



Presented by:  
**Michael Reganit**

Stonehaus Realty Corp.  
Phone: 778-822-2125

mike@mylyne.com



**Active**  
**R2328806**

Board: V  
Apartment/Condo

**507 618 ABBOTT STREET**

Vancouver West  
Downtown VW  
V6B 0C1

Residential Attached

**\$589,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$589,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **2007**  
Depth / Size (ft.): Bedrooms: **1** Age: **12**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,293.37**  
Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
Exposure: Maint. Fee: **\$279.18** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-047-725**  
Mgmt. Co's Name: **AWM ALLIANCE** Tour:  
Mgmt. Co's Phone: **604-685-3227**  
View: **Yes: city**  
Complex / Subdiv: **FIRENZE**  
Services Connected: **Community, Electricity, Sanitary Sewer**

Style of Home: <b>5 Plus Level</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete, Concrete Block, Concrete Frame</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Concrete, Mixed, Stone</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 BLOCK</b>		Dist. to School Bus: <b>1 BLOCK</b>
Rain Screen: <b>Full</b>	Units in Development: <b>471</b>		Total Units in Strata: <b>173</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Electric</b>	Fixtures Leased: <b>:</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>:</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Mixed, Tile</b>		
Type of Roof: <b>Metal, Other</b>			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **PL BCS2313 LT 195 LD 36. DISTRICT LOT FALSE CREEK, 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, Pool; Indoor, Sauna/Steam Room**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 10'4			x			x
Main	Kitchen	8'7 x 7'7			x			x
Main	Bedroom	7'0 x 6'5			x			x
Main	Pantry	8'0 x 6'0			x			x
Main	Dining Room	7'6 x 6'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>589</b>	# of Rooms: <b>5</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	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>589 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>589 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Oakwyn Realty Downtown Ltd.**

**Bright and well laid out 1 Bedroom at the desirable Firenze. This concrete building is well-situated steps away from Skytrain, Crosstown Elementary School, T&T, Costco, Andy Livingston Park, Tinseltown Mall & much more. Enjoy the many amenities such as: Private, secure & elevated courtyard, large indoor swimming pool, sauna, hot tub, gym & media room. This Rental & Pet-friendly building features floor to ceiling windows, laminate & tile floors, stainless steel appliances, granite countertops, electric fireplace, Insuite Laundry & 1 parking stall. Perfect place to call home, or an excellent investment, this unit will not last. Please call to arrange a showing today.**



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**Active**  
**R2326555**

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Apartment/Condo

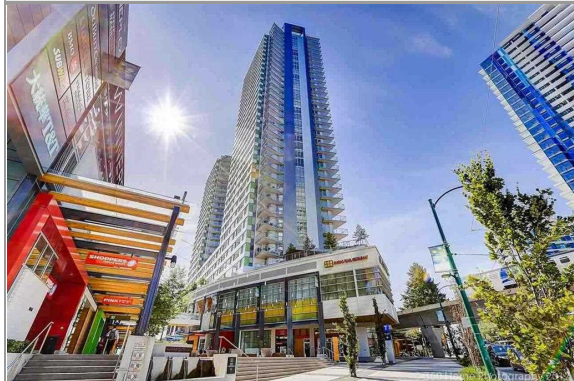
**2703 488 SW MARINE DRIVE**

Vancouver West  
Marpole  
V5X 0C6

Residential Attached

**\$728,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?: **No**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **0**  
Half Baths: **1**  
Maint. Fee: **\$309.00**

Original Price: **\$758,000**  
Approx. Year Built: **2015**  
Age: **3**  
Zoning: **CD**  
Gross Taxes: **\$1,580.00**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-651-166**  
Tour:

Mgmt. Co's Name: **WARRINGTON PCI**  
Mgmt. Co's Phone: **604-602-1887**  
View: **Yes: SOUTH WEST**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: **5 Plus Level**  
Construction: **Concrete**  
Exterior: **Glass, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **2 MINS**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Snow removal**  
Legal: **PL EPS3032 LT 324 DL 311 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 V.**

Amenities: **Bike Room, Elevator**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 6'			x			x
Main	Kitchen	12'4' x 6'			x			x
Main	Bedroom	12'3' x 11'			x			x
Main	Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>635</b>	# of Rooms: <b>4</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	<b>1</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>635 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>635 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Metro Edge Realty**

**COURT ORDER SALE! Ask your realtor for detailed procedures. Two bedroom condo located at convenient Marine Gateway, 1 parking stall & 1 storage locker. Steps to Canada Line Skytrain. Banks, restaurants, coffee shops and T&T Supermarket & Cineplex theatres are all at door step. Rentals allowed and pets allowed. Stall #1134, locker #191.**