



Presented by:  
**Michele Cummins - PREC**

RE/MAX Little Oak Realty (Mission)  
Phone: 778-885-4659  
www.michelecummins.ca  
mcummins@remax.net



**Active**  
**R2379200**  
Board: V  
Apartment/Condo

**405 3489 ASCOT PLACE**

Vancouver East  
Collingwood VE  
V5R 6B6

Residential Attached

**\$139,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$189,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1994</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$725.67</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$195.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-909-001</b>
Mgmt. Co's Name: <b>FIRST SERVICE RESIDENTIAL</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View:		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Other</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Concrete Frame, Frame - Metal</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Other</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
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>: COURT ORDER SALE</b>	
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>: COURT ORDER SALE</b>	
Outdoor Area: <b>None</b>		Floor Finish:	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Other**  
Legal: **INTEREST OF JIAN HENG SUN IN STRATA LOT 33, PLAN LMS1558, DISTRICT LOT 51, NEW WESTMINSTER LAND DISTRICT, UNDIV 480/84778 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT**  
Amenities: **Elevator**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 10'6			x			x
Main	Kitchen	8'2 x 7'5			x			x
Main	Bedroom	13'6 x 10'6			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): <b>480</b>	# of Rooms: <b>3</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>4</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>480 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>480 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Amex - Fraseridge Realty**

**50% share sale by court order. Court Date is December 9th at 9:45 AM in Vancouver.**



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**Active**  
**R2404706**  
Board: V  
Townhouse

**4 3572 RAINIER PLACE**  
Vancouver East  
Champlain Heights  
V5S 4T3

Residential Attached  
**\$609,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$609,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1994</b>
Depth / Size (ft.):	Bedrooms: <b>4</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>CD1</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$1,787.69</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$450.45</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>023-076-631</b>
Mgmt. Co's Name: <b>ASSOCIA BC</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**  
  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Leasehold prepaid-Strata**  
  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer**  
Legal: **STRATA LOT 47, PLAN LMS1964, DISTRICT LOT 331, GROUP 1, NEW WESTMINSTER LAND DISTRICT, MEVA#950211 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**  
Amenities: **None**  
  
Site Influences: **Golf Course Nearby, Greenbelt, Paved Road, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Family Room	14' x 14'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	10' x 8'			x			x
Below	Bedroom	13' x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>664</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>643</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>330</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,637 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>Fully Finished</b>			6				
Grand Total: <b>1,637 sq. ft.</b>				7				
				8				

Listing Broker(s): **Evergreen West Realty**

**Centrally located in the Champlain Heights neighbourhood of Vancouver, this 4 bedroom, 3 bathroom Townhouse offers 1,637 sqft of living space across 3 levels. Well kept and cared for with a new balcony, facing south. Main level contains the living room and 12' high ceiling kitchen, dining and family room. Upstairs you will find the master bdrm with en-suite, 2 bedrooms plus a full bathroom; while below the main level, a large 4th bdrm with the 3rd full bathroom and direct access to your home from the covered 2-car garage. Quite complex close to many schools, shopping, golf courses, parks and community centre! This one is not to be missed! Open House Saturday, Nov 9, 2-4 pm.**



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**Active**  
**R2405238**

Board: V  
Apartment/Condo

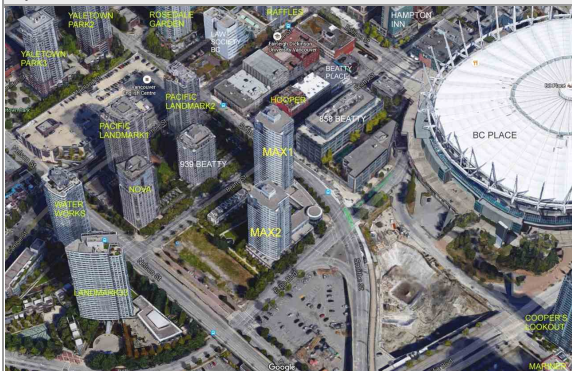
**2311 928 BEATTY STREET**

Vancouver West  
Yaletown  
V6Z 3G6

Residential Attached

**\$645,000** (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: **Ranco Management**

Mgmt. Co's Phone: **604-684-4508**

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type:

Frontage (feet):

Frontage (metres):

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

Maint. Fee: **\$350.42**

Original Price: **\$645,000**

Approx. Year Built: **2005**

Age: **14**

Zoning: **CD1**

Gross Taxes: **\$1,831.23**

For Tax Year: **2019**

Tax Inc. Utilities?:

P.I.D.: **026-375-842**

Tour:

Style of Home: **Inside Unit**

Construction: **Concrete**

Exterior: **Mixed**

Foundation: **Concrete Slab**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Electric**

Outdoor Area: **Balcony(s)**

Type of Roof: **Torch-On**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1**

Parking: **Garage Underbuilding**

Parking Access:

Locker: **Y**

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: :

Fixtures Rmvd: **: As is where is condition on possession**

Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Legal: **STRATA LOT 187, PLAN BCS1437, DISTRICT LOT FC, 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, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6" x 11'			x			x
Main	Kitchen	7'6" x 7'6"			x			x
Main	Bedroom	11' x 9'6"			x			x
Main	Den	8' x 7'			x			x
Main	Storage	9'3" x 4'3"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>615</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	<b>4</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: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>615 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>615 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

**South West facing One bedroom + Den in the MAX 1. Floor to ceiling windows, offers views of the False Creek area. Location is handy to everything. Seawall, B.C. Place, downtown Vancouver and Yaletown is at your doorstep. The building hosts an array of great amenities including indoor pool/hot tub, sauna, fitness centre, theatre, recreation room, bike storage and 24hr concierge service. This suite comes with one parking stall (#146) parking and storage (31 in room K). This is a pet friendly building with rentals allowed.**





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**Active**  
**R2400645**

Board: V  
Apartment/Condo

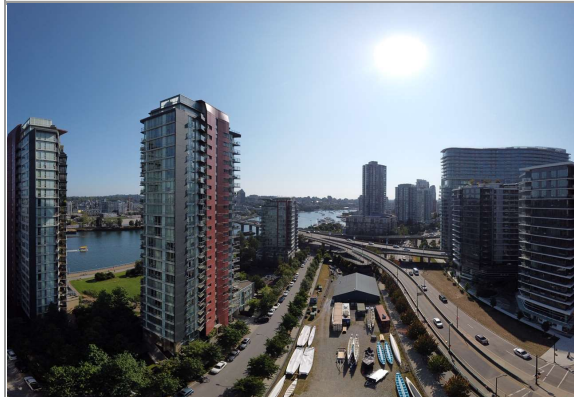
**1906 33 SMITHE STREET**

Vancouver West  
Yaletown  
V6B 0B5

Residential Attached

**\$689,990** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$709,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2008</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:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,133.45</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$362.41</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>027-671-445</b>
Mgmt. Co's Name: <b>Rancho Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-684-4508</b>		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:		

Style of Home: **1 Storey, Corner Unit**  
Construction: **Concrete Frame**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric, Radiant**  
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:  
Parking: **Garage Underbuilding, Garage, Single**  
Locker:  
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, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 97, PLAN BCS3127, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO**  
Amenities: **Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'			x			x
Main	Kitchen	12'5 x 8'5			x			x
Main	Bedroom	9'2 x 8'4			x			x
Main	Den	5'6 x 6'5			x			x
Main	Storage	5'8 x 6'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>723</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	<b>4</b>	<b>No</b>	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>723 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>723 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

**Incredible views from every room in this 1 bedroom and den corner unit on the north shore of False Creek. Open concept has a kitchen with a granite eating bar backing on to your living room. Private den has been used as a guest bedroom in the past and would make a great office or eating area. There are a few areas of drywall, and flooring repair to be done, but it has been priced accordingly. Lots of in suite storage with a large pantry area, and an extra deep hall closet. The building has a concierge, bowling lanes, indoor pool and hot tub, a gym and a theatre and billiards room. The location is second to none! Just steps to the Seawall, Rogers Arena, GM place & the casino. Walk to everything and leave the car in your parking spot. 2 dogs or 2 cats OK. Call for more details.**



Presented by:

## Michele Cummins - PREC

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**Active**  
**R2394861**  
Board: V  
Apartment/Condo

### 328 2680 W 4TH AVENUE

Vancouver West  
Kitsilano  
V6K 1P7

Residential Attached

**\$775,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$875,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1996</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>C-2</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,850.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$436.90</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>023-362-693</b>
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:	:	
Complex / Subdiv:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type:		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Stone, Wood</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>99</b>	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: <b>Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: :	
Outdoor Area: <b>Rooftop Deck</b>		Floor Finish:	
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Garbage Pickup, Management, Other**  
Legal: **PL LMS2329 LT 56 DL 192 LD 36 UNDIV 94/6370 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPERTY**

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

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	14'0 x 13'0			x			x
Main	Dining Room	13'0 x 10'0			x			x
Main	Kitchen	11'0 x 9'0			x			x
Main	Bedroom	12'0 x 12'0			x			x
Main	Master Bedroom	16'0 x 12'0			x			x
Main	Den	9'0 x 9'0			x			x
Main	Storage	4'0 x 6'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,007</b>	# of Rooms: <b>7</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	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,007 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>1,007 sq. ft.</b>				7				
				8				

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

**Oakwyn Realty Ltd.**

**Fantastic 2 bed/2bath in the heart of Kitsilano. This bright and spacious unit presents over 1,000 sqft of open concept living. Enjoy gourmet kitchen with updated appliances, cozy fireplace and warm flooring throughout. Both bedrooms are ample sized, the master with ensuite. The den is ideal for home office space. Walk up to the common roof top deck and enjoy sweeping views. All of this in a pro-active strata with secure parking, plenty of storage, only steps from shops, restaurants, green spaces, schools and much more.**





Presented by:  
**Michele Cummins - PREC**

RE/MAX Little Oak Realty (Mission)  
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**Active**  
**R2399280**

Board: V  
Townhouse

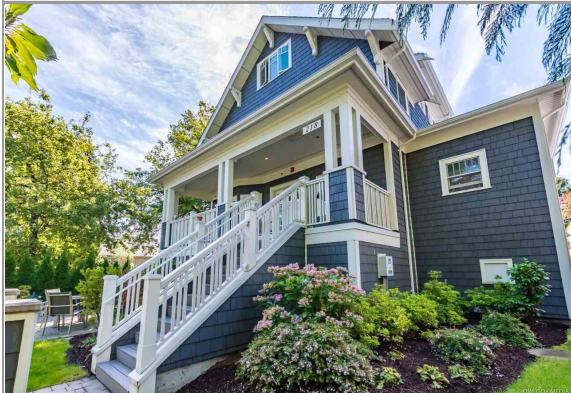
**218 W 16TH AVENUE**

Vancouver West  
Cambie  
V5Y 1Y9

Residential Attached

**\$1,298,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **Exempt**  
Council Apprv?:  
Exposure: **Southeast**  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$728.63**

Original Price: **\$1,448,000**  
Approx. Year Built: **2016**  
Age: **3**  
Zoning: **RT5**  
Gross Taxes: **\$3,864.78**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-843-561**  
Tour:

Mgmt. Co's Name: **Blueprint**  
Mgmt. Co's Phone: **604-200-1030**  
View: **Yes: mountains from upper floor**  
Complex / Subdiv: **The Columbia**  
Services Connected: **Electricity**  
Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Other**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Open**  
Locker:  
Dist. to Public Transit: **near** Dist. to School Bus: **near**  
Units in Development: **5** Total Units in Strata: **5**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **STRATA LOT 4, PLAN EPS2788, 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**

Amenities: **Garden**

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	17'2 x 8'6			x			x
Main	Living Room	17'2 x 11'1			x			x
Main	Kitchen	10'5 x 8'6			x			x
Above	Master Bedroom	11'2 x 13'1			x			x
Above	Bedroom	9'10 x 12'4			x			x
Above	Bedroom	9'10 x 12'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>668</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>478</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>347</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,493 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>1,493 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

**Quality built by Trasolini Chetner 5-plex. Still under HPO warranty 5/10. Surprisingly quiet for a central location. 3 bedrooms + 3 bath on 3 levels with beautiful Mountain Views. Features include quartz counters, engineered wood flooring, natural stone, double hung windows, wood shingle siding and contemporary fixtures. Lots of privacy with a sun drenched private porch. Comes with 1 car garage.**





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**Active**  
**R2414635**

Board: V  
Townhouse

**2750 ALBERTA STREET**

Vancouver West  
Mount Pleasant VW  
V5Y 3L5

Residential Attached

**\$1,499,900** (LP)   
(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,499,900**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2009**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **3** Age: **10**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RT-6**  
Flood Plain: **Exempt** Full Baths: **2** Gross Taxes: **\$4,827.01**  
Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2019**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$400.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **027-997-588**  
Mgmt. Co's Name: **SELF MANAGED** Tour: \_\_\_\_\_  
Mgmt. Co's Phone: \_\_\_\_\_  
View: \_\_\_\_\_  
Complex / Subdiv: \_\_\_\_\_  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: **Addition**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Other**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_  
Metered Water: \_\_\_\_\_  
R.I. Fireplaces: \_\_\_\_\_  
# of Fireplaces: **1**

Total Parking: **0** Covered Parking: **0** Parking Access: **Side**  
Parking: **Open**  
Locker: \_\_\_\_\_  
Dist. to Public Transit: **NEAR**  
Units in Development: **3** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata** Total Units in Strata: **3**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Water**  
Legal: **STRATA LOT 3, PLAN EPS42, 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: **None**

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 5'6"			x			x
Main	Kitchen	8' x 12'			x			x
Main	Dining Room	10' x 11'			x			x
Main	Family Room	10' x 14'6"			x			x
Main	Media Room	10' x 20'			x			x
Main	Foyer	10' x 11'			x			x
Above	Master Bedroom	11'6" x 12'			x			x
Above	Bedroom	10' x 13'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Office	5' x 9'			x			x

Finished Floor (Main): <b>992</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,030</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,022 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>2,022 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Detached Coach House in a beautiful 3 unit self managed strata. Main floor features an open concept layout, bright and sunny open living space. Bamboo and stone flooring, stainless steel breakfast bar, vaulted ceilings and wall of windows. Attached garage was converted into media room to add more to the living space. 3 bedrooms up, oversized master with in-suite bath. Outdoor area offers a covered wood deck, fenced garden with gas fire pit. Central location, walking distance to shopping & entertainment & restaurants. On direct bus route, minutes to skytrain. Open House Sat Nov 9th, 11am to 1pm.**





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**Active**  
**R2391619**  
Board: V  
Apartment/Condo

**PH 1245 HOMER STREET**

Vancouver West  
Yaletown  
V6B 2Y9

Residential Attached

**\$4,650,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$4,995,000**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2000**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **3** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
Flood Plain: \_\_\_\_\_ Full Baths: **3** Gross Taxes: **\$17,080.23**  
Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2019**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$812.96** Tax Inc. Utilities?: \_\_\_\_\_  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **024-551-899**  
Mgmt. Co's Name: **Associa British Columbia Inc.** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-591-6060**  
View: \_\_\_\_\_  
Complex / Subdiv: **THE ILIAD**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: <b>Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane, Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete, Glass</b>	Locker: _____		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>STEPS</b>	Dist. to School Bus: <b>1 BLOCK</b>	
Rain Screen: <b>Full</b>	Units in Development: <b>11</b>	Total Units in Strata: <b>11</b>	
Renovations: _____	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Metered Water: _____		
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces: _____		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	# of Fireplaces: <b>3</b>		
Outdoor Area: <b>Rooftop Deck</b>	Property Disc.: <b>Yes</b>		
Type of Roof: <b>Other</b>	Fixtures Leased: _____		
	Fixtures Rmvd: _____		
	Floor Finish: <b>Concrete, Hardwood, Tile</b>		

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**  
Legal: **STRATA LOT 11 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3940**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'11 x 20'0			x			x
Main	Dining Room	20'3 x 13'4			x			x
Main	Kitchen	18'3 x 9'9			x			x
Main	Eating Area	20'3 x 10'2			x			x
Main	Master Bedroom	21'5 x 14'1			x			x
Main	Bedroom	10'0 x 9'6			x			x
Main	Walk-In Closet	8'6 x 4'4			x			x
Main	Bedroom	14'2 x 13'6			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>2,745</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>89</b>	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Main	5	Yes	Pool:
Finished Floor (Total): <b>2,834 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>2,834 sq. ft.</b>				7				
				8				

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

**The Penthouse at THE ILIAD 1st time ever on the market. This one of a kind boutique New York style building is iconic in Yaletown with the "Gargoyles standing guard". Step off the elevator directly into this contemporary timeless design. This expansive space has exceptional light with oversized windows, exposed concrete and so many Architectural details lend itself to one of the most unique loft spaces. It's incredible in Vancouver to find YOUR OWN lap pool on YOUR OWN private 2825 sq ft roof top terrace. The industrial kitchen is a chefs dream featuring European stainless appliances and gorgeous high end maple cabinetry. The master bdrm and 2nd bdrm, both with ensuites and incredibly large with built in closets. 3rd bdrm can double as an office. A/C, 2 pkg and ensuite storage.**



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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>		
Exterior: <b>Concrete, Glass</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>CLOSE</b>		Dist. to School Bus: <b>CLOSE</b>
Rain Screen:	Units in Development: <b>256</b>		Total Units in Strata: <b>256</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Forced Air</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.**