



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2010871**

Board: V  
Apartment/Condo

**107 215 N TEMPLETON DRIVE**

Vancouver East  
Hastings  
V5L 3E3

Residential Attached

**\$192,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$215,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1983**  
Depth / Size (ft.): Bedrooms: **1** Age: **32**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3A**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$680.56**  
Approval Req?: Half Baths: **0** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$286.14** Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **006-407-544**  
Mgmt. Co's Name: **GOLDSTREAM**  
Mgmt. Co's Phone: **604-988-0321**  
View: **No :**  
Complex / Subdiv: **PORTO VISTA**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Other**  
Locker:  
Dist. to Public Transit:  
Units in Development: **21**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Heat, Hot Water, Management**  
Legal: **PL VAS1326 LT 7 DL 184 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator, Shared Laundry**

Site Influences: **Central Location, Private Setting, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 11'7			x			x
Main	Dining Room	8'9 x 5'9			x			x
Main	Kitchen	7'3 x 7'			x			x
Main	Bedroom	10'2 x 8'6'			x			x
Main	Den	11' x 9'5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>599</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>Y</b>	Dogs: <b>N</b>	3				Pool:
Finished Floor (Total):	<b>599 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>599 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Regent Park Fairchild Rlty Inc**

**Bright & spacious one bedroom condo with functional layout, gorgeous laminate flooring throughout. Close to a variety of shopping on Hastings & easy access to downtown or the North Shore. Great private & quiet location & don't miss this great opportunity.**



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**Active**  
**R2004284**

Board: V  
Apartment/Condo

**217 2891 E HASTINGS STREET**

Vancouver East  
Hastings East  
V5K 5J8

Residential Attached

**\$199,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$248,000**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2004**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **1** Age: **11**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C2-C1**  
Flood Plain: \_\_\_\_\_ Full Baths: **1** Gross Taxes: **\$822.32**  
Approval Req?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2015**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$237.22** Tax Inc. Utilities?: \_\_\_\_\_  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **026-482-851**  
Mgmt. Co's Name: **Colyvan Pacific**  
Mgmt. Co's Phone: **604-683-8399**  
View: \_\_\_\_\_  
Complex / Subdiv: **PARK RENFREW**  
Services Connected: **Electricity, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Brick**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: \_\_\_\_\_  
Water Supply: **City/Municipal**  
Fireplace Fuel: \_\_\_\_\_  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **None**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **HALF BLK**  
Units in Development: **59**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: \_\_\_\_\_  
Floor Finish: **Mixed, Tile**

Dist. to School Bus: **2 BLKS**  
Total Units in Strata: **59**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**  
Legal: **PL BCS1576 STRATA LT23 TOWN OF HASTINGS SUBURBAN LANDS TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT**  
Amenities: **Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5 x 10'0			x			x
Main	Dining Room	9' x 7'			x			x
Main	Living Room	9' x 10'			x			x
Main	Bedroom	10'0 x 9'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	576	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	576 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	576 sq. ft.	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

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

**A GREAT opportunity in Hastings East! Bright 1 bedroom and solarium unit with open floor plan, functional layout and large bathroom. South facing yet quiet. Close to transit, Highway #1, the PNE, Hastings Shops, 10 minutes to Downtown and so much more! Enjoy all that Sunrise/East Village has to offer! You can afford to own in Vancouver! Buyer to verify measurements if deemed important. Easy to show.**



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**Active**  
**R2018129**

Board: V  
Apartment/Condo

**401 2272 DUNDAS STREET**

Vancouver East  
Hastings  
V5L 1J8

Residential Attached

**\$299,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$299,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1989</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>26</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM-3A</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$937.57</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$255.38</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>015-438-007</b>
Mgmt. Co's Name: <b>Baywest Mgmt Co</b>		
Mgmt. Co's Phone: <b>604-257-0325</b>		
View: <b>Yes: MOUNTAINS</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		

Style of Home: **Corner Unit, Penthouse**  
Construction: **Frame - Wood, Other**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Underground**  
Locker:  
Dist. to Public Transit:  
Units in Development: **24**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**  
Legal: **PL VAS2553 LT 19 DL 184 LD 36**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Treed**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10'5" x 8'			x			x
Main	Living Room	12' x 12'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	7' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>730</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	4	No	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>730 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>730 sq. ft.</b>				7				
				8				

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

**Central Location! Spacious 2 bed 1 bath in Top floor Condo with Glass enclosed Balcony, Good mountain views in a well maintained Building. Close to all amenities / transportation and Downtown.**



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**Active**  
**R2020425**

Board: V  
Townhouse

**5648 WESSEX STREET**

Vancouver East  
Kilgarney VE  
V5R 6G7

Residential Attached

**\$545,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Approval Req?: **No**  
Exposure: **West**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **STRATA CO.**  
Mgmt. Co's Phone: **604-294-4141**  
View: **No**  
Complex / Subdiv: **KILLARNEY VILLA**  
Services Connected: **Electricity, Water**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$434.89**

Original Price: **\$485,000**  
Approx. Year Built: **1999**  
Age: **16**  
Zoning: **MF**  
Gross Taxes: **\$2,541.52**  
For Tax Year: **2015**  
Tax Inc. Utilities?:  
P.I.D.: **024-593-125**

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to School Bus: **NEAR**  
Total Units in Strata: **28**

Dist. to Public Transit: **1 BLOCK**  
Units in Development: **28**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Other**  
Legal: **PL LMS3991 LT 5 DL 37 LD 36**

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

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

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

Finished Floor (Main): <b>578</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>771</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	4	Yes	Pool:
Finished Floor (Total): <b>1,349 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,349 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Lester Lin Realty**

**3 BR & 3 bath townhouse near Safeway on Kingsway near Joyce. Ground level entrance from a nice outdoor patio facing W. Main flr has living room, dining, kitchen & 2 pce bath. There is a back door opening to the underground parking. Top flr has 3 brs & 2 full bathrooms. Master has a walkin closet. Small outside patio area off the 3rd BR. There is one unit above this home. This is a 28 unit complex, parking & locker incl. 2 Pets, any size ok & Rentals ok. Rented 1750/mo. Open House: Tue Jan 5, 2-3 pm, Wed Jan 6, 5-6 pm.**





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**Active**  
**R2020459**

Board: V  
Townhouse

**208 5625 SENLAC STREET**

Vancouver East  
Kilmer VE  
V5R 6G8

Residential Attached

**\$585,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	Original Price: <b>\$520,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>16</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$2,796.07</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure: <b>East</b>	Maint. Fee: <b>\$458.14</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>024-593-281</b>
Mgmt. Co's Name: <b>STRATA CO.</b>		
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>KILLARNEY VILLA</b>		
Services Connected: <b>Electricity, Water</b>		

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **1 BLOCK**  
Units in Development: **28**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**  
Dist. to School Bus: **NEAR**  
Total Units in Strata: **28**

Maint Fee Inc: **Other**  
Legal: **PL LMS3991 LT 21 DL 37 LD 36**

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

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

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

Finished Floor (Main):	<b>1,038</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>737</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,775 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>1,775 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

**Lester Lin Realty**

**3 BR 3 bath townhouse near Kingsway & Joyce. You enter from a central courtyard to the main flr w/Kit w/ high ceilings & nice West city views, living rm, dining area & a BR w/ a 4 pce ensuite. On the top floor are 2 more BR's both w/ ensuite baths. Underground parking & 1 locker. Pets & rentals ok. One unit is below you. Rented 1900/mo. Open House: Tue Jan 5, 2-3 pm, Wed Jan 6, 5-6 pm**