



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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nikkic@remax.net



Active
R2013612

Board: V
Apartment/Condo

PH5 2320 W 40TH AVENUE

Vancouver West
Kerrisdale
V6M 4H6

Residential Attached

\$412,500 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$412,500**
Meas. Type: Frontage (metres): Approx. Year Built: **1979**
Depth / Size (ft.): Bedrooms: **1** Age: **36**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM3**
Flood Plain: Full Baths: **1** Gross Taxes: **\$879.95**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$235.56** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **Yes** P.I.D.: **005-548-781**
Mgmt. Co's Name: **COLYVAN PACIFIC**
Mgmt. Co's Phone: **604-683-8399**
View: **:**
Complex / Subdiv: **KERRISDALE**
Services Connected: **Community, Electricity**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Partial**
Renovations: **City/Municipal**
Water Supply: **Electric**
Fireplace Fuel: **Electric, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Reno. Year: **9999**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **65**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**
Dist. to School Bus:
Total Units in Strata: **65**

Maint Fee Inc: **Other**
Legal: **PL VAS597 LT 61 DL 526 LD 36 UNDIV 565/55203 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 FORM 1 OR V.**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 9'6"			x			x
Main	Kitchen	11'2 x 11'			x			x
Above	Master Bedroom	10'4 x 9'			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):	420	# of Rooms:	3	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	160	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	580 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	580 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Multiple Realty Ltd.(Rhmd)**

Manor Gardens in the heart of Kerrisdale neighbourhood. Just steps to shopping and transit. All measurements approximate. Buyer/buyer's agent to verify all information if important.



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Active
R2019411

Board: V
Apartment/Condo

210 5735 HAMPTON PLACE

Vancouver West
University VW
V6T 2G2

Residential Attached

\$548,800 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$548,800**
Meas. Type: Frontage (metres): Approx. Year Built: **1995**
Depth / Size (ft.): Bedrooms: **2** Age: **20**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,214.35**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **South** Maint. Fee: **\$357.49** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-255-285**
Mgmt. Co's Name: **STRATAWEST**
Mgmt. Co's Phone: **604-904-9595**
View: **:**
Complex / Subdiv: **THE BRISTOL**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Other**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **133** Dist. to School Bus:
Title to Land: **Leasehold prepaid-Strata** Total Units in Strata: **133**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Snow removal**
Legal: **SP LMS2185 SL 37 DL 6494 GR 1 NWD LEASEHOLD**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Adult Oriented, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 11'9			x			x
Main	Dining Room	10' x 12'			x			x
Main	Kitchen	8' x 10'			x			x
Main	Master Bedroom	14'4 x 11'			x			x
Main	Bedroom	10' x 13'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,028	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,028 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,028 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Maude, Mackay & Co. Ltd.**

South facing second floor 2 bedroom & 2 bathroom unit with 9 ft ceilings located in the "Bristol". Living room featuring a gas fireplace and access to a large covered balcony with a southern exposure. 1 underground parking spot & storage locker. The building is very well cared for and offers many useful amenities such as 2 Guest suites, a hot tub, sauna, full gym and a party room. Location is very quiet and just a few mins walk to Endowment Lands & the new shops at Westbrook Village! All information & measurements to be confirmed by the buyer and/or agent



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Active
R2017882

Board: V
Apartment/Condo

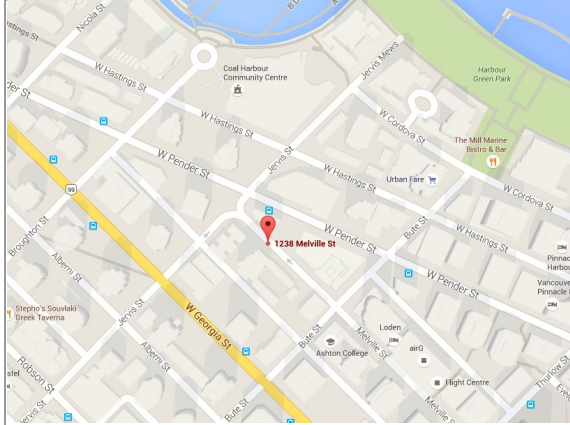
301 1238 MELVILLE STREET

Vancouver West
Coal Harbour
V6E 4N2

Residential Attached

\$649,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$452.17**

Original Price: **\$659,000**
Approx. Year Built: **1996**
Age: **19**
Zoning: **CD-1**
Gross Taxes: **\$1,566.16**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **023-158-174**

If new, GST/HST inc?:

Mgmt. Co's Name: **COLYVAN PACIFIC**

Mgmt. Co's Phone: **604-683-8399**

View: **:**

Complex / Subdiv:

Services Connected: **Community, Electricity, Water**

Style of Home: **Other**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2**
Parking: **Garage; Underground**

Parking Access:
Locker: **N**
Dist. to School Bus:
Total Units in Strata:

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

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL LMS2080 LT 23 DL 185 LD 36**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 12'6			x			x
Main	Dining Room	17'5 x 9'2			x			x
Main	Kitchen	11' x 8'6			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Storage	7'8 x 3'6			x			x
Main	Foyer	6' x 5'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,039	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,039 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	1,039 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **New Coast Realty**

POINTE CLARIE IN COAL HARBOUR! THIS WELL KEPT 2 BEDROOMS 2 BATHS SUITE IS SPACIOUS WITH A NICE SIZE OUTDOOR BALCONY. 2 PARKINGS AND 1 LARGE IN-SUITE STORAGE. FABOULUS FACILITIES INCLUDE 24 HR SECURITY/CONCIERGE, INDOOR POOL, GYM, SAUNA, STEAM ROOMS, 3 ELEVATORS AND UPDATED LOBBY. CENTRAL LOCATION! CLOSE TO THE WATERFRONT, COAL HARBOUR MARINA, STANLEY PARK SEAWALL, ROBSON STREET, RESTAURANTS, SHOPS AND SKYTRAIN STATION. RENTAL IS ALLOWED, GREAT FOR INVESTORS OR FIRST HOME BUYERS. SHOWINGS: 2-4PM EVERY THURSDAY AND SATURDAY BY APPOINTMENT PLEASE. PLEASE AWARE THIS IS COURT ORDERED SALE PROPERTY. A SCHEDULE A MUST BE INCLUDE WITH ANY OFFER. ALL MEASUREMENTS ARE APPROXIMATE AND ARE TO BE VERIFIED BY BUYER IF IMPORTANT.



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Active
R2019776

Board: V
Apartment/Condo

PH6 2125 YORK AVENUE

Vancouver West
Kitsilano
V6K 1C4

Residential Attached

\$976,500 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$976,500
Meas. Type:	Frontage (metres):	Approx. Year Built: 1978
Depth / Size (ft.):	Bedrooms: 2	Age: 37
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM4
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,283.13
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure: North	Maint. Fee: \$475.22	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-467-161
Mgmt. Co's Name: Assertive		
Mgmt. Co's Phone: 604-253-5224		
View: Yes: North Shore Mountains & Water		
Complex / Subdiv: YORK GARDENS		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **1 1/2 Storey, Penthouse**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Wood**

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**

Type of Roof: **Asphalt, Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**

Parking: **Garage; Underground**

Parking Access: **Rear**

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development: **35**

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Legal: **PL VAS564 LT 23 DL 526 LD 36**

Amenities: **Elevator, In Suite Laundry, Sauna/Steam Room, Shared Laundry, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 17'			x			x
Main	Dining Room	9'3 x 9'5			x			x
Main	Kitchen	7'5 x 7'8			x			x
Main	Master Bedroom	10'2 x 12'7			x			x
Main	Bedroom	10'2 x 11'2			x			x
Above	Loft	13'3 x 19'3			x			x
Above	Walk-In Closet	13'2 x 4'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	809	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	505	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,314 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,314 sq. ft.	Basement: None			6				
					7				
					8				

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

Prime Kitsilano location!!! Beautiful North facing 2 bedroom Penthouse apartment just half a block from Kits Beach! This unique corner suite features vaulted ceilings with large windows, skylights, 2 HUGH patios, wood burning fireplace, and a spiral staircase that leads up to the spacious Loft area. Coffee shops, restaurants & 4th Ave shopping are just around the corner.