



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

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**Active**  
**R2484563**  
Board: V  
Apartment/Condo

**2609 5380 OBEN STREET**

Vancouver East  
Collingwood VE  
V5R 6H7

Residential Attached

**\$498,000** (LP)   
(SP)



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

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

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

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

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

Finished Floor (Main): <b>722</b>	# of Rooms: <b>6</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>722 sq. ft.</b>	# or % of Rentals Allowed: _____			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>722 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Developed BOSA, this bright large Sub-penthouse unit offers 1 bed and den (can be 2nd bedroom) with floor to ceiling windows to take advantage of the PANORAMIC, unobstructed VIEWS of the Mountains, City and Water. Walk to Aberdeen Park & minutes to Joyce Station, Central Park, shopping, restaurants, and everything great at Collingwood village, very close to Metrotown and Crystal Mall and 15 minutes skytrain from Downtown! Pet & rental friendly, Urba, offers an exercise centre, lounge, media room, club house, garden, bike storage, playground, storage locker & secured underground parking. Open Sat 1-4 pm. Oct 10,2020**



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**Active**  
**R2513000**

Board: V  
Apartment/Condo

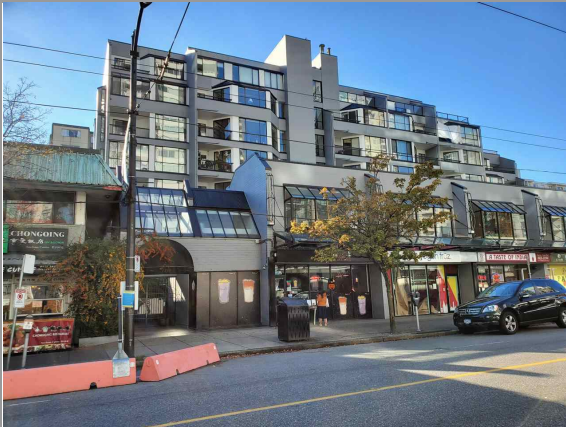
**513 1270 ROBSON STREET**

Vancouver West  
West End VW  
V6E 3Z6

Residential Attached

**\$509,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$509,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1980</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>DD</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,108.84</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$230.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>003-171-957</b>
Mgmt. Co's Name: <b>Siegel Properties Ltd.</b>		Tour:
Mgmt. Co's Phone: <b>604-207-2000</b>		
View: <b>:</b>		
Complex / Subdiv: <b>ROBSON GARDENS</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>Community</b>		

Style of Home: <b>1 Storey</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>None</b>		
Exterior: <b>Brick, Concrete</b>			Locker:
Foundation: <b>Concrete Block</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>72</b>
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: <b>Community</b>		Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel:	Metered Water:	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Tar &amp; Gravel, Torch-On</b>		Floor Finish: <b>Other</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management**  
 Legal: **STRATA LOT 38, PLAN VAS756, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 9756/1000000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'0 x 6'0			x			x
Main	Dining Room	10'0 x 9'0			x			x
Main	Living Room	13'6 x 10'0			x			x
Main	Bedroom	9'0 x 8'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>507</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	4	No	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>507 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>507 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX All Points Realty**

**Investors! First Time Buyers! Decent 1 Bedroom and 1 Bathroom condo facing Robson with a mountain peek-a-boo view. Some updates done. Roof Top common property deck. Central location. Sold as-is, Where-is. Rental Friendly, min 30 day.**



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**Active**  
**R2504975**

Board: V  
Apartment/Condo

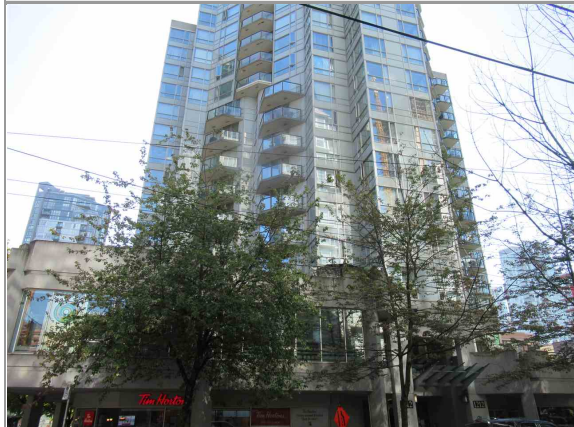
**1406 1212 HOWE STREET**

Vancouver West  
Downtown VW  
V6Z 2M9

Residential Attached

**\$569,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$569,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2008</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>DD COM</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,559.40</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$259.30</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>012-145-670</b>
Mgmt. Co's Name: <b>First Service Residential</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View: <b>Yes: City Lights</b>		
Complex / Subdiv: <b>1212 Howe</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete, Mixed</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>Close</b>
Rain Screen:	Reno. Year:	Dist. to Public Transit: <b>Close</b>	Total Units in Strata: <b>152</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>152</b>	
Water Supply: <b>City/Municipal</b>		Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel:	Metered Water:	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Other</b>		Floor Finish:	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**  
 Legal: **STRATA LOT 116, PLAN VAS2282, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIVIDED 513/102004 SHARE IN THE COMMON PROPERTY THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT**  
 Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage**

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

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

Finished Floor (Main): <b>552</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	No	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>552 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>552 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

**West facing unit with 1 bedroom, 1 parking, 1 oversized locker in a very central location close to shopping, transit, restaurants, coffee shops and all other amenities. Granite countertops and in-suite laundry. Ideal for living in or for investment. Pets and rentals allowed. Ready for immediate occupancy.**



Presented by:  
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**Active**  
**R2498580**

Board: V  
Apartment/Condo

**313 405 SKEENA STREET**

Vancouver East  
Renfrew VE  
V5K 0A3

Residential Attached

**\$574,800** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$584,800</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2009</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>11</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>C-2 C1</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,509.66</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$406.23</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-714-250</b>
Mgmt. Co's Name: <b>Obsidian Property Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>No :</b>		
Complex / Subdiv: <b>Jasmine</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey, Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Visitor Parking</b>		
Exterior: <b>Concrete, Fibre Cement Board</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>1/2 BLK.</b>
Rain Screen:	Reno. Year:	Dist. to Public Transit: <b>1/2 BLK.</b>	Total Units in Strata: <b>56</b>
Renovations:	R.I. Plumbing: <b>No</b>	Units in Development: <b>56</b>	
Water Supply: <b>City/Municipal</b>		Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Electric</b>	Metered Water: <b>N</b>		
Fuel/Heating: <b>Electric</b>	R.I. Fireplaces: <b>0</b>	Property Disc.: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No : FORECLOSURE</b>	
Type of Roof: <b>Torch-On</b>		Fixtures Rmvd: <b>Yes: FORECLOSURE</b>	
		Floor Finish: <b>Wall/Wall/Mixed</b>	

Maint Fee Inc: **Caretaker, Gardening, Management**  
 Legal: **STRATA LOT 24, PLAN BCS3087, DISTRICT LOT THSL, 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, Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Paved Road, Shopping Nearby**  
 Features: **Fireplace Insert, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 8'2			x			x
Main	Living Room	14'2 x 10'			x			x
Main	Dining Room	9'8 x 7'			x			x
Main	Bedroom	9' x 12'4			x			x
Main	Master Bedroom	12'8 x 8'10			x			x
Main	Walk-In Closet	8'8 x 5'			x			x
Main	Other	10' x 4'11			x			x
Main	Other	8'4 x 5'			x			x
Main	Foyer	8'2 x 3'6			x			x
Main	Laundry	3' x 2'11			x			x

Finished Floor (Main): <b>770</b>	# of Rooms: <b>10</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	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	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>770 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed, Smoking Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>770 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX LifeStyles Realty**

**This bright and spacious Condo features an open layout with 2 generous sized bedrooms (walk-in closet in the master) and 2 full bathrooms. The kitchen has shaker cabinets, granite counter tops and stainless-steel appliances & Gas Stove. Located on the North side of the building with balcony for the Barbecue. All this is a 10-minute drive to downtown Vancouver & North Van. Walking distance to transit, parks, recreation, shopping, restaurants and Franklin Elementary. Strata Plan shows 784 sq. Ft. Laser Drawings are by Fab Floor Plans Show 770 sq. ft. Virtual Tour by Keith Henderson Photography. Pets & Rentals allowed. Parking stall & Storage locker. Sectioned Residential & Commercial Strata Docs. Available. Book your private viewing today! Thanks**





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**kw ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2499099**

Board: V  
Apartment/Condo

**1501 1331 W GEORGIA STREET**

Vancouver West  
Coal Harbour  
V6E 4P1

Residential Attached

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

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$589,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1997</b>
Depth / Size (ft.): <b>182</b>	Bedrooms: <b>1</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>DD</b>
Flood Plain:	Full Baths: <b>0</b>	Gross Taxes: <b>\$1,388.00</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$412.53</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>023-701-111</b>
Mgmt. Co's Name: <b>WYNFORT</b>		Tour:
Mgmt. Co's Phone:		
View:	<b>Yes: CITY VIEW/ WATER VIEW</b>	
Complex / Subdiv: <b>THE POINTE</b>		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Other, Visitor Parking</b>		
Exterior: <b>Glass, Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Rain Screen:	Units in Development:	Total Units in Strata:	
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>None</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>None</b>	Floor Finish: <b>Laminate, Mixed, Tile</b>		
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Water**  
Legal: **STRATA LOT 77, PLAN LMS2728, 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 1**

Amenities: **Elevator, Exercise Centre, Garden, Concierge**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Dishwasher, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire, Stove**

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

Finished Floor (Main): <b>556</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	1	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>NR</b>	Cats:	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>556 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>556 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

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



Presented by:  
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**Active**  
**R2507555**

Board: V  
Apartment/Condo

**509 822 SEYMOUR STREET**

Vancouver West  
Downtown VW  
V6B 1L7

Residential Attached

**\$639,522** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$639,522</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2004</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>16</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>\$0.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$288.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-132-265</b>
Mgmt. Co's Name: <b>RANCHO</b>		Tour:
Mgmt. Co's Phone: <b>604-684-4508</b>		
View: <b>Yes: DOWNTOWN</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **1 Storey, Corner Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
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 Access:  
Parking: **Garage Underbuilding**  
  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Dist. to School Bus:  
Total Units in Strata: **82**

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **PL BCS1076 LT 17 DL 541 LD 36**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 11'			x			x
Main	Bedroom	10'6 x 8'6			x			x
Main	Kitchen	7'9 x 6'8			x			x
Main	Den	6'3 x 5'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>531</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>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>531 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>531 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**L'aria 1 BEDROOM + DEN corner unit in the core of Downtown Vancouver! Open plan unit with large south facing patio. Amenities include a large gym with outdoor patio & Meeting Room. 1 Parking, Pets & Rentals allowed.**



Presented by:  
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**Active**  
**R2504637**

Board: V  
Apartment/Condo

**502 1133 HARWOOD STREET**

Vancouver West  
Downtown VW  
V6E 1R9

Residential Attached

**\$750,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$750,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>9999</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM-5A</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,892.91</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$1.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>006-538-291</b>
Mgmt. Co's Name: <b>Strata West</b>		Tour:
Mgmt. Co's Phone: <b>604-904-9595</b>		
View: <b>Yes: Ocean view, Beach view</b>		
Complex / Subdiv: <b>Harwood Manor</b>		
Services Connected: <b>Community, Electricity</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>5 Plus Level</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete, Frame - Metal</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Stucco</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>22</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:	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Rooftop Deck</b>		Floor Finish:	
Type of Roof: <b>Torch-On</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
 Legal: **STRATA LOT 18, PLAN VAS1351, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 100/1711 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'4			x			x
Main	Dining Room	9'8 x 8'7			x			x
Main	Kitchen	7'6 x 7'9			x			x
Main	Master Bedroom	14'1 x 14'5			x			x
Main	Bedroom	12'2 x 11'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,081</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	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total): <b>1,081 sq. ft.</b>	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6			No	
Grand Total: <b>1,081 sq. ft.</b>				7			No	
				8			No	

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

**Location, location, location! Start planning your 'Staycation'! Located just on the other side from the beach, minutes from English Bay, find your new home which is rarely available! This 2 bed 1 bath south (water) facing condo is awaiting your renovation dreams. The biggest unit in the complex, nearly 1100 sq ft, this is a truly centrally located home between Sunset Beach & Davie Village! Call today before this rare opportunity is gone!**



Presented by:  
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**Active**  
**R2505420**

Board: V  
Townhouse

**1125 HOMER STREET**

Vancouver West  
Yaletown  
V6B 0B1

Residential Attached

**\$1,098,000** (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?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$565.30**

Original Price: **\$1,098,000**  
Approx. Year Built: **2008**  
Age: **12**  
Zoning: **DD**  
Gross Taxes: **\$3,209.13**  
For Tax Year: **2019**  
Tax Inc. Utilities?:  
P.I.D.: **027-601-480**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **REMAX DWELL**  
Mgmt. Co's Phone: **604-821-2999**  
View: **Yes: STREET VIEW**  
Complex / Subdiv: **H&H**  
Services Connected: **Electricity**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Brick, Concrete**  
Exterior: **Brick, Concrete, Glass**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **N**  
Dist. to Public Transit: **CLOSE**  
Units in Development: **192**  
Title to Land: **Freehold Strata**  
Dist. to School Bus: **CLOSE**  
Total Units in Strata: **192**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 15, PLAN BCS3027, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
Amenities: **Bike Room, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 12'2			x			x
Main	Kitchen	9'4 x 9'8			x			x
Main	Dining Room	8' x 5'11			x			x
Main	Storage	7'9 x 5'3			x			x
Above	Master Bedroom	9'2 x 21'7			x			x
Above	Bedroom	9'4 x 10'8			x			x
Above	Den	8'3 x 8'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>614</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>659</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,273 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>1,273 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

**Prompton Real Estate Services Inc.**

**Unbelievable value in Yaletown! Spacious townhome on two levels! Main living has open plan, balcony & a 2 piece powder room with generous size in-suite storage. Open kitchen with granite counter tops, gas stove, SS appliances, kitchen island, and electric fireplace. Upper level w/2 bdrms & office nook. The large master bedroom has a 5 piece (double sink) ensuite & a separate patio. Excellent building amenities include a recreation centre, 1 parking stall & visitor parking available. Pets/rentals welcome. Ideal location steps to restaurants, shopping, seawall, and Canada Line. Unique opportunity in a fantastic location.**