



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
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Vancouver East, Mount Pleasant VE **MLS# V1052669** Residential Attached
101 555 E 8TH AV, V5T 1S9 **Active**



List Price:	\$169,900	Previous Price:	
		Original Price:	\$169,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1988
Depth/Size:		PID:	012-647-331
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RM-4
Stories in Bldg:		Taxes:	\$483 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	N		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Vinyl/Linoleum	Locker:			
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:	Patio(s)				
Mngmt Co:	PEAK MANAGEMENT	Property Disclosure:	Y		
Mngmt Ph:	604-931-8666	Bylaw Restrictions:	No Restrictions		
Maint Fee:	\$223.73				

Maint Charge Incl: Management, Snow removal, Gardening, Garbage Pickup

Legal: PL VAS2320 LT 1 DL 264A LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE

Amenities: In Suite Laundry

Features Incl:

Site Influences: Adult Oriented, Central Location, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 11'						
Main F.	Kitchen	8' X 6'						
Main F.	Master Bedroom	11' X 9'						

Floor Area (SqFt):		Total # Rooms:	3	Bathrooms
Finished Floor Area Main:	530	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:	530	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	530			8

Listing Broker(s): (1) Royal Pacific Rlty. (Kingsway)

One BR condo facing south. This home is in the centre of Mount Pleasant with easy walking access to skytrain. Broadway and a short drive to Downtown.



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Vancouver East, Mount Pleasant VE **MLS# V1051480** Residential Attached
204 1055 E BROADWAY ST, V5T 1Y5 **Active**



List Price:	\$188,800	Previous Price:	\$193,000
		Original Price:	\$193,000
Subdiv/Complex:		Approx Yr Blt:	1993
Frontage:		PID:	018-290-591
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	RM-4N
Exposure:		Taxes:	\$960 (2013)
Stories in Bldg:	4	If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	No
Meas. Type:		Apprvl Req:	
Fixtures Lsd:	N		
Fixt Removed:	N		
View:			

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:	No	R/I Plumbing:	No		
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:	16	Total Units in Strata:	16
Flooring:	Laminate, Other	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, 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:	Y		
Mngmt Co:	SELF MANAGED	Bylaw Restrictions:	Pets Allowed, Rentals Allowed, No Restrictions		
Mngmt Ph:	778-686-8258	Maint Fee:	\$203.38		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Snow removal

Legal: PL LMS912 LT 9 DL 264A LD 36 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator, In Suite Laundry, Shared Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Refrigerator, Stove

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'1 X 14'						
Main F.	Kitchen	10'6 X 9'9						
Main F.	Dining	5' X 5'						
Main F.	Bedroom	11' X 10'6						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	560	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:	560	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	560			8	

Listing Broker(s): (1) Sutton Grp West Coast (VanCam), (2) Sutton Grp West Coast (VanCam)

Ideal home for first time buyers & investors. Priced well below city assessment & one of the most affordable units in the area. Well layed out one bedroom corner unit on quiet side of building. Featuring good sized balcony, insuite laundry, dishwasher, secured underground parking. No restrictions, rentals & pets are OK! Central location close to bus stop, skytrain, Commercial Drive & minutes from downtown. Call now to view!



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Vancouver East, Collingwood VE **MLS# V1055458** Residential Attached
605 5189 GASTON ST, V5R 6C7 **Active**



List Price: \$229,000 Previous Price:
 Original Price: \$229,000

Subdiv/Complex:
 Frontage: Approx Yr Blt: 1996 PID: 023-268-379
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 18 Zoning: CD-1
 Exposure: Bedrooms: 1 Taxes: \$961 (2013)
 Stories in Bldg: 20 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - PEACEFUL OUTLOOK COURTYARD

Style of Home: Other, End Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Side	
Foundation: Other	Parking Facilities: Garage; Single	
Exterior: Brick		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 238	Total Units in Strata:
Flooring: Mixed	Locker: No	
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)		
Mngmt Co: ASCENT	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Ph: 604-431-1800	Bylaw Restrictions: Pets Allowed, Rentals Allowed w/Restrictions	
Maint Fee: \$190.00		

Maint Charge Incl: Caretaker, Garbage Pickup, Management

Legal: PL LMS2211 LT 69 DL 36 LD 36 OR V, AS APPROPRIATE.

Amenities: None

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'						
Main F.	Dining	11' X 8'						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	11' X 11'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms
Finished Floor Area Main: 575	Finished Levels: 1	1 4 Piece; Ensuite: Y; 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: 575	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 575		8

Listing Broker(s): (1) Sutton Grp-West Coast (w.blvd)

Court Ordered Sale! Live cheaper than paying rent! Quiet unit facing courtyard (northwest) beautiful garden view. Call realtor direct for court order instructions. Building is pet friendly. Walking distance to all shops & transportation, won't last, call today. Includes one underground parking. Needs a bit of TLC & you will have a great home!



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Vancouver East, Fraser VE Residential Attached
PH17 688 E 17TH AV, V5V 0A8 **Active**
MLS# V1031784



List Price:	\$239,000	Previous Price:	\$267,000
		Original Price:	\$267,000
Subdiv/Complex: MONDELLA			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-638-227
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	NE	Zoning:	C2
Stories in Bldg:	4	Taxes:	\$1,124 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Upper Unit, Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	2BLK	Dist to School/Bus:	
Renovations:		Units in Development:	43	Total Units in Strata:	43
Flooring:	Mixed	Locker:	No		
Water Supply:	Community	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); Patio(s) or Deck(s)	Property Disclosure:	N - Court ordered sale		
Mngmt Co:	Colyvan	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-683-8399	Maint Fee:	\$147.77		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS3081 LT 50 DL 301 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: Elevator, In Suite Laundry, Wheelchair Access

Features Incl:

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'6 X 9'						
Main F.	Kitchen	10'6 X 7'						
Main F.	Master Bedroom	9'6 X 9'						
Main F.	Storage	7' X 3'6						
Main F.	Entrance Hall	10' X 3'6						
Main F.	Patio	26' X 6'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	474	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:	474	Restricted Age:		5	
		# Pets / Cats; Dogs:	2	6	
Unfinished Floor Area:	0	# or % Rentals:	13	7	
Grand Total Floor Area:	474			8	

Listing Broker(s): (1) Re/Max Metro Realty

Fraser & 17th Ave only 4 blocks to Main Street shopping. **SOLD**



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Vancouver East, Mount Pleasant VE
 # 311 718 MAIN ST, V6A 0B1

MLS# V1046322

Residential Attached
Active



List Price:	\$349,900	Previous Price:	\$358,500
		Original Price:	\$372,500
Subdiv/Complex: GINGER			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		PID:	028-012-607
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	5
Stories in Bldg:		Zoning:	HA-1A
Flood Plain:		Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:	Y - ALL CHATTELS	Half Baths:	0
View:		Taxes:	(2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Other				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	NRBY	Dist to School/Bus:	NRBY
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Hardwood, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:	TBA		
Heat/Fuel:	Electric, 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)				
Mngmt Co:		Property Disclosure:	N - SCHEDULE A		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
		Maint Fee:	\$250.17		

Maint Charge Incl: Management

Legal: PL BCS3560 LT 21 DL 196 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Elevator, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 8'						
Main F.	Dining	11' X 8'						
Main F.	Bedroom	12' X 9'						
Main F.	Kitchen	13' X 8'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	667	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:	666	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	666			8	

Listing Broker(s): (1) Macdonald Realty Ltd.

1 bedroom suite in the "Ginger". Central location on the edge of China Town. Bright open-concept plan with a covered patio, beautiful bamboo flooring throughout living areas. Be in Gastown, Strathcona, or on the seawall in minutes. Bike to work or a short walk to the Skytrain. Parking secured under building. Brick cladding adds details to Ginger's modern exterior. Developed by Porte and built by Scott construction. OPEN SATURDAY MARCH 22nd, 2:00-4pm



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Vancouver East, Killarney VE
5655 SENLAC ST, V5R 6G8

MLS# V1039200

Residential Attached
Active



List Price:	\$435,000	Previous Price:	
		Original Price:	\$435,000
Subdiv/Complex: KILLARNEY VILLA			
Frontage:		Approx Yr Blt:	1999
Depth/Size:		PID:	024-593-168
Lot SqFt:	0	Type:	Townhouse
Exposure:	E	Age at List Date:	14
Stories in Bldg:	3	Zoning:	MF
Flood Plain:		Bedrooms:	3
Meas. Type:	Feet	Bathrooms:	3
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	1
View:		Taxes:	\$2,133 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	Yes
		Apprvl Req'd:	

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	ON	Dist to School/Bus:	
Renovations:		Units in Development:	28	Total Units in Strata:	28
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	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:	Patio(s)				
Mngmt Co:	None	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:		Bylaw Restrictions:	Rentals Allowed, Pets Allowed w/Rest.		
		Maint Fee:	\$1.00		

Maint Charge Incl:	Other
Legal:	PL LMS3991 LT 9 DL 37 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
Amenities:	In Suite Laundry
Features Incl:	
Site Influences:	Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 14'3						
Main F.	Kitchen	13'4 X 5'6						
Main F.	Dining	13'6 X 10'						
Main F.	Storage	5'8 X 4'3						
Above	Master Bedroom	15'6 X 13'6						
Above	Bedroom	10' X 9'6						
Above	Bedroom	10'8 X 9'						
Above	Walk-In Closet	6'6 X 3'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	579	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	771	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,350	Restricted Age:		5	
		# Pets / Cats; Dogs: No Restriction / Cats: Yes; Dogs:	6	7	
Unfinished Floor Area:	0	# or % Rentals:		8	
Grand Total Floor Area:	1,350				

Listing Broker(s): (1) RE/MAX City Realty

3 Bedroom townhouse, this is a foreclosure sale so the property is sold in an "as is" condition. Pets and rentals are welcome. Nice layout with street entrance, back door off kitchen pantry leads to underground parking, 2 level unit in average condition, some upgrades needed. 3 bedroom and 2 bath on top floor. Living room, dining room, kitchen and 2 piece bath on main/ground level. Located behind Safeway near Kingsway and Tyne. This complex has no strata minutes, financial statements or management company. Difficult to finance because of no strata minutes.



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Vancouver East, Killarney VE Residential Attached
202 5625 SENLAC ST, V5R 6G8 **MLS# V1039193**
Active



List Price:	\$499,000	Previous Price:	\$499,900
		Original Price:	\$499,000

Subdiv/Complex: KILLARNEY VILLA

Frontage:	Approx Yr Bld:	1999	PID:	024-593-222	
Depth/Size:			Type:	Townhouse	
Lot SqFt:	0	Age at List Date:	14	Zoning:	MF
Exposure:	E	Bedrooms:	3	Taxes:	\$2,662 (2013)
Stories in Bldg:	3	Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:		Full Baths:	3	Tax Incl Utils:	Yes
Meas. Type:		Half Baths:	0	Apprvl Req:	
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	Y - CITY				

Style of Home:	2 Storey	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:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLK
Flooring:	Wall/Wall/Mixed			Units in Development:	28
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Electric			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:	Balcony(s)			Mortgage Info:	\$0
				Property Disclosure:	N - FORECLOSURE
Mngmt Co:	None			Bylaw Restrictions:	Pets Allowed, Rentals Allowed
Mngmt Ph:		Maint Fee:	\$1.00		

Maint Charge Incl: Other

Legal: PL LMS3991 LT 15 DL 37 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE

Amenities: In Suite Laundry

Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 17'6"						
Main F.	Kitchen	8' X 18'						
Main F.	Dining	9' X 12'8"						
Main F.	Bedroom	9' X 10'						
Above	Bedroom	11'6" X 9'						
Above	Walk-In Closet	2'6" X 9'5"						
Above	Master Bedroom	15'6" X 13'						
Above	Walk-In Closet	4' X 9'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms
Finished Floor Area Main:	1,038	Finished Levels:	2	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	737	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,775	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,775			8

Listing Broker(s): (1) RE/MAX City Realty

3 bdrm townhouse on 2 levels, 1 bdrm with ensuite on main floor, 2 bdrms & 2 baths (both are ensuites) on the top floor. This is a foreclosure sale, so this property is sold on an "as is" basis. There is a centre courtyard and this home is very close to Safeway, near Kingsway & Tyne. Very nice kitchen area with high ceilings and city view. Unit shows well. This complex has no strata minutes, financial statements or management company. Difficult to finance because no strata info.