



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

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



**Active**  
**R2208521**

Board: V  
Townhouse

**3185 W 3RD AVENUE**

Vancouver West  
Kitsilano  
V6K 1N2

Residential Attached

**\$1,048,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: **No :**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$0.00**

Original Price: **\$1,048,000**  
Approx. Year Built: **2012**  
Age: **5**  
Zoning: **RT-8**  
Gross Taxes: **\$2,685.19**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **028-908-937**  
Tour:

Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
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: **Other**  
Legal: **PL BCS4487 LT 2 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10" x 12'9"			x			x
Main	Dining Room	12' x 10'10"			x			x
Main	Master Bedroom	13'6" x 11'3"			x			x
Main	Bedroom	16'8" x 8'0"			x			x
Main	Kitchen	11' x 8'0"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>962</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	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>962 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>No Restrictions</b>					5				Door Height:
Grand Total:	<b>962 sq. ft.</b>	Basement:	<b>None</b>					6				
								7				
								8				

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

**Court order sale, great location 962 square feet, 2 bedrooms, located in desirable kits, call today to view. Allow time for showings. Tenant occupied.**



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**Active**  
**R2208534**

Board: V  
Townhouse

**3181 W 3RD AVENUE**

Vancouver West  
Kitsilano  
V6K 1N2

Residential Attached

**\$754,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: **No :**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$0.00**

Original Price: **\$754,000**  
Approx. Year Built: **2012**  
Age: **5**  
Zoning: **RT-8**  
Gross Taxes: **\$1,854.85**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **028-908-929**  
Tour:

Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**

Total Parking: **0** Covered Parking: **0** Parking Access:  
Parking: **Open**  
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: **Other**  
Legal: **PL BCS4487 LT 1 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	<b>Kitchen</b>	<b>11'5 x 10'6</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Dining Room</b>	<b>11'5 x 6'5</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Living Room</b>	<b>11'6 x 8'2</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>11' x 8'6</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>11' x 10'11</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	705	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	<b>Below</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	0	Restricted Age:			2	<b>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>705 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Grand Total:	<b>705 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Court order sale, here is your opportunity to buy a two bedroom t-home in a great area. Allow time for showings. Tenant occupied. Next Showing-Monday, October 2nd 5-5:30pm**



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**Active**  
**R2208555**

Board: V  
Townhouse

**1888 TRUTCH STREET**

Vancouver West  
Kitsilano  
V6K 4G3

Residential Attached

**\$1,525,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: **No :**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$0.00**

Original Price: **\$1,525,000**  
Approx. Year Built: **2012**  
Age: **5**  
Zoning: **RT-8**  
Gross Taxes: **\$4,491.49**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **028-908-945**  
Tour:

Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
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: **Other**  
Legal: **PL BCS4487 LT 3 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 8'5			x			x
Main	Living Room	15'11 x 8'5			x			x
Main	Dining Room	11' x 9'0			x			x
Main	Bedroom	13'3 x 8'9			x			x
Above	Master Bedroom	14'9 x 10'9			x			x
Above	Bedroom	12'7 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>746</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>576</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>127</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,449 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Grand Total:	<b>1,449 sq. ft.</b>	Basement: <b>Part</b>			6				
					7				
					8				

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

**Court order sale, 3 level T-home, great location, priced to sell. Allow time for showings. Tenant occupied. Next showing- Thursday, October 5th, 4:30-5**



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**Active**  
**R2204489**

Board: V  
Townhouse

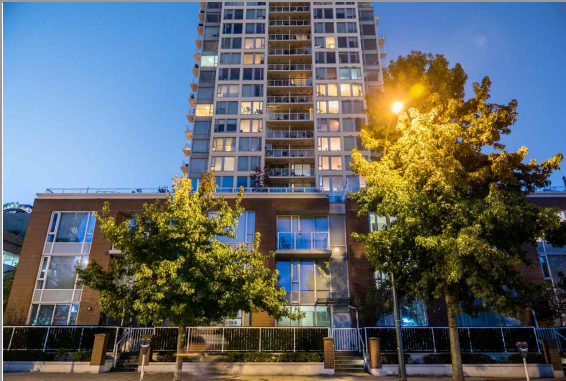
**T19 550 TAYLOR STREET**

Vancouver West  
Downtown VW  
V6B 1R1

Residential Attached

**\$779,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$779,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2005</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>CD-1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,739.88</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$306.96</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>Yes</b>		P.I.D.: <b>026-460-271</b>
Mgmt. Co's Name: <b>WYNFORD GROUP</b>		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: PARK, COURTYARD</b>		
Complex / Subdiv:		
Services Connected: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage Underbuilding, Garage, Underground**  
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: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
Legal: **LT 14 BLK 17 DL 541 NWD GR1 PL BCS1559**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 13'1			x			x
Main	Kitchen	8'8 x 7'3			x			x
Main	Den	5'10 x 10'5			x			x
Below	Master Bedroom	11' x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>283</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>508</b>	Crawl/Bsmt. Height:			1	Main	<b>3</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>791 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>791 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

**UNBELIEVABLE ROOF TOP DECK! Trendy One and Spacious ONE Bedroom/Den Almost 800 Sq Ft of Inside Space and Over 700 Sq Ft of Outdoor Space Access your new home through a Secure Gated Green Landscaped Courtyard Open Plan Kitchen, Private Den, A Front Porch, A Balcony & An Upper Deck across Andy Livingstone Park and steps to Rogers Arena and Chinatown. INVESTORS tenants are paying \$2000/month and want to stay ACCEPTED OFFER \$796,000 - COURT DATE COMING SOON - OPEN HOUSE WEDNESDAY October 4th from 6:30 pm to 7 pm**