elevator, In Suite Laundry, Storage ite Influences: Central Location, Recreation Nearby, Shopping Nearby eatures: Main Bloor Type Dimensions Floor Haint Kitchen 9'3 x8'4 x x Main Living Room 15'6 x 10'1 x x Above Master Bedroom 12' x 10'2 x x Above Bedroom 10'8 x 8'2 x x x x x x x x x inished Floor (Main): 700 for Rooms: 6 # of Kitchens: 1 # of Levels: 2 Bath Eloor # of Pieces Ensuite? Outbuilding: Barn: inished Floor (Basement): 0 inished Floor (Geasement): 0 Yoe Above Bath Eloor # of Pieces Ensuite? inished Floor:	onstruction: xterior: oundation: ain Screen: enovations: Vater Supply: ireplace Fuel: uel/Heating:	Frame - Metal Mixed, Vinyl Concrete Perimeter City/Municipal Baseboard, Electric	R.1 R.1	I. Plumbing: I. Fireplaces:	Parking: Garage; Dist. to Public Trar Units in Developm Title to Land: Fi Property Disc.: N Fixtures Leased:	Undergroo nsit: ent: 28 reehold Str	und	Locker: Dist. to	Y School Bu	5:
Main Main Main Main Living Room Dining Room Above Master Bedroom 15'6 x 10'1 12' x 10'2 Above Above Bedroom 10'8 x 8'2 x	ype of Roof: laint Fee Inc: egal: menities: ite Influences:	Other Management PL LMS3991 LT 23 DL 37 PROPERTY IN PROPORTIO Elevator, In Suite Laundry	ON TO THE UN , Storage	NIT ENTITLEMENT	Floor Finish: M	THEREIN "	TOGETHE			
inished Floor (Main): 700 # of Rooms: 6 # of Kitchens: 1 # of Levels: 2 Bath Floor # of Pieces Ensuite? Outbuilding: inished Floor (Above): 700 Crawl/Bsmt. Height: 1 Main 2 No inished Floor (Below): 0 Restricted Age: 2 Above 3 No inished Floor (Basement): 0 # of Pets: 2 Cats: Yes Dogs: Yes 3 Above 3 Yes 9 Pets Allowed: 4 Yes 1, 400 sq. ft. Bylaws: Pets Allowed w/Rest., Rentals Allowed 5 Infinished Floor: 0 0	Main Main Main Above Above	Kitchen 9'3 Living Room 20'1 Dining Room 15'6 Master Bedroom 12' Bedroom 13'8 Bedroom 10'8	x 8'4 x 11'11 x 10'1 x 10'2 x 8'10 x 8'2 x x	<u>xor Type</u>	D	x x x x x x x x x x x	Floor	Τy	<u>pe</u>	x x x x x x x
irand Total: 1,400 sq. ft. Basement: None 7 8	inished Floor (inished Floor (inished Floor (inished Floor (Main): 700 Above): 700 Below): 0 Basement): 0 Total): 1,400 sq. ft.	# of Rooms: 6 Crawl/Bsmt. H Restricted Age # of Pets: 2 # or % of Ren	Height: e: Cats: Yes ntals Allowed: Allowed w/Rest.,	Dogs: Yes	Bath 1 2 3 4 5 6 7	Main Above	2 3	No No	Workshop/Shed: Pool: Garage Sz:
isting Broker(s): MLA Realty MLA Realty	isting Broker(s): MLA Realty			ML	A Realty				

			Adam LI Stonehau Phone: www.a	ented by: oyd PRE us Realty Corp. 604-492-5000 adamlloyd.ca vadamlloyd.ca	C *		S	TONEHAUS R e a l t y
Active 2234042 Board: V Townhouse			Vanco Killa	ENLAC STRE ouver East rney VE iR 6G8	ET		Res	idential Attached \$759,900 (LP) (SP) M
			View: Complex / Subd	: 0.00 T inc?: ne: STRATACC ne: 604-294-4 No :	4141 Y VILLAS	netres): 3 3 2 1 \$574.	Approx. Age: Zoning: Gross Ta For Tax 76 Tax Inc. P.I.D.: 0 Tour: V	+-,
yle of Home: onstruction: derior: oundation: ain Screen: enovations: /ater Supply: replace Fuel: uel/Heating: utdoor Area: ype of Roof:	Baseboard, Electric	r I	Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0	Total Parking: 1 Parking: Garage; Dist. to Public Tran Units in Developm Title to Land: Fi Property Disc.: N Fixtures Leased: Fixtures Rmvd: Floor Finish: M	nsit: ent: 28 r eehold Stra	nd	Parking Access: L Locker: Y Dist. to School Bu Total Units in Stra	s:
	Management PL LMS3991 LT 26 PROPERTY IN PRO Elevator, In Suite I	PORTION TO THE	IV 1656/37644 SHAF UNIT ENTITLEMENT Shopping Nearby	RE IN COM RPOP	THEREIN T	OGETHER V		
	1							
eatures: <u>loor</u> 1ain	Type Kitchen Living Room Dining Room Bedroom Master Bedroom Bedroom	18'1 x 11'1 18'4 x 18'2 12'9 x 6' 11'4 x 8'11 15'4 x 14'8 13'6 x 9' x x x x	Floor <u>Type</u>	D	vimensions X X X X X X X X X X X X X	Floor	Туре	Dimensions x x x x x x x x x x x x
atures: <u>oor</u> lain lain lain bove bove nished Floor nished Floor	Type Kitchen Living Room Dining Room Bedroom Master Bedroom Bedroom (Main): 1,069 (Above): 755 (Below): 0 (Basement): 0 (Total): 1,824 pr: 0	18'1 x 11'1 18'4 x 18'2 12'9 x 6' 11'4 x 8'11 15'4 x 14'8 13'6 x 9' x x x x x x x x x x x x x	s: 6 # of Kitchens: 1 . Height: Age: 2 Cats: Yes Rentals Allowed: ts Allowed w/Rest., I	# of Levels: 2 Dogs: Yes	x x x x x x x x x x z x z z z		Type Pieces Ensuite? 2 No 3 Yes 3 No	x x x x x x x x

Opportunity knocks! Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features over 1800 sq. ft of living space over 2 levels and has the feel and flow of a detached home! The townhome is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly and rentals welcome. Approval of Sale scheduled May 8, 2018