



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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luis@luisayala.ca



Active
R2478296

Board: V
Apartment/Condo

617 138 E HASTINGS STREET

Vancouver East
Downtown VE
V6A 0E6

Residential Attached

\$354,900 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$354,900**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2015**
Depth / Size (ft.): _____ Bedrooms: **1** Age: **5**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **DEOD**
Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,100.07**
Council Apprv?: _____ Half Baths: **0** For Tax Year: **2020**
Exposure: **South** Maint. Fee: **\$171.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **029-719-496**
Mgmt. Co's Name: **First Service** Tour: _____
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: Downtown, Historic Chinatown**
Complex / Subdiv: _____
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Penthouse, Upper Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: _____
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to Public Transit: **1/2 block** Dist. to School Bus: **Close**
Units in Development: _____ Total Units in Strata: **110**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Management**
Legal: **STRATA LOT 79, PLAN EPS3084, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	12' x 4'			x			x
Main	Master Bedroom	12' x 12'			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):	448	# of Rooms: 3	# 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: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	448 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
		Bylaws: Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	448 sq. ft.	Basement: None			7				
					8				

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

BEST VALUE DOWNTOWN - inc one secure parking stall & storage locker. See this newer, affordable, Top Floor suite with downtown views. This clean and bright suite features higher ceilings, Euro style cabinetry, laminate flooring, washer/dryer hook up. The buildings amenities inc community garden, bike storage, & secure double gated parking & entrance. Close to Gastown, Chinatown, Rogers Arena, B.C. Place Stadium, SFU Campus, restaurants, & skytrain. Rentals and Pets allowed.



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Active
R2484563

Board: V
Apartment/Condo

2609 5380 OBEN STREET

Vancouver East
Collingwood VE
V5R 6H7

Residential Attached

\$529,000 (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: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage; Underground, Visitor Parking		Locker: Y
Exterior: Mixed			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year: _____	Dist. to Public Transit: CLOSE	Total Units in Strata: _____
Rain Screen: _____	R.I. Plumbing: _____	Units in Development: _____	
Renovations: _____		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water: _____	Property Disc.: Yes	
Fireplace Fuel: _____	R.I. Fireplaces: _____	Fixtures Leased: No	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: None		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Other			

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): 722	# of Rooms: 6	# 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): 722 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: 722 sq. ft.	Basement: None			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.



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Active
R2486441
Board: V
Apartment/Condo

302 5438 RUPERT STREET

Vancouver East
Collingwood VE
V5R 2K3

Residential Attached

\$508,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$508,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2003
Depth / Size (ft.):	Bedrooms: 2	Age: 17
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: C-2
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,257.54
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$220.19	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-647-750
Mgmt. Co's Name: TML MANAGEMENT GROUP LTD		Tour:
Mgmt. Co's Phone: 604-207-9001		
View: No :		
Complex / Subdiv: QUEENSLAND		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed			Locker: N
Foundation: Concrete Perimeter			Dist. to School Bus: NEAR
Rain Screen:	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Total Units in Strata: 45
Renovations:	R.I. Plumbing: No	Units in Development: 45	
Water Supply: City/Municipal		Title to Land: Freehold Strata	
Fireplace Fuel:	Metered Water:	Property Disc.: No	
Fuel/Heating: Baseboard, Electric	R.I. Fireplaces: 0	Fixtures Leased: No :	
Outdoor Area: Balcony(s)	# of Fireplaces: 0	Fixtures Rmvd: No :	
Type of Roof: Other		Floor Finish: Wall/Wall/Mixed	

Maint Fee Inc: **Caretaker, Gardening, Gas, Management**
Legal: **STRATA LOT 33, PLAN BCS350, DISTRICT LOT 37, 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: **Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 16'			x			x
Main	Kitchen	8'4 x 8'6			x			x
Main	Dining Room	12'6 x 8'			x			x
Main	Master Bedroom	16' x 10'			x			x
Main	Bedroom	9'6 x 8'9			x			x
Main	Solarium	5'6 x 4'			x			x
Main	Storage	3'8 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 796	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 796 sq. ft.	# or % of Rentals Allowed: 5			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 796 sq. ft.				7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Team 3000 Realty Ltd.

Well priced South facing unit on quiet side of building. Features 2 bedrooms, den/solarium, 2 baths, functional layout. The unit has insuite storage and a covered balcony. Located close to shopping, schools, restaurants and transportation. Priced to sell. OFFERS SUBJECT TO COURT APPROVAL BY OCT 8 - ALL OFFERS MUST BE SUBMITTED TO BUSINESS DAYS PRIOR TO COURT DATE.



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Active
R2491610

Board: V
Townhouse

1125 HOMER STREET

Vancouver West
Yaletown
V6B 0B1

Residential Attached

\$1,148,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,148,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2008
Depth / Size (ft.):	Bedrooms: 2	Age: 12
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: DD
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,209.13
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$565.30	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 027-601-480
Mgmt. Co's Name: REMAX DWELL		Tour: Virtual Tour URL
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	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Brick, Concrete	Parking: Garage; Underground		
Exterior: Brick, Concrete, Glass			Locker: N
Foundation: Concrete Perimeter			Dist. to School Bus: CLOSE
Rain Screen:	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata: 192
Renovations:	R.I. Plumbing:	Units in Development: 192	
Water Supply: City/Municipal		Title to Land: Freehold Strata	
Fireplace Fuel: Electric	Metered Water:	Property Disc.: No	
Fuel/Heating: Baseboard, Electric	R.I. Fireplaces:	Fixtures Leased: :	
Outdoor Area: Balcony(s)	# of Fireplaces: 1	Fixtures Rmvd: :	
Type of Roof: Asphalt		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): 614	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 659	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,273 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: 1,273 sq. ft.				7				
				8				

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

Prompton Real Estate Services Inc.

Welcome to H&H located in Yaletown. Spacious Townhome on two levels! Main living has open plan, its own balcony & a 2 piece powder room & 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 & den/office. The master bedroom has a 5 piece (double sink) ensuite & a good size office/den area. Excellent amenities include a recreation centre, 1 parking stall & visitor parking available. Pets/rentals welcome. Ideal location steps to restaurants, shopping, seawall, and Canada Line.



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Active
R2498580

Board: V
Apartment/Condo

313 405 SKEENA STREET

Vancouver East
Renfrew VE
V5K 0A3

Residential Attached

\$584,800 (LP)

(SP)



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

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

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): 770	# of Rooms: 10	# 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	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 770 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed, Smoking Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 770 sq. ft.				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. Book your private viewing today!



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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:
Meas. Type: **Feet**
Depth / Size (ft.): **182**
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **0**
Half Baths: **1**
Maint. Fee: **\$412.53**

Original Price: **\$589,000**
Approx. Year Built: **1997**
Age: **23**
Zoning: **DD**
Gross Taxes: **\$1,388.00**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **023-701-111**
Tour:

If new, GST/HST inc?:

Mgmt. Co's Name: **WYNFORT**

Mgmt. Co's Phone:

View: **Yes: CITY VIEW/ WATER VIEW**

Complex / Subdiv: **THE POINTE**

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Glass, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
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: **Rear**
Parking: **Garage; Underground, Other, Visitor Parking**
Locker: **N**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

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

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):	556	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	1	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: NR	Cats:	Dogs: Yes	3				Pool:
Finished Floor (Total):	556 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	556 sq. ft.	Basement: None			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.