



Presented by:  
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Vancouver East, Renfrew VE

**MLS# V1136158**

Residential Attached

**# 211 2468 E BROADWAY BB, V5M 4T9**

**Active**



List Price:	<b>\$239,900</b>	Previous Price:	
		Original Price:	<b>\$239,900</b>
Subdiv/Complex:	<b>GARDENIA</b>		
Frontage:		Approx Yr Bld:	<b>1994</b>
Depth/Size:		PID:	<b>019-002-351</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>CD-1</b>
Stories in Bldg:		Taxes:	<b>\$912 (2015)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	<b>No</b>
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>End Unit, Upper Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage Underbuilding</b>		
Exterior:	<b>Brick, Stucco</b>				
Rain Screen:	<b>No</b>	R/I Plumbing:			
Type of Roof:	<b>Metal, Other</b>	Dist to Public Trans:	<b>1</b>	Dist to School/Bus:	<b>1</b>
Renovations:		Units in Development:	<b>250</b>	Total Units in Strata:	<b>250</b>
Flooring:	<b>Laminate, Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>RE/MAX PROPERTY MGMT</b>	Property Disclosure:	<b>N - COURT ORDERED SALE</b>		
Mngmt Ph:	<b>604-821-2999</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Not Allowed</b>		
	Maint Fee: <b>\$350.00</b>				

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

Legal: **PL LMS1509 LT 164 DL THSL LD 36 SEC 34 PART SW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPE**  
 Amenities: **Bike Room, Elevator, In Suite Laundry, Pool; Outdoor, Recreation Center**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Private Setting, Recreation Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Kitchen	8' X 9'						
Main F.	Dining	7' X 8'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	11' X 9'						
Main F.	Laundry	0' X 0'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,085</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,085</b>	Restricted Age:		5	
		# Pets / Cats; Dogs: / <b>Cats: Yes; Dogs: Yes</b>		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,085</b>			8	

Listing Broker(s): **(1) RE/MAX Sabre Realty Group**

**Building has issues. Allow time for showings and acceptance. Qualify your required financing.**



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Vancouver East, Collingwood VE  
**# 105 3638 RAE AV, V5R 2P5**

**MLS# V1130043**

Residential Attached  
**Active**



List Price:	<b>\$264,900</b>	Previous Price:	<b>\$275,000</b>
		Original Price:	<b>\$289,900</b>
Subdiv/Complex: <b>Raintree Gardens</b>			
Frontage:		Approx Yr Bld:	<b>1994</b>
Depth/Size:		PID:	<b>018-452-043</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>CD-1</b>
Stories in Bldg:		Taxes:	<b>\$1,049 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	<b>Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>1 Block</b>	Dist to School/Bus:	<b>Near</b>
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>Century 21-Prudential Estates</b>	Property Disclosure:	<b>N - Court Ordered Sale-As Is, Where Is</b>		
Mngmt Ph:	<b>604-273-1745</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
	Maint Fee: <b>\$342.06</b>				

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup**

Legal: **PL LMS1071 LT 16 DL 36 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**  
 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>
<b>Main F.</b>	<b>Living Room</b>	<b>14'9 X 13'2</b>						
<b>Main F.</b>	<b>Dining</b>	<b>11'3 X 8'6</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>8'1 X 7'6</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>11'3 X 12'5</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>10' X 9'6</b>						
<b>Main F.</b>	<b>Walk-In Closet</b>	<b>5'2 X 4'7</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>809</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>809</b>	Restricted Age:		5	
		# Pets / Cats; Dogs: <b>2 / Cats: Yes; Dogs: Yes</b>		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals: <b>10</b>		7	
Grand Total Floor Area:	<b>809</b>			8	

Listing Broker(s): **(1) Keller Williams Elite Realty**

**Location location location! This ground floor unit is walking distance to transit, groceries, parks, schools, shops and restaurants. Conveniently located and just steps to Metrotown Mall as well as Millennium and Expo Skytrain Lines. This spacious 2 bed 2 bath unit with ground floor deck has an open floor plan with gas fireplace and insuite laundry.**



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Vancouver East, Hastings  
**# 1102 1833 FRANCES ST, V5L 1Z8**

**MLS# V1137991**

Residential Attached  
**Active**



List Price:	<b>\$435,000</b>	Previous Price:	
		Original Price:	<b>\$435,000</b>
Subdiv/Complex:	<b>PANORAMA GARDENS</b>		
Frontage:	<b>182.00</b>	Approx Yr Blt:	<b>9999</b>
Depth/Size:		PID:	<b>016-554-361</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>NW</b>	Age at List Date:	<b>999</b>
Stories in Bldg:	<b>12</b>	Zoning:	<b>RM-4</b>
Flood Plain:		Bedrooms:	<b>2</b>
Meas. Type:		Bathrooms:	<b>2</b>
Fixtures Lsd:		Full Baths:	<b>2</b>
Fixt Removed:		Half Baths:	<b>0</b>
View:	<b>Y - UNOBSTRUCTED CITY AND MOUNTAIN</b>		
		Taxes:	<b>\$1,453 (2015)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>Corner Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Lane</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Stucco</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	<b>68</b>	Total Units in Strata:	<b>68</b>
Flooring:	<b>Wall/Wall/Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>DORSET</b>	Property Disclosure:	<b>N - AS IS/WHERE IS</b>		
Mngmt Ph:		Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$284.56</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL VAS2752 LT 58 DL 183 LD 36 UNDIV 817/54373 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTERES**  
 Amenities: **None**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'9 X 7'						
Main F.	Dining	12'1 X 10'11						
Main F.	Living Room	12'1 X 10'7						
Main F.	Master Bedroom	14' X 10'8						
Main F.	Bedroom	10' X 11'2						
Main F.	Solarium	8'2 X 5'8						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>879</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>879</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>879</b>			8	

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

**This 2 bedroom and 2 bathroom condo has unobstructed NW views of the city and mountains. Rare sub penthouse suite in one of the only concrete highrises in the area. Sold as is/where is. Needs complete renovation.**