



Presented by:
Nicky Tu
 Keller Williams Elite (MplRd)
 Phone: 604-767-5913
 nickyhmtu@gmail.com



Active
R2088963

Board: V
 Townhouse

5638 WESSEX STREET

Vancouver East
 Killarney VE
 V5R 6G7

Residential Attached

\$509,000 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **STRATACO**
 Mgmt. Co's Phone: **604-294-4141**
 View: **:**
 Complex / Subdiv: **KILLARNEY VILLA**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Original Price: **\$518,000**
 Approx. Year Built: **1999**
 Age: **17**
 Zoning: **MF**
 Gross Taxes: **\$2,146.07**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **024-593-133**
 Tour:

Style of Home: **2 Storey**
 Construction: **Frame - Metal**
 Exterior: **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:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 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: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Maint Fee Inc: **Management**
 Legal: **PL LMS3991 LT 6 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	16' x 15'			x			x
Main	Dining Room	13' x 8'			x			x
Main	Kitchen	13' x 7'			x			x
Above	Master Bedroom	16' x 15'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	579	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	770	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	1,349 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,349 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **RE/MAX Westcoast**

Killarney Villa! This 3 bedroom, 3 bathroom spacious townhome shows nicely, and is centrally located near shopping and transit! 2 pets and rentals are ok. Nice layout with street level entrance and secured underground parking. As is where is. There is one unit above this townhouse. Accepted offer. Court Date set for December 8th, 2016.



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Active
R2083427

Board: V
 Townhouse

7362 BRANDYWINE PLACE

Vancouver East
 Champlain Heights
 V5S 3Z7

Residential Attached

\$523,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$589,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1982
Depth / Size (ft.):	Bedrooms: 3	Age: 34
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: CD-1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,725.25
Approval Req?:	Half Baths: 1	For Tax Year: 2015
Exposure: West	Maint. Fee: \$423.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-576-202
Mgmt. Co's Name: Associa		Tour:
Mgmt. Co's Phone: 604-591-6060		
View: :		
Complex / Subdiv: PARKLANE		
Services Connected: Electricity, Natural Gas, Water		

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker:
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Units in Development:
 Title to Land: **Leasehold prepaid-Strata** Total Units in Strata:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL VAS611 LT 46 DL 335 LD 36**

Amenities: **In Suite Laundry, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 11'8			x			x
Main	Kitchen	12'4 x 11'			x			x
Main	Dining Room	12'8 x 12'4			x			x
Above	Master Bedroom	15'4 x 12'3			x			x
Above	Bedroom	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
Below	Recreation	13'6 x 11'8			x			x
Below	Laundry	8'8 x 8'6			x			x
Below	Bar Room	5'6 x 5'5			x			x
		x			x			

Finished Floor (Main): 645	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 684	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 392	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: Cats: Dogs:			3	Below	2	No	Pool:
Finished Floor (Total): 1,721 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 18'2X11'10
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished			6				
Grand Total: 1,721 sq. ft.				7				
				8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Enjoy nice and quiet neighbourhood at Parklane. Parks and golf course nearby. Private east facing backyard with patio. Decent sized bedrooms. Master bedroom with ensuite & lots of closet space. Spacious living room, kitchen & dining room. Recreation room & bar area in basement. Great school catchment. K-7 Champlain Heights Elementary, 8-12 Killarney Secondary. Open house this Sat Nov 26, 2016 1-3pm.



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Active
R2119786

Board: V
 Apartment/Condo

1103 1372 SEYMOUR STREET

Vancouver West
 Downtown VW
 V6B 0L1

Residential Attached

\$655,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$289.74**

Original Price: **\$655,000**
 Approx. Year Built: **2013**
 Age: **3**
 Zoning: **RES**
 Gross Taxes: **\$1,810.75**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-136-806**
 Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Rancho**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: City, partial Ocean**
 Complex / Subdiv: **The Mark**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Aluminum, Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to School Bus:
 Total Units in Strata: **302**
 Dist. to Public Transit:
 Units in Development: **302**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Water**
 Legal: **PL EPS1231 LT 97 DL 541 LD 36**

Amenities: **Air Cond./Central, Exercise Centre, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Sprinkler - Fire**

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

Finished Floor (Main):	730	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:							2							Barn:
Finished Floor (Below):	0	Restricted Age:							3							Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:			4							Pool:
Finished Floor (Total):	730 sq. ft.	# or % of Rentals Allowed:							5							Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed, Rentals Allowed						6							Door Height:
Grand Total:	730 sq. ft.	Basement:	None						7							
									8							

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

RE/MAX Masters Realty

BRAND NEW! Never lived in one bedroom unit at The Mark. Live in Yaletown's tallest tower set in one of the last landmark locations. Downtown living with phenomenal features including air-conditioning, sophisticated interiors, 1 block proximity to seawall and 5-minute walk to SkyTrain plus a 10,000 SqFt Wellness Centre with rooftop pool & hot-tub! This northwest-facing 730 SqFt, One Bedroom & Flex is spacious with a very generous living room which faces stunning English Bay sunsets. Also enjoy European appliances, solid stone countertops & premium wide-plank oak hardwood. All this set minutes from False Creek Seawall & Sunset Beach. Parking included. Court Order Sale, Subject to Court Approval. Call for a viewing today!