



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

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



**Active**  
**R2364826**

Board: V  
Apartment/Condo

**1402 1575 BEACH AVENUE**

Vancouver West  
West End VW  
V6G 1Y5

Residential Attached

**\$2,688,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **South**  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$1,047.23**

Original Price: **\$2,688,000**  
Approx. Year Built: **1977**  
Age: **42**  
Zoning: **RM-5A**  
Gross Taxes: **\$7,414.66**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **003-972-372**  
Tour:

Mgmt. Co's Name: **MACDONALD COMMERCIAL**

Mgmt. Co's Phone: **604-736-5611**

View: **Yes: WATER VIEW/SUNSET**

Complex / Subdiv: **PLAZA DEL MAR**

Services Connected: **Community**

Sewer Type: **Community**

Style of Home: **2 Storey, Penthouse**  
Construction: **Concrete**  
Exterior: **Concrete, Mixed, Other**  
Foundation: **Concrete Perimeter**

Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcony(s), Rooftop Deck**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2**  
Parking: **Garage; Underground**  
  
Dist. to Public Transit:  
Units in Development: **25**  
Title to Land: **Other**

Parking Access: **Lane**  
  
Locker: **Y**  
Dist. to School Bus:  
Total Units in Strata: **25**

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

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal**

Legal: **STRATA LOT 39 PLAN VAS414 DISTRICT LOT 185 LAND DISTRICT 36 UNDIV 1948/49546 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON**

Amenities: **Elevator**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 15'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Family Room	19' x 17'			x			x
Main	Foyer	13' x 9'			x			x
Main	Patio	20' x 20'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	17' x 11'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,171</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>820</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,991 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>1,991 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

**Royal Pacific Riverside Realty Ltd.**

**Outstanding 2 level penthouse with unblocked 1st line waterfront English Bay view facing south with huge surrounded deck. Close to 2000 sq indoor space and 400 sq outdoor space wait for your idea. Most desirable location that you can hardly find and compare. Next Showing Thurs May 9th, 2:30-3:30pm**



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

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



**Active**  
**R2379200**  
Board: V  
Apartment/Condo

**405 3489 ASCOT PLACE**

Vancouver East  
Collingwood VE  
V5R 6B6

Residential Attached

**\$139,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$189,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1994</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>25</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>\$725.67</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$195.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-909-001</b>
Mgmt. Co's Name: <b>FIRST SERVICE RESIDENTIAL</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View:		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Other</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Concrete Frame, Frame - Metal</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Other</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:	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>: COURT ORDER SALE</b>	
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>: COURT ORDER SALE</b>	
Outdoor Area: <b>None</b>		Floor Finish:	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Other**  
Legal: **INTEREST OF JIAN HENG SUN IN STRATA LOT 33, PLAN LMS1558, DISTRICT LOT 51, NEW WESTMINSTER LAND DISTRICT, UNDIV 480/84778 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT**  
Amenities: **Elevator**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 10'6			x			x
Main	Kitchen	8'2 x 7'5			x			x
Main	Bedroom	13'6 x 10'6			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): <b>480</b>	# of Rooms: <b>3</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>480 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>480 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**50% share sale by court order. Central location close to skytrain station.**



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

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



**Active**  
**R2385243**

Board: V  
Townhouse

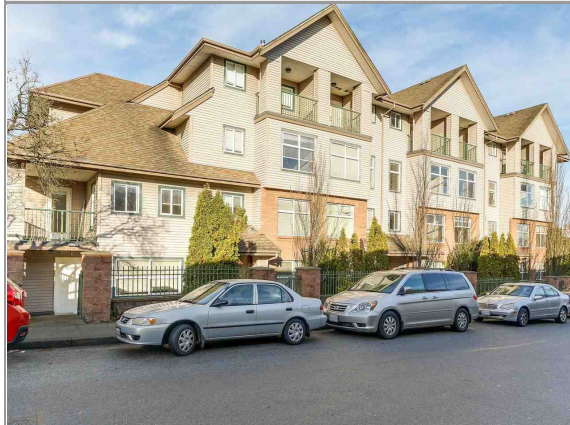
**212 5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$585,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$585,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>20</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>\$1,317.22</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$451.20</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-320</b>
Mgmt. Co's Name: <b>Strataco</b>		Tour:
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>		
Sewer Type:		

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

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

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 25 DL 37 LD 36.**

Amenities: **In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'4			x			x
Main	Living Room	20'1 x 11'11			x			x
Main	Dining Room	15'6 x 10'1			x			x
Above	Master Bedroom	12' x 10'2			x			x
Above	Bedroom	13'8 x 8'10			x			x
Above	Bedroom	10'8 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>719</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>680</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>1,399 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>1,399 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**MLA Realty**

**East Van 3 bedroom townhome under \$600K! Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq.ft. of living space with open kitchen, dining and living on main level and 3 bedrooms upstairs. The home 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 (2 pets, any size) and rentals welcome. Call today for your private viewing. Sold "as is-where is".**



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

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



**Active**  
**R2386583**

Board: V  
Apartment/Condo

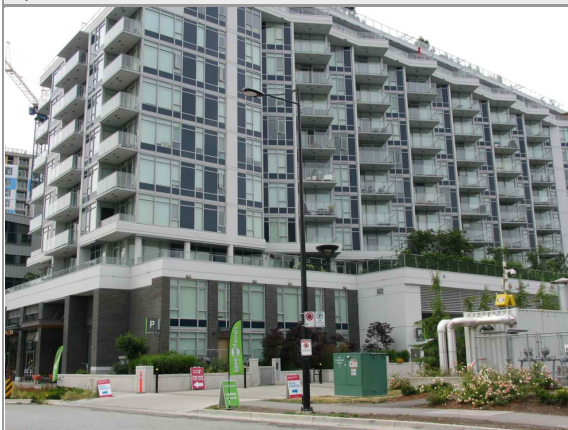
**1015 3557 SAWMILL CRESCENT**

Vancouver East  
South Marine  
V0V 0V0

Residential Attached

**\$529,000** (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?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$294.45**

Original Price: **\$529,000**  
Approx. Year Built: **2018**  
Age: **1**  
Zoning: **CD-1**  
Gross Taxes: **\$1,518.76**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **Yes**  
P.I.D.: **030-449-189**  
Tour:

View: **Yes: River & Greenbelt**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

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

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**  
Legal: **STRATA LOT 284, PLAN EPS4966, DISTRICT LOT 331, 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 V**  
Amenities: **Bike Room, Playground, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'10"			x			x
Main	Dining Room	8'8 x 6'2"			x			x
Main	Kitchen	8'10 x 8'9"			x			x
Main	Bedroom	10'5 x 9'			x			x
Main	Den	6'4 x 5'2"			x			x
Main	Foyer	5'3 x 4'11"			x			x
Main	Walk-In Closet	7' x 5'1"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>685</b>	# of Rooms: <b>7</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>685 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Grg Dr Ht:
Grand Total:	<b>685 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **RA Realty Alliance Inc.**

**Vancouver master community along the Fraser River shoreline. Gorgeous sub penthouse east facing river views. Gourmet chef's kitchen includes s/s gas range, fridge, dishwasher, microwave, quartz countertops, deep double sink, instant hot water tap. Enjoy the luxury of Air conditioning and Nu-heat in floor heating. Connect your wireless devices to Nest for an ultimate smart home. 2 guest suites available. World class amenities of over 14k sq ft in club house with impressive gym, indoor pool, sauna/steam/hottub, squash and basketball courts and party lounge. Retail space for community to include save on, starbucks, TD Bank, cafe, restaurants and future daycare. Only minutes away from Canada line Skytrain, Metrotown.**





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

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



**Active**  
**R2391619**  
Board: V  
Apartment/Condo

**PH 1245 HOMER STREET**

Vancouver West  
Yaletown  
V6B 2Y9

Residential Attached

**\$4,995,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$4,995,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2000</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>CD-1</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$11,065.21</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$812.96</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>024-551-899</b>
Mgmt. Co's Name: <b>Associa British Columbia Inc.</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-591-6060</b>		
View: <b>:</b>		
Complex / Subdiv: <b>THE ILIAD</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane, Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete, Glass</b>			Locker:
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>1 BLOCK</b>
Rain Screen: <b>Full</b>	Reno. Year:	Dist. to Public Transit: <b>STEPS</b>	Total Units in Strata: <b>11</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>11</b>	
Water Supply: <b>City/Municipal</b>		Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Outdoor Area: <b>Rooftop Deck</b>	# of Fireplaces: <b>3</b>	Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Other</b>		Floor Finish: <b>Concrete, Hardwood, Tile</b>	

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**  
Legal: **STRATA LOT 11 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3940**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'11 x 20'0			x			x
Main	Dining Room	20'3 x 13'4			x			x
Main	Kitchen	18'3 x 9'9			x			x
Main	Eating Area	20'3 x 10'2			x			x
Main	Master Bedroom	21'5 x 14'1			x			x
Main	Bedroom	10'0 x 9'6			x			x
Main	Walk-In Closet	8'6 x 4'4			x			x
Main	Bedroom	14'2 x 13'6			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>2,745</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>89</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>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,834 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>2,834 sq. ft.</b>				7				
					8				

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

**The Penthouse at THE ILIAD 1st time ever on the market. This one of a kind boutique New York style building is iconic in Yaletown with the "Gargoyles standing guard". Step off the elevator directly into this contemporary timeless design. Expansive space, oversized windows, exposed concrete and so many Architectural details lend itself to one of the most unique loft spaces. YOUR PRIVATE 2825 sqft ROOFTOP PATIO features your own PRIVATE LAP POOL and many options for all your outdoor entertaining. The industrial kitchen is a chefs dream featuring European stainless appliances and gorgeous high end maple cabinetry. The master bedroom and second bedroom, both ensuite and incredibly large with built in closets. Third bedroom can double as an office. A/C, 2 pkg spaces and insuite storage.**



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

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



**Active**  
**R2394861**

Board: V  
Apartment/Condo

**328 2680 W 4TH AVENUE**

Vancouver West  
Kitsilano  
V6K 1P7

Residential Attached

**\$825,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$875,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1996</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>C-2</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,850.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$409.00</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>023-362-693</b>
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type:		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Stone, Wood</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Renovations:	R.I. Plumbing:	Units in Development: <b>99</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: :	
Outdoor Area: <b>Rooftop Deck</b>		Fixtures Rmvd: :	
Type of Roof: <b>Tar &amp; Gravel</b>		Floor Finish:	

Maint Fee Inc: **Garbage Pickup, Management, Other**  
Legal: **PL LMS2329 LT 56 DL 192 LD 36 UNDIV 94/6370 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPERTY**

Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 13'0			x			x
Main	Dining Room	13'0 x 10'0			x			x
Main	Kitchen	11'0 x 9'0			x			x
Main	Bedroom	12'0 x 12'0			x			x
Main	Master Bedroom	16'0 x 12'0			x			x
Main	Den	9'0 x 9'0			x			x
Main	Storage	4'0 x 6'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,007</b>	# of Rooms: <b>7</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	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,007 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>1,007 sq. ft.</b>				7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**

**Oakwyn Realty Ltd.**

**Fantastic 2 bed/2bath in the heart of Kitsilano. This bright and spacious unit presents over 1,000 sqft of open concept living. Enjoy gourmet kitchen with updated appliances, cozy fireplace and warm flooring throughout. Both bedrooms are ample sized, the master with ensuite. The den is ideal for home office space. Walk up to the common roof top deck and enjoy sweeping views. All of this in a pro-active strata with secure parking, plenty of storage, only steps from shops, restaurants, green spaces, schools and much more. OPEN HOUSE SUN SEPTEMBER 1, 2:30-3:30PM**



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

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



**Active**  
**R2395905**

Board: V  
1/2 Duplex

**2 122 W 12TH AVENUE**

Vancouver West  
Mount Pleasant VW  
V5Y 1T7

Residential Attached

**\$1,550,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **Exempt**  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **SELF MANAGED**  
Mgmt. Co's Phone:  
View: **No : PEEK-A-BOO MOUNTAIN**  
Complex / Subdiv:  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **5**  
Bathrooms: **4**  
Full Baths: **4**  
Half Baths: **0**  
Maint. Fee: **\$256.30**

Original Price: **\$1,550,000**  
Approx. Year Built: **2007**  
Age: **12**  
Zoning: **RT-6**  
Gross Taxes: **\$3,828.93**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **027-322-785**  
Tour:

Style of Home: <b>3 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Single</b>		
Exterior: <b>Mixed</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>NEAR</b>		Dist. to School Bus: <b>NEAR</b>
Rain Screen:	Units in Development: <b>3</b>		Total Units in Strata: <b>3</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Other</b>	Fixtures Leased: <b>:</b>		
Fuel/Heating: <b>Radiant</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish:		
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Sewer**  
Legal: **STRATA LOT 2, BLOCK 45, PLAN BCS2650, DISTRICT LOT 302, 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,**  
Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **Oven - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 12'7	Bsmt	Bedroom	10'8 x 8'8			x
Main	Dining Room	12'7 x 6'			x			x
Main	Kitchen	11'1 x 8'			x			x
Main	Foyer	8' x 5'6			x			x
Above	Master Bedroom	12' x 11'3			x			x
Above	Bedroom	10' x 7'9			x			x
Above	Bedroom	9' x 8'6			x			x
Bsmt	Living Room	10'8 x 8'6			x			x
Bsmt	Kitchen	12' x 12'			x			x
Bsmt	Bedroom	8'8 x 7'10			x			x

Finished Floor (Main): <b>587</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>2</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>587</b>	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>574</b>	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): <b>1,748 sq. ft.</b>	# or % of Rentals Allowed:			4	Bsmt	4	No	Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,748 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Great Family home in Mount Pleasant. This home offers over 1,748 sq ft in living space with an open floorplan and high ceilings. Open concept kitchen with bright living-room on main level, 3 beds + 2 bath upstairs. Basement fully finished with 2 bedrooms and kitchenet, perfect for in-law or bigger family. Very convenient location, close to public transportation, downtown core, shopping, schools and restaurants. |**



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

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



**Active**  
**R2399280**

Board: V  
1/2 Duplex

**218 W 16TH AVENUE**

Vancouver West  
Cambie  
V5Y 1Y9

Residential Attached

**\$1,448,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **Exempt**  
Council Apprv?:  
Exposure: **Southeast**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **Blueprint**  
Mgmt. Co's Phone: **604-200-1030**  
View: **Yes: mountains from upper floor**  
Complex / Subdiv: **The Columbia**  
Services Connected: **Electricity**  
Sewer Type: **City/Municipal**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$728.63**  
Original Price: **\$1,448,000**  
Approx. Year Built: **2016**  
Age: **3**  
Zoning: **RT5**  
Gross Taxes: **\$3,864.78**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-843-561**  
Tour:

Style of Home: **3 Storey**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Other**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Open**  
Locker:  
Dist. to Public Transit: **near**  
Units in Development: **5**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **STRATA LOT 4, PLAN EPS2788, DISTRICT LOT 526, 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: **Garden**

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	17'2 x 8'6			x			x
Main	Living Room	17'2 x 11'1			x			x
Main	Kitchen	10'5 x 8'6			x			x
Above	Master Bedroom	11'2 x 13'1			x			x
Above	Bedroom	9'10 x 12'4			x			x
Above	Bedroom	9'10 x 12'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>668</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>478</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>347</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,493 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Grand Total:	<b>1,493 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Quality built by Trasolini Chetner 5-plex. Still under HPO warranty 5/10. Surprisingly quiet for a central location. 3 bedrooms + 3 bath on 3 levels with beautiful Mountain Views. Features include quartz counters, engineered wood flooring, natural stone, double hung windows, wood shingle siding and contemporary fixtures. Lots of privacy with a sun drenched private porch.**





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

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



**Active**  
**R2400054**  
Board: V  
Apartment/Condo

**106 255 E 14TH AVENUE**

Vancouver East  
Mount Pleasant VE  
V5T 2M7

Residential Attached

**\$499,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$499,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1973</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>46</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM4</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,329.50</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$399.90</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>002-567-521</b>
Mgmt. Co's Name: <b>Bayside Properties</b>		Tour:
Mgmt. Co's Phone: <b>604-432-7774</b>		
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces: **0**  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **No :**  
Floor Finish:

Maint Fee Inc: **Caretaker**  
Legal: **STRATA LOT 3, PLAN VAS330, DISTRICT LOT 301, 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: **Storage**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 12'2			x			x
Main	Kitchen	8'6 x 5'6			x			x
Main	Dining Room	9'9 x 7'			x			x
Main	Bedroom	13' x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>704</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>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>704 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>704 sq. ft.</b>				7				
				8				

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

**Court Ordered sale. Fabulous 1 bedroom corner suite, located in a great location of Mount Pleasant. Lots of upgrades to the building. Steps to shopping and coffee shops. Allow time for showings.**



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

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



**Active**  
**R2400156**

Board: V  
Townhouse

**5982 CHANCELLOR MEWS**

Vancouver West  
University VW  
V6T 2L5

Residential Attached

**\$1,239,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,239,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>APT</b>
Flood Plain: <b>Exempt</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,870.36</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$532.11</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-057-836</b>
Mgmt. Co's Name: <b>Strata West</b>		Tour:
Mgmt. Co's Phone: <b>604-904-9595</b>		
View: :		
Complex / Subdiv: <b>Chancellor Hall</b>		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>		

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit: **near** Dist. to School Bus: **near**  
Units in Development: **48** Total Units in Strata: **48**  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Water**  
Legal: **STRATA LOT 3, PLAN BCS2324, DISTRICT LOT 3044, 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: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 11'1			x			x
Main	Dining Room	13'1 x 10'5			x			x
Main	Kitchen	11'11 x 7'8			x			x
Above	Master Bedroom	11'8 x 11'1			x			x
Above	Bedroom	10'4 x 9'1			x			x
Above	Laundry	7'8 x 4'11			x			x
Below	Family Room	19' x 13'			x			x
Below	Flex Room	13' x 10'8			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>564</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>569</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>564</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total): <b>1,697 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>1,697 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Chancellor Hall by Intracorp. Concrete 3 level corner townhouse. Open floorplan with a private garden patio. 2 bedrooms up with in-suite bathrooms. Finished are below is perfect for home office/flex space, family room or extra bedroom. Wood flooring throughout, granite counters, gas F/P, separate private entrance, HRV system. 2 parking stalls side by side and storage locker come with the unit.**



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

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



**Active**  
**R2400645**

Board: V  
Apartment/Condo

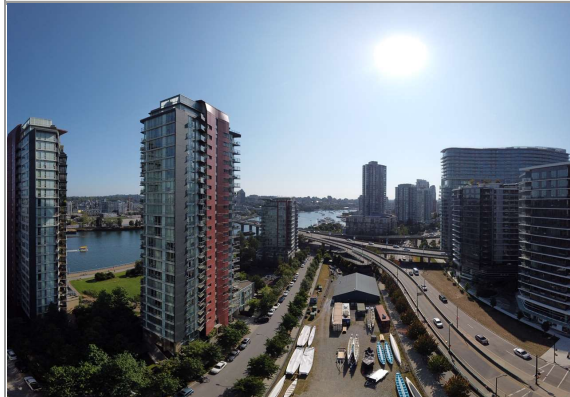
**1906 33 SMITHE STREET**

Vancouver West  
Yaletown  
V6B 0B5

Residential Attached

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

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$709,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2008</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>11</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>\$2,133.45</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$362.41</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>027-671-445</b>
Mgmt. Co's Name: <b>Rancho Management</b>		Tour:
Mgmt. Co's Phone: <b>604-684-4508</b>		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:		

Style of Home: **1 Storey, Corner Unit**  
Construction: **Concrete Frame**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric, Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding, Garage, Single**  
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: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 97, PLAN BCS3127, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO**  
Amenities: **Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'			x			x
Main	Kitchen	12'5 x 8'5			x			x
Main	Bedroom	9'2 x 8'4			x			x
Main	Den	5'6 x 6'5			x			x
Main	Storage	5'8 x 6'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>723</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	<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: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>723 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>723 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Johnston Meier Ins & Realty**

**Incredible views from every room in this 1 bedroom and den corner unit on the north shore of False Creek. Open concept has a kitchen with a granite eating bar backing on to your living room. Private den has been used as a guest bedroom in the past and would make a great office or eating area. There are a few areas of drywall, and flooring repair to be done, but it has been priced accordingly. Lots of in suite storage with a large pantry area, and an extra deep hall closet. The building has a concierge, bowling lanes, indoor pool and hot tub, a gym and a theatre and billiards room. The location is second to none! Just steps to the Seawall, Rogers Arena, GM place & the casino. Walk to everything and leave the car in your parking spot. 2 dogs or 2 cats OK. Call for more details.**