



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

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

Style of Home: Other	Total Parking:	Covered Parking:	Parking Access:
Construction: Concrete Frame, Frame - Metal	Parking: Garage; Underground		
Exterior: Other			Locker:
Foundation: Concrete Perimeter	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: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: : COURT ORDER SALE	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: : COURT ORDER SALE	
Outdoor Area: None		Floor Finish:	
Type of Roof: Asphalt			

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): 480	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 480 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 480 sq. ft.	Basement: None			7				
				8				

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

50% share sale by court order. Central location close to skytrain station.



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Active
R2400054
Board: V
Apartment/Condo

106 255 E 14TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 2M7

Residential Attached

\$499,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$499,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1973
Depth / Size (ft.):	Bedrooms: 1	Age: 46
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM4
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,329.50
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$399.90	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 002-567-521
Mgmt. Co's Name: Bayside Properties		Tour:
Mgmt. Co's Phone: 604-432-7774		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces: **0**
of Fireplaces: **1**

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

Maint Fee Inc: **Caretaker**
Legal: **STRATA LOT 3, PLAN VAS330, DISTRICT LOT 301, 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: **Storage**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 12'2			x			x
Main	Kitchen	8'6 x 5'6			x			x
Main	Dining Room	9'9 x 7'			x			x
Main	Bedroom	13' x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	704	# of Rooms: 4	# 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:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	704 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	704 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Ordered sale. Fabulous 1 bedroom corner suite, located in a great location of Mount Pleasant. Lots of upgrades to the building. Steps to shopping and coffee shops. Allow time for showings.



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Active
R2386583

Board: V
Apartment/Condo

1015 3557 SAWMILL CRESCENT

Vancouver East
South Marine
V0V 0V0

Residential Attached

\$529,000 (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:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$294.45**

Original Price: **\$529,000**
Approx. Year Built: **2018**
Age: **1**
Zoning: **CD-1**
Gross Taxes: **\$1,518.76**
For Tax Year: **2019**
Tax Inc. Utilities?: **Yes**
P.I.D.: **030-449-189**
Tour:

View: **Yes: River & Greenbelt**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Radiant**
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 Access:
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**
Legal: **STRATA LOT 284, PLAN EPS4966, DISTRICT LOT 331, 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: **Bike Room, Playground, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'10"			x			x
Main	Dining Room	8'8 x 6'2			x			x
Main	Kitchen	8'10 x 8'9			x			x
Main	Bedroom	10'5 x 9'			x			x
Main	Den	6'4 x 5'2			x			x
Main	Foyer	5'3 x 4'11			x			x
Main	Walk-In Closet	7' x 5'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	685	# of Rooms: 7	# 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):	685 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	685 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **RA Realty Alliance Inc.**

Vancouver master community along the Fraser River shoreline. Gorgeous sub penthouse east facing river views. Gourmet chef's kitchen includes s/s gas range, fridge, dishwasher, microwave, quartz countertops, deep double sink, instant hot water tap. Enjoy the luxury of Air conditioning and Nu-heat in floor heating. Connect your wireless devices to Nest for an ultimate smart home. 2 guest suites available. World class amenities of over 14k sq ft in club house with impressive gym, indoor pool, sauna/steam/hottub, squash and basketball courts and party lounge. Retail space for community to include save on, starbucks, TD Bank, cafe, restaurants and future daycare. Only minutes away from Canada line Skytrain, Metrotown.



Presented by:
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Active
R2385243

Board: V
Townhouse

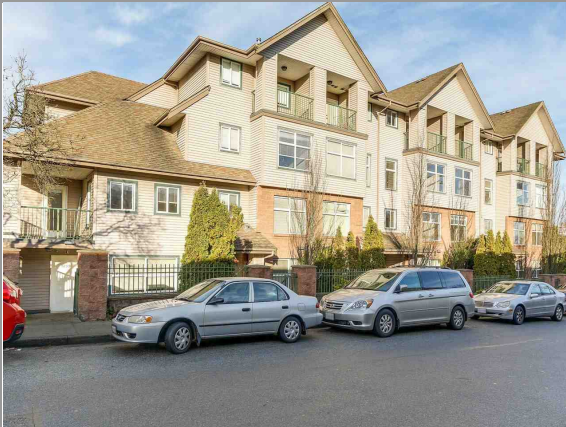
212 5625 SENLAC STREET

Vancouver East
Killarney VE
V5R 6G8

Residential Attached

\$585,900 (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?:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$451.20**

Original Price: **\$585,900**
Approx. Year Built: **1999**
Age: **20**
Zoning: **MF**
Gross Taxes: **\$1,317.22**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **024-593-320**
Tour:

Mgmt. Co's Name: **Strataco**
Mgmt. Co's Phone: **604-294-4141**

View: **No**
Complex / Subdiv: **Killarney Villas**
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type:

Style of Home: **2 Storey, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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:
Dist. to School Bus:
Total Units in Strata: **28**

Dist. to Public Transit:
Units in Development: **28**
Title to Land: **Freehold Strata**

Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**
Legal: **PL LMS3991 LT 25 DL 37 LD 36.**

Amenities: **In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'4			x			x
Main	Living Room	20'1 x 11'11			x			x
Main	Dining Room	15'6 x 10'1			x			x
Above	Master Bedroom	12' x 10'2			x			x
Above	Bedroom	13'8 x 8'10			x			x
Above	Bedroom	10'8 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 719	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 680	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,399 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: 1,399 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **MLA Realty**

MLA Realty

East Van 3 bedroom townhome under \$600K! Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq.ft. of living space with open kitchen, dining and living on main level and 3 bedrooms upstairs. The home 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 (2 pets, any size) and rentals welcome. Call today for your private viewing. Sold "as is-where is".



Presented by:
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Active
R2400645

Board: V
Apartment/Condo

1906 33 SMITHE STREET

Vancouver West
Yaletown
V6B 0B5

Residential Attached

\$709,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$709,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2008
Depth / Size (ft.):	Bedrooms: 1	Age: 11
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$2,133.45
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$362.41	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 027-671-445
Mgmt. Co's Name: Rancho Management		Tour:
Mgmt. Co's Phone: 604-684-4508		
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
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): 723	# of Rooms: 5	# 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: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 723 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 723 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Johnston Meier Ins & Realty**

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:
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Active
R2394861

Board: V
Apartment/Condo

328 2680 W 4TH AVENUE

Vancouver West
Kitsilano
V6K 1P7

Residential Attached

\$825,000 (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:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$409.00**

Original Price: **\$875,000**
Approx. Year Built: **1996**
Age: **23**
Zoning: **C-2**
Gross Taxes: **\$1,850.00**
For Tax Year: **2018**
Tax Inc. Utilities?:
P.I.D.: **023-362-693**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Water**
Sewer Type:

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**

Dist. to Public Transit:
Units in Development: **99**
Title to Land: **Freehold Strata**

Parking Access:

Locker: **Y**
Dist. to School Bus:
Total Units in Strata:

Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

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): **1,007**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,007 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,007 sq. ft.**

of Rooms: **7** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Basement: **None**

Bath
1 **Main** # of Pieces **4** Ensuite? **Yes**
2 **Main** **4** **No**
3
4
5
6
7
8

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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. OPEN HOUSE SUN SEPTEMBER 1, 2:30-3:30PM



Presented by:
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Active
R2399280

Board: V
1/2 Duplex

218 W 16TH AVENUE

Vancouver West
Cambie
V5Y 1Y9

Residential Attached

\$1,448,000 (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?:
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**

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:

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**
Units in Development: **5** Dist. to School Bus: **near**
Title to Land: **Freehold Strata** Total Units in Strata: **5**
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):	668	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	478	Crawl/Bsmt. Height:			1	Above	3	No	Barn:
Finished Floor (Below):	347	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	1,493 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	1,493 sq. ft.	Basement: None			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.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com

KW ELITE REALTY
KELLERWILLIAMS.

Active
R2395905

Board: V
1/2 Duplex

2 122 W 12TH AVENUE

Vancouver West
Mount Pleasant VW
V5Y 1T7

Residential Attached

\$1,550,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,550,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 5	Age: 12
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: RT-6
Flood Plain: Exempt	Full Baths: 4	Gross Taxes: \$3,828.93
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$256.30	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-322-785
Mgmt. Co's Name: SELF MANAGED		Tour:
Mgmt. Co's Phone:		
View: No : PEEK-A-BOO MOUNTAIN		
Complex / Subdiv:		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Mixed			Locker:
Foundation: Concrete Perimeter	Dist. to Public Transit: NEAR		Dist. to School Bus: NEAR
Rain Screen:	Units in Development: 3		Total Units in Strata: 3
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Metered Water:		
Fireplace Fuel: Other	R.I. Fireplaces:	Property Disc.: No	
Fuel/Heating: Radiant	# of Fireplaces: 1	Fixtures Leased: :	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No :	
Type of Roof: Asphalt		Floor Finish:	

Maint Fee Inc: **Garbage Pickup, Gardening, Sewer**
 Legal: **STRATA LOT 2, BLOCK 45, PLAN BCS2650, DISTRICT LOT 302, 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,**
 Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Oven - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 12'7	Bsmt	Bedroom	10'8 x 8'8			x
Main	Dining Room	12'7 x 6'			x			x
Main	Kitchen	11'1 x 8'			x			x
Main	Foyer	8' x 5'6			x			x
Above	Master Bedroom	12' x 11'3			x			x
Above	Bedroom	10' x 7'9			x			x
Above	Bedroom	9' x 8'6			x			x
Bsmt	Living Room	10'8 x 8'6			x			x
Bsmt	Kitchen	12' x 12'			x			x
Bsmt	Bedroom	8'8 x 7'10			x			x

Finished Floor (Main): 587	# of Rooms: 11	# of Kitchens: 2	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 587	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 574	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,748 sq. ft.	# or % of Rentals Allowed:			4	Bsmt	4	No	Garage Sz:
	Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,748 sq. ft.	Basement: None			7				
				8				

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

Great Family home in Mount Pleasant. This home offers over 1,748 sq ft in living space with an open floorplan and high ceilings. Open concept kitchen with bright living-room on main level, 3 beds + 2 bath upstairs. Basement fully finished with 2 bedrooms and kitchenet, perfect for in-law or bigger family. Very convenient location, close to public transportation, downtown core, shopping, schools and restaurants. |



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KW ELITE REALTY
KELLERWILLIAMS.

Active
R2364826

Board: V
Apartment/Condo

1402 1575 BEACH AVENUE

Vancouver West
West End VW
V6G 1Y5

Residential Attached

\$2,688,000 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$1,047.23**

Original Price: **\$2,688,000**
Approx. Year Built: **1977**
Age: **42**
Zoning: **RM-5A**
Gross Taxes: **\$7,414.66**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **003-972-372**
Tour:

Mgmt. Co's Name: **MACDONALD COMMERCIAL**
Mgmt. Co's Phone: **604-736-5611**
View: **Yes: WATER VIEW/SUNSET**
Complex / Subdiv: **PLAZA DEL MAR**
Services Connected: **Community**
Sewer Type: **Community**

Style of Home: **2 Storey, Penthouse**
Construction: **Concrete**
Exterior: **Concrete, Mixed, Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **25**
Title to Land: **Other**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal**
Legal: **STRATA LOT 39 PLAN VAS414 DISTRICT LOT 185 LAND DISTRICT 36 UNDIV 1948/49546 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON**
Amenities: **Elevator**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 15'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Family Room	19' x 17'			x			x
Main	Foyer	13' x 9'			x			x
Main	Patio	20' x 20'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	17' x 11'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,171	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	820	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	1,991 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Grand Total:	1,991 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

Royal Pacific Riverside Realty Ltd.

Outstanding 2 level penthouse with unblocked 1st line waterfront English Bay view facing south with huge surrounded deck. Close to 2000 sq indoor space and 400 sq outdoor space wait for your idea. Most desirable location that you can hardly find and compare. Next Showing Thurs May 9th, 2:30-3:30pm



Presented by:
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KW ELITE REALTY
KELLERWILLIAMS.

Active
R2391619
Board: V
Apartment/Condo

PH 1245 HOMER STREET

Vancouver West
Yaletown
V6B 2Y9

Residential Attached

\$4,995,000 (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: \$11,065.21
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
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: Penthouse	Total Parking: 2	Covered Parking: 2	Parking Access: Lane, Rear
Construction: Concrete	Parking: Garage Underbuilding		
Exterior: Concrete, Glass			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: STEPS	Dist. to School Bus: 1 BLOCK
Rain Screen: Full	R.I. Plumbing:	Units in Development: 11	Total Units in Strata: 11
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Forced Air, Natural Gas	# of Fireplaces: 3	Fixtures Rmvd: :	
Outdoor Area: Rooftop Deck		Floor Finish: Concrete, Hardwood, Tile	
Type of Roof: Other			

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):	2,745	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	89	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	5	Yes	Pool:
Finished Floor (Total):	2,834 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:	2,834 sq. ft.				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. Expansive space, oversized windows, exposed concrete and so many Architectural details lend itself to one of the most unique loft spaces. YOUR PRIVATE 2825 sqft ROOFTOP PATIO features your own PRIVATE LAP POOL and many options for all your outdoor entertaining. The industrial kitchen is a chefs dream featuring European stainless appliances and gorgeous high end maple cabinetry. The master bedroom and second bedroom, both ensuite and incredibly large with built in closets. Third bedroom can double as an office. A/C, 2 pkg spaces and insuite storage.