



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
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Vancouver West, Yaletown  
**# 211 1216 HOMER ST, V6B 6K5**

**MLS# V1048749**

Residential Attached  
**Active**



List Price: \$259,900 Previous Price: \$269,900  
 Original Price: \$269,900

Subdiv/Complex: THE MURCHIES BUILDING  
 Frontage: Approx Yr Blt: 1912 PID: 023-673-591  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 102 Zoning: APT  
 Exposure: Bedrooms: 0 Taxes: \$864 (2013)  
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 1 Tax Incl Utils:  
 Meas. Type: Half Baths: 0 Apprvl Reqd: No  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View: N - OUTLOOK ON HISTORIC YALETOWN

Style of Home:	Loft/Warehouse Conv.	Total Parking:	Covered Parking:	0
Construction:	Concrete	Parking Access:		
Foundation:	Concrete Perimeter	Parking Facilities:	None	
Exterior:	Brick, Concrete			
Rain Screen:		R/I Plumbing:		
Type of Roof:	Other	Dist to Public Trans:	NEAR	Dist to School/Bus: NEAR
Renovations:		Units in Development:	59	Total Units in Strata: 59
Flooring:	Hardwood, Tile	Locker:	No	
Water Supply:	City/Municipal	Possession:		
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata	
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale	
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0	
Outdoor Area:	None			
Mngmt Co:	REMAX PPTY MGMT	Property Disclosure:	N - COURT ORDERED SALE	
Mngmt Ph:	604-821-2999	Bylaw Restrictions:	Pets Allowed, Rentals Allowed	
Maint Fee:	\$169.53			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL LMS2686 LT 11 DL 541 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA  
 Amenities: Elevator, Garden  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	8' X 5'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	3	<b>Bathrooms</b>
Finished Floor Area Main:	407	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:	407	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	407			8

Listing Broker(s): (1) Sutton Grp-West Coast Realty

The Murchies Building. Loft-style studio apartment in a well maintained heritage building in the heart of Yaletown with an easter outlook to historic Hamilton St. High ceilings, reclaimed plank fir floors, exposed beams, gas fireplace, swing out wood-sash windows, planter boxes, sleek slate tile & soaker tub in the bathroom. The building features a rooftop with private gardens & common areas, enjoy the BBQ on the roof terrace. All within a short stroll to Vancouver's trendiest restaurants, theatres & bars. Perfect for 1st time buyers or investors or an affordable Vancouver getaway. Pets & rentals allowed.



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Vancouver West, Cambie Residential Attached  
**# 201 3680 OAK ST, V6H 2M2** MLS# V1052347 Active



List Price:	\$320,000	Previous Price:	
		Original Price:	\$320,000
Subdiv/Complex:		Approx Yr Blt:	1967
Frontage:		PID:	003-248-909
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	47
Exposure:		Bedrooms:	2
Stories in Bldg:		Bathrooms:	1
Flood Plain:	No	Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$1,258 (2013)
Fixt Removed:		If New GST/HST Incl:	
View:	N	Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	
Construction:	Concrete, Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	8	Total Units in Strata:	8
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	SELF MANAGED	Property Disclosure:	N - COURT ORDERED SALE-AS IS WHERE IS		
Mngmt Ph:		Bylaw Restrictions:	Rentals Allowed w/Restrictions		
		Maint Fee:	\$306.87		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water

Legal: PL VAS58 LT 4 DL 472 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA  
 Amenities: None  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'5 X 12'						
Main F.	Dining	7' X 6'						
Main F.	Kitchen	8'5 X 7'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Bedroom	14' X 10'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	900	Finished Levels:	1	1	3 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:	900	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	900			8	

Listing Broker(s): (1) RE/MAX Little Oak Realty

YOUR NEW HOME SEARCH STOPS HERE! Don't miss your opportunity to own an affordable, large 2 BEDROOM & 1 BATHROOM apartment in the much sought after Douglas Park Area. Close to schools, hospital & transit. Call today to book your personal viewing!



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Vancouver West, Mount Pleasant VW  
**# 104 111 W 10TH AV, V5Y 1R7**

**MLS# V1053655**

**Residential Attached**  
**Active**



List Price:	\$329,000	Previous Price:	
		Original Price:	\$329,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1981
Depth/Size:		PID:	005-190-100
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	NE	Age at List Date:	33
Stories in Bldg:		Zoning:	RM-4
Flood Plain:		Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:		Taxes:	\$940 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	BAYSIDE	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-432-7774	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$288.17		

Maint Charge Incl: Other

Legal: PL VAS910 LT 4 DL 302 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA  
 Amenities: None  
 Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 13'						
Main F.	Eating Area	7' X 9'6"						
Main F.	Kitchen	7'6" X 9'						
Main F.	Entrance Hall	4' X 7'						
Main F.	Bedroom	11' X 13'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	600	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:	600	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: No		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	600			8	

Listing Broker(s): (1) RE/MAX Progroup Realty (Del)

COURT ORDERED SALE. Being sold 'As-Is, Where-Is'. Ideal location among heritage homes..close to City Square Mall & Broadway for easy access to shopping, transportation & coffee while only minutes to Downtown. 1 bedroom, ground floor with large outdoor patio. North/East exposure, parking, locker, wood burning fireplace & laundry hook-up. This apartment is in original condition. The building is currently being rain screened. Anticipated completion at the end of April. The listing Realtor is only representing the Seller & all public inquiries must go through their own Realtor. Rentals allowed. Cats only, no dogs.



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Vancouver West, Downtown VW  
**# 1101 188 KEEFER PL, V6B 0J1**

**MLS# V1044372**

**Residential Attached**  
**Active**



List Price:	\$364,500	Previous Price:	\$375,000
		Original Price:	\$375,000
Subdiv/Complex: Espana			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		PID:	027-923-576
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SW	Age at List Date:	5
Stories in Bldg:	39	Zoning:	CD1265
Flood Plain:		Bedrooms:	1
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:	Y - city view	Taxes:	\$1,560 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1/2 blk	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	430
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Colyvan	Property Disclosure:	N - Court ordered Sale		
Mngmt Ph:	604-683-8399	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Maint Fee:	\$265.51				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Heat

Legal: PL BCS3437 LT 236 LD 36 TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN  
 Amenities: Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub  
 Features Incl:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 9'7						
Main F.	Kitchen	8'5 X 7'8						
Main F.	Dining	8'8 X 8'5						
Main F.	Master Bedroom	12' X 9'6						
Main F.	Den	8'9 X 4'9						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	649	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:	649	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	649			8	

Listing Broker(s): (1) Sutton Grp-West Coast Realty

ESPANA. This City home has a bright SW exposure, 649 sq ft of open living space. 1 bedroom, good sized flex space (8'9" x 4'9") either for home office/den/storage. European style kitchen features white cabinets & stones counter tops, engineered laminate floors. Other features include balcony, secured underground parking & storage locker. Amenities include indoor pool & exercise centre. Pets & rentals allowed. Short stroll to Downtown shops & retail stores, restaurants & skytrain.



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Vancouver West, Fairview VW

MLS# V1041382

Residential Attached

# 101 1205 W 14TH AV, V6H 1P7

Active



List Price:	\$399,900	Previous Price:	
		Original Price:	\$399,900
Subdiv/Complex: SIGNATURE PLACE			
Frontage:		Approx Yr Blt:	1986
Depth/Size:		PID:	002-819-686
Lot SqFt:	0	Type:	Townhouse
Exposure:	W	Age at List Date:	28
Stories in Bldg:	4	Bedrooms:	2
Flood Plain:	No	Bathrooms:	2
Meas. Type:	Feet	Full Baths:	1
Fixtures Lsd:	N	Half Baths:	1
Fixt Removed:	Y - ASK LS FOR SHORT LIST OF TENANT'S		
View:	N		
		Taxes:	\$1,342 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Other				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	1 BLOCK
Renovations:		Units in Development:	12	Total Units in Strata:	12
Flooring:	Laminate	Locker:	Yes		
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); Patio(s) or Deck(s)				
Mngmt Co:	PACIFIC QUORUM PROP INC	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-685-3828	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$309.05				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL VAS1590 LT 6 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Storage  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'1 X 9'4						
Main F.	Dining	9'8 X 7'3						
Main F.	Kitchen	7'7 X 7'0						
Above	Master Bedroom	11'0 X 9'9						
Above	Bedroom	12'8 X 8'10						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	419	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	405	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	824	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	4	7	
Grand Total Floor Area:	824			8	

Listing Broker(s): (1) Royal LePage Westside

NOT A DRIVE-BY! Great value for this area, awesome 2 level, 2 bed/2 bath townhouse near South Granville & Vancouver General Hospital! Building is being repaired: rainscreen, windows, decks+ & the SELLER is paying the special levy! A total of 12 units in Signature Place, & it will look great when the work is finished! Don't miss this opportunity to be so close to shopping, dining, transit & Downtown - call today to see it, you deserve this address in 2014.



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Vancouver West, Yaletown **MLS# V1039807** Residential Attached  
**# 1606 950 CAMBIE ST, V6B 5Y1** **Active**



List Price:	\$489,900	Previous Price:	\$499,900
		Original Price:	\$499,900
Subdiv/Complex:			
Frontage:		Approx Yr Bld:	1993
Depth/Size:		PID:	018-257-674
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	DD
Stories in Bldg:		Taxes:	\$1,913 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Block	Parking Access:			
Foundation:	Concrete Block	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	CLOSE	Dist to School/Bus:	
Renovations:	Partly	Units in Development:	190	Total Units in Strata:	190
Flooring:	Laminate, Mixed, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	AWM ALLIANCE	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Ph:	604-685-3227	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
Maint Fee:	\$451.12				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL LMS869 LT 106 LD 36 OR V, AS APPROPRIATE.

Amenities: Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Recreation Center

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'3 X 12'						
Main F.	Kitchen	9' X 7'						
Main F.	Dining	12' X 9'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Bedroom	13' X 9'						
Main F.	Den	8' X 8'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>
Finished Floor Area Main:	1,081	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,081	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,081			8

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

Court order sale. Pacific Place Landmark One. Spacious 2 bdrm + huge den big enough for home office or 3rd bedroom. Huge windows giving you lots of natural light! Open concept kitchen. Convenient Yaletown location, just a short stroll to seawall, shopping, dining, night life & Canada Line. Lots of potential! SOLD AS IS WHERE IS.





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Vancouver West, Kitsilano  
**# 408 3161 W 4TH AV, V6K 1R6**

**MLS# V1053180**

**Residential Attached**  
**Active**



List Price:	\$499,900	Previous Price:	
		Original Price:	\$499,900
Subdiv/Complex: BRIDGEWATER			
Frontage:		Approx Yr Blt:	2000
Depth/Size:		PID:	024-643-963
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	14
Stories in Bldg:		Zoning:	RM4
Flood Plain:		Bedrooms:	2
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - OCEAN, MOUNTAIN AND CITY VIEWS		
		Taxes:	\$2,071 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		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:	Balcony(s)				
Mngmt Co:		Property Disclosure:	N - SELLER HAS NEVER SEEN PROPERTY		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
		Maint Fee:	\$329.31		

Maint Charge Incl: Gardening, Gas, Hot Water, Management

Legal: PL LMS4059 LT 36 DL 540 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
 Amenities: Bike Room, Elevator, In Suite Laundry, Storage  
 Features Incl:

Site Influences: Central Location, Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 10'						
Main F.	Dining	10' X 7'						
Main F.	Kitchen	8'6 X 6'						
Main F.	Master Bedroom	11' X 10'6						
Main F.	Bedroom	10' X 8'4						
Main F.	Other	8'4 X 8'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	820	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	820	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	820			8	

Listing Broker(s): (1) Royal Pacific Riverside Realty, (2) Royal Pacific Riverside Realty

Built by Bosa in Kitsilano, this spacious 2 bedroom top floor condo is a must see. Quiet North facing with stunning mountain and ocean views. Open concept and functional layout has high ceilings and bedrooms on opposite sides. Large windows letting in lots of natural light, gas fireplace, in suite laundry, and bright balcony. Extra flex space for storage, 2 parking stalls and walking distance to all shops and transpiration. Below assessment \$524,000. Schedule A required with offer. Please contact listing agent for further details



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Vancouver West, Yaletown Residential Attached  
**# 1507 918 COOPERAGE WY, V6B 0A7** **Active**  
**MLS# V1042090**



List Price:	\$548,800	Previous Price:	\$559,900
		Original Price:	\$589,900
Subdiv/Complex: THE MARINER			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		PID:	027-733-963
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SW	Zoning:	CD-1
Stories in Bldg:	28	Taxes:	\$2,140 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:	Y - SOLD 'AS IS WHERE IS'	Apprvl Req:	No
Fixt Removed:	Y - SOLD 'AS IS WHERE IS'		
View:	Y - CITY AND FALSE CREEK		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	245	Total Units in Strata:	245
Flooring:	Laminate, Mixed, Tile	Locker:	No		
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:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	RANCHO MGMT	Property Disclosure:	N - SOLD AS IS WHERE IS		
Mngmt Ph:	604-684-4508	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
		Maint Fee:	\$377.34		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS3202 LT 67 DL FC LD 36 STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Bike Room, Exercise Centre, In Suite Laundry, Playground, Pool; Indoor, Sauna/Steam Room  
 Features Incl:

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 9'						
Main F.	Kitchen	10' X 7'8						
Main F.	Dining	13' X 8'4						
Main F.	Master Bedroom	11' X 10'						
Main F.	Den	10' X 6'8						
Main F.	Storage	7'6 X 3'9						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	875	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:	875	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	875			8	

Listing Broker(s): (1) RE/MAX 2000 Realty

The MARINER by Concord Pacific. Court Ordered Sale. Spacious 1 bedroom and full size den/family/flex room, boasting 875 sq ft. Superb open floor plan with granite, stone laminate, fireplace, and balcony. Exquisite amenities within ESPRIT City Club 60 including indoor pool, Jacuzzi spa, sauna & steam, fully equipped top-end fitness room, bowling alley, billiards, yoga-studio and theatre. Spectacular building located just steps to Coopers Park & Seawall, yet moments to Yaletown shops and restaurants. Outstanding! Property shows well but is sold on a 'AS IS WHERE IS' basis.





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Vancouver West, West End VW Residential Attached  
**# 1403 1003 PACIFIC ST, V6E 4P2** **Active**  
**MLS# V1045246**



List Price:	\$630,000	Previous Price:	\$652,500
		Original Price:	\$652,500

  

Subdiv/Complex:		Approx Yr Blt:	1998	PID:	023-894-113
Frontage:				Type:	Apartment/Condo
Depth/Size:		Age at List Date:	16	Zoning:	APRTMT
Lot SqFt:	0	Bedrooms:	2	Taxes:	\$3,010 (2013)
Exposure:		Bathrooms:	2	If New GST/HST Incl:	
Stories in Bldg:		Full Baths:	2	Tax Incl Utils:	
Flood Plain:		Half Baths:	0	Apprvl Req:	
Meas. Type:					
Fixtures Lsd:					
Fixt Removed:					
View:	Y - Granville Island & False Creek. Also English Bay				

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Garage; Single		
Exterior:	Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLOCK
Flooring:				Units in Development:	
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:	Patio(s)			Mortgage Info:	\$0
				Property Disclosure:	N - AS IS WHERE IS CONDITION
Mngmt Co:	Gateway			Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions
Mngmt Ph:	604-635-5000	Maint Fee:	\$553.04		

Maint Charge Incl: Gardening, Hot Water, Recreation Facility, Management, Caretaker

Legal: PL LMS2946 LT 68 DL 185 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
 Amenities: Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center  
 Features Incl:

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Kitchen	11'9 X 8'						
Main F.	Dining	10' X 7'6						
Main F.	Living Room	16'5 X 11'6						
Main F.	Master Bedroom	11'5 X 14'5						
Main F.	Bedroom	10'3 X 12'1						
Main F.	Den	8' X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,240	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,240	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,240			8	

Listing Broker(s): (1) J.K. Cooper Realty Ltd.

SEASTAR. Bright 2 bedroom, 2 bathroom unit with solarium (included in square footage). 180 degree view of Granville Island, Burrard Bridge, and English Bay. Living area is quite spacious and has maple floors and a funky fireplace with a steel surround. Kitchen has lots of cupboards, slate floors and granite countertops. Master bedroom has 3 closets, corner window and a 4 piece ensuite. The 2nd bedroom has door to the solarium area. The building has a games room, meeting room, pool table and gym. Rental max is 6 and 2 pets max. Parking stall #68. No locker.



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Vancouver West, University VW **MLS# V1052078** Residential Attached  
**# 18 5605 HAMPTON PL, V6T 2H2** **Active**



List Price:	\$631,000	Previous Price:	
		Original Price:	\$631,000
Subdiv/Complex: PEMBERLY			
Frontage:		Approx Yr Blt:	1998
Depth/Size:		PID:	023-801-212
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	16
Stories in Bldg:	4	Zoning:	ST T/H
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	3
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	1
View:	Y - TREES	Taxes:	\$1,329 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Req'd:	No

Style of Home:	2 Storey, Ground Level Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	5 BLK
Renovations:		Units in Development:	72	Total Units in Strata:	72
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	STRATAWEST	Property Disclosure:	N - OTHER		
Mngmt Ph:	604-904-9595	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$381.69				

Maint Charge Incl:	Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management
Legal:	PL LMS2846 LT 57 DL 6494 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
Amenities:	None
Features Incl:	Garage Door Opener, Security - RI
Site Influences:	Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Dining	11' X 7'6						
Main F.	Kitchen	11' X 9'6						
Above	Master Bedroom	11'9 X 9'10						
Above	Bedroom	12'5 X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	505	Finished Levels:	2	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	503	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,008	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,008			8	

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

Charming, 2 levels desirable and sought after HAMPTON PLACE Town Home with southern and northern courtyard exposure. The PEMBERLEY complex is a Double Georgie Gold Award winner for landscaping and architecture. Traditional layout with entrance on the main and two bedrooms up, each with its own ensuite. The second bedroom offers a separate entrance leading to a patio & tranquil inner courtyard. This home is perfect for a retiree or a student or two studying during their UBC degree program. Upgraded, Mirage maple hardwood, Italian slate and Berber carpet flooring. This home's features includes 3 private entries, 9' ceilings, French doors, lovely terraces, convenient direct access to your two car parking. A very, private setting



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Vancouver West, South Cambie Residential Attached  
**# 207 988 W 54TH AV, V6P 1M9** **MLS# V1037057**  
**Active**



List Price:	\$688,800	Previous Price:	\$698,000
		Original Price:	\$738,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	2000
Depth/Size:			PID:
Lot SqFt:	0	Age at List Date:	13
Exposure:		Bedrooms:	2
Stories in Bldg:		Bathrooms:	2
Flood Plain:	No	Full Baths:	2
Meas. Type:		Half Baths:	0
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	N		

Style of Home:	Corner Unit		Total Parking:	2	Covered Parking:	2
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:		Dist to School/Bus:	
Renovations:		Reno Year:	Units in Development:		Total Units in Strata:	
Flooring:			Locker:			
Water Supply:	City/Municipal		Possession:			
Heat/Fuel:	Electric		Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)					
			Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	Firstservice Mngmnt		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:		Maint Fee:	\$461.50			

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management

Legal: PL LMS3951 LT 15 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.  
 Amenities: In Suite Laundry  
 Features Incl: Clothes Washer/Dryer, Dishwasher, Disposal - Waste

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	13' X 11'						
Main F.	Bedroom	10' X 10'						
Main F.	Den	6'4 X 5'8						
Main F.	Family Room	13' X 9'						
Main F.	Kitchen	13' X 8'						
Main F.	Dining	13'5 X 9'6						
Main F.	Living Room	14' X 12'8						

<u>Floor Area (SqFt):</u>		Total # Rooms:	7	<u>Bathrooms</u>
Finished Floor Area Main:	1,389	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,389	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,389			8

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

"Hawthorne House" by Redekop. Spacious 2 bedroom & den. Large master and ensuite ( his and her sinks), huge walk-in closet. Open plan feels bright.Asking price \$495. per square foot! Quiet location on NE corner with 2 super sized balconies. Unit shows very well. Pets are okay also. TWO parking stalls and a large storage locker compliment this unit. Located close to Churchill Secondary school as well. This is a Court Ordered foreclosure sale so bring offers!



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Vancouver West, Yaletown Residential Attached  
**# 2202 1495 RICHARDS ST, V6Z 3E3** **MLS# V1039385**  
**Active**



List Price:	\$919,000	Previous Price:	\$949,000
		Original Price:	\$949,000
Subdiv/Complex: AZURA II			
Frontage:		Approx Yr Blt:	2004
Depth/Size:		PID:	025-986-724
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	9
Stories in Bldg:		Zoning:	CD1
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - FALSE CREEK, WATER AND MARINAS		
		Taxes:	\$3,383 (2013)
		If New GST/HST Incl:	No
		Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	Other	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame, Frame - Metal	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Dist to Public Trans:		Dist to School/Bus:	
Flooring:	Hardwood, Mixed, Tile	Units in Development:	200	Total Units in Strata:	
Water Supply:	City/Municipal	Locker:			
Heat/Fuel:	Baseboard, Electric	Possession:			
No. of Fireplaces:	0	Title to Land:	Freehold Strata		
Fireplace Fuel:		Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - OWNER NEVER LIVED IN		
Mngmt Co:	Rancho	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-684-4508	Maint Fee:	\$486.19		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS890 LT 117 LD 36 OR V, AS APPROPRIATE.  
 Amenities: Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Marina Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	12'7 X 10'5						
Main F.	Living Room	15'0 X 10'7						
Main F.	Dining	9'2 X 8'0						
Main F.	Kitchen	10'2 X 9'0						
Main F.	Eating Area	8'4 X 6'8						
Main F.	Bedroom	12'4 X 10'8						
Main F.	Storage	7'8 X 5'2						

<b>Floor Area (SqFt):</b>		Total # Rooms:	7	<b>Bathrooms</b>	
Finished Floor Area Main:	1,126	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,126	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,126			8	

Listing Broker(s): (1) Sotheby's Int'l Rlty Can (Van), (2) Sotheby's Int'l Rlty Can (Van)

Breathtaking SW views surround you in this bright and meticulously cared for 1120 sqft 2 bedroom 2 bath unit at Azura II. Gleaming hardwood, floor to ceiling windows, water and cityscape views, a bright and open floorplan, this unit is a must have for those who appreciate Yaletown living at its best. First class amenities at the "Super Club" include indoor pool, sauna, billiards room, all whilst in the heart of George Wainborn Park, steps from the Seawall, restaurants, shopping and more.



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Vancouver West, False Creek  
**# 1602 1833 CROWE ST, V5Y 0A2**

**MLS# V1029112**

**Residential Attached**  
**Active**



List Price:	\$999,900	Previous Price:	\$1,038,600
		Original Price:	\$1,196,000
Subdiv/Complex: FOUNDRY			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		PID:	027-851-940
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	4
Stories in Bldg:		Zoning:	CD-1
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	0
View:	Y - Mountains, Downtown, City, Water		
		Taxes:	\$4,491 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	2 Blocks	Dist to School/Bus:	
Renovations:		Units in Development:	90	Total Units in Strata:	90
Flooring:	Hardwood	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	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:	Pacific Quorum	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-635-0260	Bylaw Restrictions:	No Restrictions		
		Maint Fee:	\$496.68		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS3365 LT 102 DL 302 LD 36 THE STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Elevator, Exercise Centre, In Suite Laundry  
 Features Incl:

Site Influences: Central Location, Shopping Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'2						
Main F.	Dining	15' X 8'1						
Main F.	Kitchen	11' X 9'2						
Main F.	Master Bedroom	13' X 12'						
Main F.	Bedroom	12' X 10'						
Main F.	Bedroom	11' X 9'						
Main F.	Den	8' X 8'1						
Main F.	Patio	20' X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	8	<b>Bathrooms</b>	
Finished Floor Area Main:	1,216	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,216	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,216			8	

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

Fantastic PENTHOUSE unit situated on the NE corner with unobstructed view of Downtown, mountains and False Creek. This rare unit offers 3 bedroom + den, 2 baths, in-suite storage, central AC, radiant hot water heating, high end finishings and breathtaking 200 sq. foot balcony with incredible views. Formal sized living + dining areas with engineered hardwood flooring throughout and 1215 square feet of total living space. Built by reputable Polygon with remaining New Home Warranty. Very accessible to public transit, Canada Line, Olympic village and minutes to Downtown. Pets and rentals welcomed.





Presented by:  
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Vancouver West, West End VW

MLS# V1048725

Residential Attached

# 1904 1020 HARWOOD ST, V6E 4R1

Active



List Price: \$1,149,100 Previous Price: \$1,160,000  
 Original Price: \$1,160,000

Subdiv/Complex: CRYSTALLIS  
 Frontage: Approx Yr Blt: 1989 PID: 010-377-077  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 25 Zoning: CD-1  
 Exposure: NE Bedrooms: 3 Taxes: \$3,176 (2013)  
 Stories in Bldg: 3 Bathrooms: 3 If New GST/HST Incl:  
 Flood Plain: Full Baths: 2 Tax Incl Utils:  
 Meas. Type: Half Baths: 1 Apprvl Req:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: Y - CITY, SOME WATER + MTN

Style of Home:	Corner Unit, Upper Unit	Total Parking:	4	Covered Parking:	4
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass, Metal				
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:	Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	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:	N - SCHEDULE A		
Mngmt Co:	BAYWEST	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:		Maint Fee:	\$744.91		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL VAS2100 LT 83 DL 185 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.  
 Amenities: Elevator, Exercise Centre, Bike Room, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'2 X 13'						
Main F.	Kitchen	12' X 9'8"						
Main F.	Dining	11'8 X 9'						
Main F.	Master Bedroom	13'2 X 11'5"						
Main F.	Bedroom	12'8 X 12'1"						
Main F.	Bedroom	12' X 10'						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b>	<b>Bathrooms</b>
Finished Floor Area Main: 1,651	6	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Finished Levels: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0	Basement Area: None	3 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,651	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,651		8

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

Fully Rainscreened w/ Warranty! Brand new exterior including: envelope, roof, windows & doors. HUGE 1651 square foot, 3-bedroom corner unit with views to the N/E and additional views of the water and city. The interior of this unit has been fully updated with new flooring, bathrooms, and kitchen. Very clean and bright apartment with lots of natural light. Central location just a short walk to the heart of downtown including Davie Street, Yaletown, and the Seawall. Storage and 4 parking spaces (LCP). Two pets ok. Dogs max 12" at shoulder. Beautiful clubhouse, gardens, and outdoor pool. All measurements approx.. Buyer to verify if important. Call your realtor to set up a private showing.



Presented by:  
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Vancouver West, Yaletown **MLS# V1039309** Residential Attached  
**# 601 499 DRAKE ST, V6B 1B1** **Active**



List Price: \$4,788,000 Previous Price:  
 Original Price: \$4,788,000

Subdiv/Complex: THE GRACE

Frontage:	Approx Yr Bld:	2004	PID:	025-899-074
Depth/Size:	Type:			Apartment/Condo
Lot SqFt:	Age at List Date:	9	Zoning:	DD
Exposure:	Bedrooms:	3	Taxes:	\$16,895 (2013)
Stories in Bldg:	Bathrooms:	4	If New GST/HST Incl:	
Flood Plain:	Full Baths:	3	Tax Incl Utils:	
Meas. Type:	Half Baths:	1	Apprvl Req:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - CITY			

Style of Home:	Penthouse	Total Parking:	3	Covered Parking:	3
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Brick, Glass, Stone				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	71	Total Units in Strata:	71
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Geothermal, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	4	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	NATIONAL PACIFIC	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-685-8830	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$1928.00				

Maint Charge Incl: Caretaker, Gardening, Management, Recreation Facility, Other

Legal: PL BCS747 LT 17 DL 541 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE

Amenities: Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor

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

Site Influences: Central Location, Shopping Nearby, Recreation Nearby, Marina Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	20'11 X 14'11	Above	Gym	10' X 10'			
Main F.	Walk-In Closet	6' X 14'	Above	Pantry	7'7 X 4'			
Main F.	Bedroom	8' X 11'						
Main F.	Bedroom	11'3 X 14'3						
Main F.	Entrance Hall	18' X 15'5						
Above	Living Room	22'6 X 19'8						
Above	Kitchen	21'5 X 18'5						
Above	Dining	24' X 11'6						
Above	Office	13'11 X 12'						
Above	Recreation Room	39'6 X 8'8						

<b>Floor Area (SqFt):</b>	Total # Rooms:	12	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	2	1 6 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	Bsmt Height:		4 2 Piece; Ensuite: N; Level: Above
Total Finished Floor Area:	Restricted Age:		
	# Pets / Cats; Dogs:		
Unfinished Floor Area:	# or % Rentals:		
Grand Total Floor Area:			

Listing Broker(s): (1) Virani Real Estate Advisors

VIRANI REAL ESTATE ADVISORS proudly presents the opportunity to live in ultimate Yaletown sophistication and luxury! This unbelievable townhouse at the award-winning Grace building in Vancouver is over 3,760 sq. ft. of decadent living space and has approx. 1,000 sqft of outdoor balconies making it over 4,761 sqft! Private infinity lap pool, French doors to exquisite patios and terraces, private elevator with fingerprint access, 2 levels of decadence include stunning wood floors, custom millwork, grand staircase with wrought-iron railing, commercial grade kitchen with 8 burner gas stove and pantry. There are 3 parking stalls, fantastic amenities with 24 hour concierge and luxurious finishing throughout the entire building!