

Presented by:
Bill Babcock
 Royal LePage Sterling Realty
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Vancouver East, Grandview VE Residential Attached
203 1330 GRAVELEY ST, V5L 3A2 **Active**
 MLS# V1094476



List Price: \$279,900 Previous Price: \$289,900

Subdiv/Complex: _____
 Frontage: _____ Approx Yr Blt: 1990 PID: 015-804-348
 Depth/Size: _____ Age at List Date: 24 Zoning: Apartment/Condo
 Lot SqFt: 0 Bedrooms: 1 Taxes: \$1,068 (2014)
 Exposure: _____ Bathrooms: 1 GST/HST Incl?:
 Stories in Bldg: 3 Full Baths: 1 Tax Incl Utilities: No
 Flood Plain: _____ Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: _____
 Fixt Removed: _____
 View: N

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: _____	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed, Vinyl		
Rain Screen: _____	R/I Plumbing: _____	
Type of Roof: Asphalt	Dist to Public Trans: _____	Dist to School/Bus: _____
Renovations: _____	Units in Development: _____	Total Units in Strata: _____
Flooring: Mixed	Locker: _____	
Water Supply: City/Municipal	Possession: _____	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Sundeck(s)		
Mngmt Co: RICHVIEW MANAGEMENT	Property Disclosure: N - COURT ORDER SALE	
Mngmt Ph: 604-276-8888	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$278.73		

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management

Legal: PL VAS2608 LT 10 DL 264A LD 36
 Amenities: None
 Features Incl: _____

Site Influences: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 8'						
Main F.	Living Room	12' X 8'						
Main F.	Dining	12' X 7'						
Main F.	Master Bedroom	14' X 10'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms
Finished Floor Area Main: 709	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height: _____	4
Total Finished Floor Area: 709	Restricted Age: _____	5
	# Pets / Cats; Dogs: _____	6
Unfinished Floor Area: 0	# or % Rentals: _____	7
Grand Total Floor Area: 709		8

Listing Broker(s): Top Vision Realty Inc.

COURT ORDER SALE. The Hampton Court. Large 1 bedroom and den. Over 700 sq ft of living space. Central location, 5 minutes from downtown, walking to transit, parks and community center. Tenant occupied property. Showing only between 9am to 5pm. Min 24 hours notice required. Preferred 48 hours.

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Vancouver East, Collingwood VE Residential Attached
2101 3660 VANNESS AV, V5R 6H8 MLS# V1102264 **Active**



List Price: \$287,900 Previous Price: \$295,900

Subdiv/Complex: CIRCA BY BOSA

Frontage:	Approx Yr Blt:	2006	PID:	026-795-418
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	9	Zoning:	CD-1
Exposure:	Bedrooms:	1	Taxes:	\$1,143 (2014)
Stories in Bldg:	Bathrooms:	1	GST/HST Incl?:	
Flood Plain:	Full Baths:	1	Tax Incl Utilities:	
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - Beautiful Views to the South & West

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - N		
Mngmt Co:	wynford	Bylaw Restrictions:	Rentals Allowed, Pets Allowed		
Mngmt Ph:	604-261-0285	Maint Fee:	\$194.25		

Maint Charge Incl: Garbage Pickup, Gardening, Caretaker, Management, Recreation Facility

Legal: PL BCS2012 LT 190 DL 36 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Elevator, Exercise Centre
 Features Incl:

Site Influences: Central Location, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'6"						
Main F.	Dining	10'6 X 8'						
Main F.	Kitchen	7'6 X 7'6"						
Main F.	Bedroom	10' X 10'						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	567	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		2
Finished Floor Area Bsmt:	0	Bsmt Height:	3
Total Finished Floor Area:	567	Restricted Age:	4
		# Pets / Cats; Dogs:	5
Unfinished Floor Area:	0	# or % Rentals:	6
Grand Total Floor Area:	567		7
			8

Listing Broker(s): Macdonald Realty Ltd.

Sub-penthouse suite with incredible, unobstructed views. Views looking South (quite side of building) with a large covered patio. Enjoy updates such as laminate flooring, crown mouldings and designer paint. No wasted space in this well laid out open concept suite. All this in a concrete BOSA building. Steps to skytrain (but no noise), pets and rentals allowed.

Presented by:
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Vancouver East, Mount Pleasant VE Residential Attached
111 2150 BRUNSWICK ST, V5T 3L5 **MLS# V1107576** **Active**



List Price: \$289,000 Previous Price: \$299,000

Subdiv/Complex: Frontage: Approx Yr Blt: 1982 PID: 004-299-388
 Depth/Size: Lot SqFt: 0 Age at List Date: 33 Zoning: Apartment/Condo
 Exposure: Bedrooms: 2 Taxes: \$1,139 (2014)
 Stories in Bldg: Bathrooms: 1 GST/HST Incl?:
 Flood Plain: Full Baths: 1 Tax Incl Utilities:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans: NRBY	Dist to School/Bus: NRBY
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate, Other	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: N - SCHEDULE A	
Mngmt Co: Kyle Properties	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
Mngmt Ph:	Maint Fee: \$251.73	

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management

Legal: PL VAS1213 LT 15 DL 200A LD 36 IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T
 Amenities: Elevator, Shared Laundry
 Features Incl:
 Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	12'3 X 9'5						
Main F.	Bedroom	9'7 X 8'8						
Main F.	Living Room	14'3 X 10'6						
Main F.	Dining	10'7 X 7'7						
Main F.	Kitchen	7'4 X 6'7						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 695	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 695	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 695		8

Listing Broker(s): Macdonald Realty Ltd.

2 bedroom + 1 bathroom corner unit located in Mount Pleasant. North facing unit with balcony. Building is located just two blocks to Dude Chilling Park and the best of shops and restaurants on Main Street. Shared laundry on each floor. Building has recent upgrades. Pets are welcome. 1 parking (common property). Have your Realtor call to inquire.

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Vancouver East, Renfrew VE Residential Attached
106 2677 E BROADWAY BB, V5M 1Y6 MLS# V1113889 **Active**



List Price: \$309,000 Previous Price: \$319,000

Subdiv/Complex: BROADWAY GARDENS

Frontage:	Approx Yr Blt:	1996	PID:	023-623-144
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	19	Zoning:	STRATA
Exposure:	Bedrooms:	2	Taxes:	\$1,039 (2014)
Stories in Bldg: 4	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	1 Storey, Ground Level Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Other				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLOCK
Flooring:	Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Gas - Natural			Seller's Interest:	Court Ordered Sale
Outdoor Area:	None			Mortgage Info:	\$0
Mngmt Co:	BAYWEST MANAGEMENT			Property Disclosure:	N - PH LS
Mngmt Ph:	604-257-0325	Maint Fee:	\$269.47	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions

Maint Charge Incl: Management

Legal: PL LMS2603 LT 5 DL THSL LD 36 SEC 34 UNDIV 85/3539 SHARE IN COMM PROP THEREIN TOGETHERWITH AN INT

Amenities: None

Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'9 X 10'						
Main F.	Kitchen	9' X 8'9						
Main F.	Dining	9'7 X 9'5						
Main F.	Master Bedroom	14'2 X 9'3						
Main F.	Bedroom	12' X 9'2						
Main F.	Den	9'2 X 4'5						
Main F.	Foyer	7' X 3'7						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	919	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	919	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	919			8	

Listing Broker(s): Blu Realty

Broadway Gardens - Two bedroom, Two bathroom, Ground level corner unit with a Courtyard Entrance featuring Gas Fireplace and Insuite Laundry. Centrally located with transit at your door, walk to Renfrew Skytrain Station, schools, shops & restaurants.

