



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
www.nikkicvit.ca  
nikkic@remax.net



**Active**  
**R2227993**

Board: V  
Townhouse

**211 5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$589,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$589,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1999**  
Depth / Size (ft.): Bedrooms: **3** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,257.00**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$451.90** Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **024-593-311**  
Mgmt. Co's Name: **Strataco** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-294-4141**  
View: **No :**  
Complex / Subdiv: **KILLARNEY VILLAS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

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

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 24 DL 37 LD 36. UNDIV 1302/37644 SHARE IN COM RPOP 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, AS APPROPRIATE.**

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

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

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

Finished Floor (Main):	699	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	700	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	3	No	Pool:
Finished Floor (Total):	1,399 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	0	Basement: <b>None</b>			6				
Grand Total:	1,399 sq. ft.				7				
					8				

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

**MLA Realty**

**Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq. ft of living space with kitchen, dining and living on main level and 3 bedrooms upstairs. The home is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly (2 pets, any size) and rentals welcome. Firm offer, court date TBD.**



Presented by:  
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**Active**  
**R2227967**

Board: V  
Townhouse

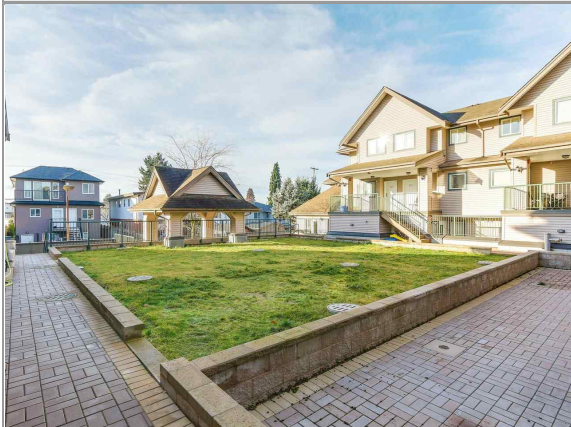
**205 5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$609,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$609,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,257.00</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$452.24</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-257</b>
Mgmt. Co's Name: <b>Strataco</b>		Tour:
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>KILLARNEY VILLAS</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Upper Unit**

Construction: **Frame - Metal**

Exterior: **Mixed, Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **0**

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

Parking: **Garage; Underground**

Parking Access: **Lane**

Locker: **Y**

Dist. to School Bus:

Total Units in Strata: **28**

Dist. to Public Transit:

Units in Development: **28**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**

Legal: **PL LMS3991 LT 18 DL 37 LD 36. UNDIV 1303/37644 SHARE IN COM RPOP 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, AS APPROPRIATE.**

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

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

Features:

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

Finished Floor (Main):	<b>700</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>702</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,402 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total:	<b>1,402 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

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**Welcome home to Killarney Villas! this townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq. ft of living space with kitchen, dining and living on main level and 3 bedrooms upstairs. The home is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly (2 pets, any size) and rentals welcome.**



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**Active**  
**R2227933**  
Board: V  
Townhouse

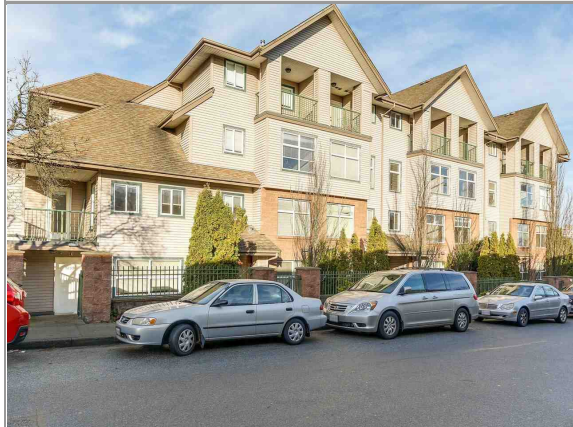
**5698 WESSEX STREET**

Vancouver East  
Killarney VE  
V5R 6G7

Residential Attached

**\$649,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$649,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1999**  
Depth / Size (ft.): Bedrooms: **3** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,509.93**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$489.38** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-593-079**  
Mgmt. Co's Name: **STRATACO** Tour:  
Mgmt. Co's Phone: **604-294-4141**  
View: **No :**  
Complex / Subdiv: **KILLARNEY VILLAS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: <b>End Unit, Ground Level Unit</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Lane</b>
Construction: <b>Frame - Metal</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Mixed, Vinyl</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus: <b>28</b>
Rain Screen:	Total Units in Strata: <b>28</b>
Renovations:	
Water Supply: <b>City/Municipal</b>	
Fireplace Fuel:	
Fuel/Heating: <b>Baseboard, Electric</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	
Type of Roof: <b>Other</b>	

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

Dist. to Public Transit:  
Units in Development: **28**  
Title to Land: **Freehold Strata**  
  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 1 DL 37 LD 36. UNDIV 1410/37644 SHARE IN COM RPOP 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, AS APPROPRIATE.**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'11 x 9'8			x			x
Main	Living Room	12'8 x 11'7			x			x
Main	Dining Room	9'9 x 8'4			x			x
Above	Master Bedroom	12'6 x 13'2			x			x
Above	Bedroom	9'4 x 9'9			x			x
Above	Bedroom	10'4 x 11'1			x			x
Main	Family Room	15'4 x 9'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,518</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Main	2	No	Pool:
Finished Floor (Total): <b>1,518 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>1,518 sq. ft.</b>				7				
				8				

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

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**Welcome home to Killarney Villas. This 3 bedroom, 3 bath townhome is the perfect canvas for all your design ideas. a rare townhome in the Killarney neighbourhood and centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, schools and neighbouring Central Park. This ground level walk-out includes over 1500 sq. ft of living space including 3 bedrooms up and a west exposed outdoor patio. It also allows direct access to the suite from the parkade ( unique)! 2 parking stalls, 1 storage, pet friendly ( 2 pets, any size ) and rentals welcome. Call today for your private viewing.**



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**Active**  
**R2234007**

Board: V  
Townhouse

**5663 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$649,900** (LP)   
(SP)



Sold Date: Frontage (feet): Original Price: **\$649,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1999**  
Depth / Size (ft.): Bedrooms: **3** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,254.45**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$451.55** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-593-176**  
Mgmt. Co's Name: **STRATACO** Tour:  
Mgmt. Co's Phone: **604-294-4141**  
View: **No :**  
Complex / Subdiv: **KILLARNEY VILLAS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 10 DL 37 LD 36. UNDIV 1301/37644 SHARE IN COM RPOP 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, AS APPROPRIATE.**  
Amenities: **Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'8 x 13'10			x			x
Main	Living Room	15'8 x 13'6			x			x
Above	Master Bedroom	15'5 x 13'9			x			x
Above	Bedroom	12' x 9'9			x			x
Above	Bedroom	15'1 x 8'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>588</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>812</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</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>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,400 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,400 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas. This 3 bedroom suite is the perfect canvas for all your design ideas. A rare townhome in the Killarney neighborhood and centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, schools and neighboring Central Park. This ground level walk-out includes 1400 sq. ft of living space including 3 bedrooms up and a spacious outdoor garden space. It also allows direct access to the suite from the parkade (Unique)! 2 parking stalls, 1 storage, pet friendly and rentals welcome. Open Thursday Jan 25 4:30 - 6PM and Sunday Jan 28 2 to 3:30PM**





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**Active**  
**R2233981**

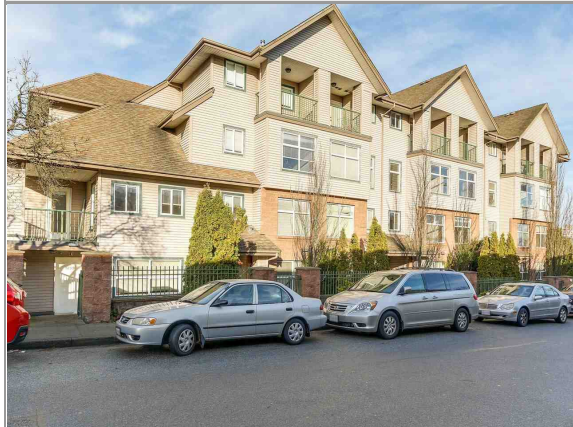
Board: V  
Townhouse

**5699 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

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



Sold Date: Frontage (feet): Original Price: **\$709,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1999**  
Depth / Size (ft.): Bedrooms: **3** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,410.30**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$491.12** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-593-206**  
Mgmt. Co's Name: **Strataco** Tour:  
Mgmt. Co's Phone: **604-294-4141**  
View: **No :**  
Complex / Subdiv: **KILLARNEY VILLAS**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 13 DL 37 LD 36. UNDIV 1415/37644 SHARE IN COM RPOP 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, AS APPROPRIATE.**  
Amenities: **Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 9'9			x			x
Main	Living Room	13'6 x 12'8			x			x
Main	Dining Room	10'10 x 6'5			x			x
Main	Master Bedroom	13'3 x 12'5			x			x
Main	Bedroom	12'2 x 10'6			x			x
Main	Bedroom	9'9 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>803</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>759</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</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>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,562 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,562 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas. This 3 bedroom suite is the perfect canvas for all your design ideas. A rare townhome in the Killarney neighborhood and centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, schools and neighboring Central Park. This ground level walk-out includes over 1500 sq. ft of living space including 3 bedrooms up and a spacious outdoor garden space. It also allows direct access to the suite from the parkade (Unique)! 2 parking stalls, 1 storage, pet friendly and rentals welcome. Open Thursday Jan 25 4:30 - 6PM and Sunday Jan 28 2 to 3:30PM**



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Phone: 778-926-6464  
www.nikkicvit.ca  
nikkic@remax.net



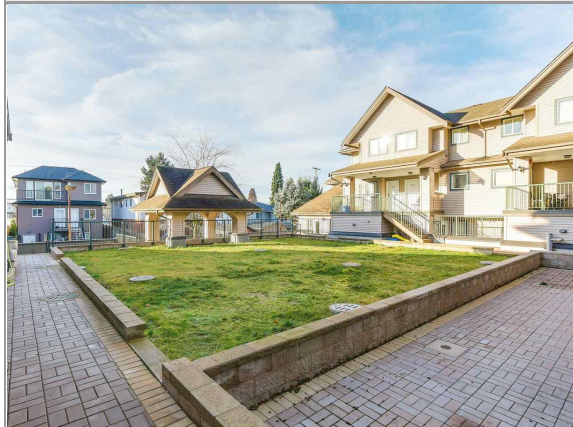
**Active**  
**R2234042**  
Board: V  
Townhouse

**213 5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$759,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$759,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,635.13</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$574.76</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-338</b>
Mgmt. Co's Name: <b>STRATACO</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>KILLARNEY VILLAS</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

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

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 26 DL 37 LD 36. UNDIV 1656/37644 SHARE IN COM RPOP 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, AS APPROPRIATE.**  
Amenities: **Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'1 x 11'1			x			x
Main	Living Room	18'4 x 18'2			x			x
Main	Dining Room	12'9 x 6'			x			x
Main	Bedroom	11'4 x 8'11			x			x
Above	Master Bedroom	15'4 x 14'8			x			x
Above	Bedroom	13'6 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,069	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	755	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	3	No	Pool:
Finished Floor (Total):	1,824 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	1,824 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

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

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features over 1800 sq. ft of living space over 2 levels and has the feel and flow of a detached home! The townhome is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly and rentals welcome. Open Thursday Jan 25 4:30 - 6PM and Sunday Jan 28 2 to 3:30PM**