



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2233981**

Board: V  
Townhouse

**5699 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$709,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$709,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1999**  
Depth / Size (ft.): Bedrooms: **3** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,410.30**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$491.12** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-593-206**  
Mgmt. Co's Name: **Strataco** Tour:  
Mgmt. Co's Phone: **604-294-4141**  
View: **No :**  
Complex / Subdiv: **KILLARNEY VILLAS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
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:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 13 DL 37 LD 36. UNDIV 1415/37644 SHARE IN COM RPOP THEREIN 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, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 9'9			x			x
Main	Living Room	13'6 x 12'8			x			x
Main	Dining Room	10'10 x 6'5			x			x
Main	Master Bedroom	13'3 x 12'5			x			x
Main	Bedroom	12'2 x 10'6			x			x
Main	Bedroom	9'9 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>803</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>759</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,562 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,562 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas. This 3 bedroom suite is the perfect canvas for all your design ideas. A rare townhome in the Killarney neighborhood and centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, schools and neighboring Central Park. This ground level walk-out includes over 1500 sq. ft of living space including 3 bedrooms up and a spacious outdoor garden space. It also allows direct access to the suite from the parkade (Unique)! 2 parking stalls, 1 storage, pet friendly and rentals welcome. Open Thursday Jan 25 4:30 - 6PM and Sunday Jan 28 2 to 3:30PM**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2234007**

Board: V  
Townhouse

**5663 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$649,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$649,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1999**  
Depth / Size (ft.): Bedrooms: **3** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,254.45**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$451.55** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-593-176**  
Mgmt. Co's Name: **STRATACO** Tour:  
Mgmt. Co's Phone: **604-294-4141**  
View: **No :**  
Complex / Subdiv: **KILLARNEY VILLAS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
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:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 10 DL 37 LD 36. UNDIV 1301/37644 SHARE IN COM RPOP THEREIN 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, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'8 x 13'10			x			x
Main	Living Room	15'8 x 13'6			x			x
Above	Master Bedroom	15'5 x 13'9			x			x
Above	Bedroom	12' x 9'9			x			x
Above	Bedroom	15'1 x 8'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>588</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>812</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,400 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,400 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas. This 3 bedroom suite is the perfect canvas for all your design ideas. A rare townhome in the Killarney neighborhood and centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, schools and neighboring Central Park. This ground level walk-out includes 1400 sq. ft of living space including 3 bedrooms up and a spacious outdoor garden space. It also allows direct access to the suite from the parkade (Unique)! 2 parking stalls, 1 storage, pet friendly and rentals welcome. Open Thursday Jan 25 4:30 - 6PM and Sunday Jan 28 2 to 3:30PM**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2234042**

Board: V  
Townhouse

**213 5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$759,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$759,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,635.13</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$574.76</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-338</b>
Mgmt. Co's Name: <b>STRATACO</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>KILLARNEY VILLAS</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
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:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**

Legal: **PL LMS3991 LT 26 DL 37 LD 36. UNDIV 1656/37644 SHARE IN COM RPOP THEREIN 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, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'1 x 11'1			x			x
Main	Living Room	18'4 x 18'2			x			x
Main	Dining Room	12'9 x 6'			x			x
Main	Bedroom	11'4 x 8'11			x			x
Above	Master Bedroom	15'4 x 14'8			x			x
Above	Bedroom	13'6 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,069</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>755</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,824 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allowed</b>			6				
Grand Total:	<b>1,824 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features over 1800 sq. ft of living space over 2 levels and has the feel and flow of a detached home! The townhome 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 and rentals welcome. Open Thursday Jan 25 4:30 - 6PM and Sunday Jan 28 2 to 3:30PM**