



Presented by:
Rebecca Amiri
 Ryal LePage Sussex
 Phone: (604) 339-5376
 Email: rebeccaamiri@gmail.com
 Website: www.rebeccaamiri.com



Vancouver West, Downtown VW Residential Attached
1205 867 HAMILTON ST, V6B 2R7 **Active**
MLS# V1125685



List Price:	\$554,900	Previous Price:	
		Original Price:	\$554,900
Subdiv/Complex: JARDINE'S LOOKOUT			
Frontage:		Approx Yr Bld:	1995
Depth/Size:		PID:	019-081-154
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	DD
Stories in Bldg:	31	Taxes:	\$1,630 (2015)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	Y - YALETOWN & DOWNTOWN		

Style of Home:	Corner Unit, End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Concrete				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:	ONE	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Tile, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	RANCHO PPT MGMT	Property Disclosure:	Y		
Mngmt Ph:	604-684-4508	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$430.80				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Sewer, Water

Legal: PL LMS1716 LT 47 DL 541 LD 36 UNDIV 936/127112 SHARE IN COM PROP THEREINTOGETHER WITH AN INTERES

Amenities: Bike Room, Elevator, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Windows - Thermo

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Dining	9' X 7'						
Main F.	Kitchen	9' X 8'						
Main F.	Master Bedroom	15' X 12'						
Main F.	Bedroom	10' X 8'						
Main F.	Solarium	8' X 5'9"						
Main F.	Foyer	5' X 4'						
Main F.	Storage	6' X 3'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	1,007	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,007	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	25	7	
Grand Total Floor Area:	1,007			8	

Listing Broker(s): (1) Sutton Group - 1st West Realty

ORIGINAL OWNER! MINT CONDITION! TERRIFIC S/W CORNER UNIT W/LOADS OF WINDOWS & VIEWS OVER YALETOWN! SPACIOUS, GRACIOUS 2 BDRMS & DEN, 2 BTHRS & INSUITE STORAGE ROOM (6 X 3) STYLISH, well designed floor plan, beckons "Welcome" and allows for larger furniture! A proper foyer means you DON'T step RIGHT into the living space & offers privacy from the front door. The "U-Shaped" all white-Laminate Kitch is very functional & overlooks the Dining area. The Solarium/Den adjoins the Diningrm & the Lvgrm w/Bay Window has a GAS F/P. The oversized Masterbedroom w/Bay Window & "Full On" DWNTWN Views offers a 4 piece bath w/Oval Soaker tub & the 2nd bdrm is perfect for guests. 1 PKG Stall & Storage Locker included. Pets Ok with apprvl.



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Vancouver West, False Creek Residential Attached
503 1485 W 6TH AV, V6H 4G1 **Active**
MLS# V1117449



List Price:	\$ 749,000	Previous Price:	
		Original Price:	\$ 749,000
Subdiv/Complex: CARRARA OF PORTICO			
Frontage:		Approx Yr Blt:	2001
Depth/Size:		PID:	024-684-252
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	C-3A
Stories in Bldg:	11	Taxes:	\$2,731 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req'd:	No
Fixt Removed:	N		
View:	Y - CITY SKYLINE, FRAMED BY MOUNTAINS		

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Brick, Concrete, Glass				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	NEAR BY
Renovations:		Units in Development:	211	Total Units in Strata:	211
Flooring:	Other	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	TOUCHSTONE PROPERTIES	Property Disclosure:	N - SELLER IS DECEASED		
Mngmt Ph:	604-630-5582	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$418.66				

Maint Charge Incl: Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS4091 LT 171 DL 526 LD 36 UNDIV 1037/248613 SHARE IN COM PROP THEREINTOGETHER WITH AN INTERES

Amenities: In Suite Laundry, Recreation Center, Sauna/Steam Room

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'2 X 12'4						
Main F.	Dining	10'8 X 10'1						
Main F.	Master Bedroom	12'11 X 10'11						
Main F.	Walk-In Closet	5'4 X 3'4						
Main F.	Bedroom	10'1 X 9'7						
Main F.	Foyer	6'1 X 4'6						
Main F.	Kitchen	8'1 X 7'11						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,036	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,036	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	42	7	
Grand Total Floor Area:	1,036			8	

Listing Broker(s): (1) RE/MAX Crest Realty Westside

The view will appeal to you in this great 2bed/2bath condo on the southern shore of False Creek. Watch as the exciting Vancouver city-scape is yours to have everyday. Features include a spacious living area with wide plank, white oak floors, gas F/P, a generous outdoor balcony, an open kitchen with granite counter tops, breakfast bar, gas range, in-suite laundry, ensuite bathroom, walk-in closet, a second bathroom, 2 parking, and a locker. Pets are permitted on a restricted basis. 42 (20%) units are rentable. Check out the proximity to Granville Island and the South Granville shops and restaurants.



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Vancouver West, Point Grey **MLS# V1126255** Residential Attached
604 2580 TOLMIE ST, V6R 4R4 **Active**

No Photo Available

List Price:	\$ 758,800	Previous Price:	
		Original Price:	\$ 758,800
Subdiv/Complex: POINT GREY PLACE			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	023-227-788
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	C-2
Stories in Bldg:	7	Taxes:	\$2,242 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	Y - SPECTACULAR WATER, MOUNTAINS		

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Brick, Concrete Block	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	.5 BLOCK	Dist to School/Bus:	
Renovations:		Units in Development:	30	Total Units in Strata:	31
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	FIRST SERVICE RESIDENTIAL	Property Disclosure:	Y		
Mngmt Ph:	604-689-6935	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee: \$495.00				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS2163 LT 26 DL 540 LD 36 UNDIV 873/33007 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTERES

Amenities: Bike Room, Elevator

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Intercom, Microwave, Sprinkler - Fire

Site Influences: Golf Course Dev., Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	11'2 X 11'						
Main F.	Master Bedroom	11'7 X 10'1						
Main F.	Dining	12'4 X 9'4						
Main F.	Living Room	12'5 X 12'						
Main F.	Kitchen	11'1 X 7'5						
Main F.	Solarium	8'9 X 8'6						
Main F.	Foyer	6'4 X 3'10						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	1,019	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,019	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,019			8

Listing Broker(s): (1) Oakwyn Realty Ltd.

STUNNING VIEWS OF MOUNTAINS, CITY AND WATER. This corner unit has had one owner. It has been very well kept and lightly lived in. The views from the south, east and west give the unit a bright open feeling. The location is perfect, close to shopping, transit, and recreation. You can Walk to UBC golf course or down to the beach. The building is in excellent condition with a very proactive council. A perfect unit for people wanting to downsize but stay in the area.



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Vancouver West, Point Grey Residential Attached
202 2020 Highbury St, V6R 4N9 **Active**
MLS# V1122477



List Price:	\$ 778,000	Previous Price:	
		Original Price:	\$ 778,000
Subdiv/Complex: Highbury Towers			
Frontage:		Approx Yr Bld:	1990
Depth/Size:		PID:	014-607-832
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	25
Stories in Bldg:	11	Zoning:	C-2
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$2,311 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	Corner Unit, End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Slab	Parking Facilities:	Garage Underbuilding		
Exterior:	Brick, Concrete				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	1/2 BLK
Renovations:		Units in Development:	43	Total Units in Strata:	
Flooring:	Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Power of Attorney, Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	BAYWEST	Property Disclosure:	N - SELLERS HAVE NEVER LIVED IN		
Mngmt Ph:	604-257-0325	Bylaw Restrictions:	Pets Not Allowed, Rentals Not Allowed		
Maint Fee:	\$414.35				

Maint Charge Incl: Garbage Pickup, Gas, Hot Water, Management, Sewer, Water

Legal: PL VAS2456 LT 2 DL 176 LD 36 UNDIV 122/5283 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T

Amenities: Bike Room, Elevator, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Free Standing F/P or Woodstove, Smoke Alarm, Windows - Thermo

Site Influences: Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'						
Main F.	Dining	10' X 10'						
Main F.	Kitchen	11' X 9'						
Main F.	Eating Area	7' X 6'						
Main F.	Master Bedroom	15' X 11'						
Main F.	Bedroom	13' X 10'						
Main F.	Laundry	10' X 7'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,328	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Full, Fully Finished, Separate Entry	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,328	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,328			8	

Listing Broker(s): (1) Royal LePage Westside

A wonderfully convenient Point Grey location, this large, (1,324 sq.ft.), 2 BDRM., 2 bath corner unit, located in prestigious "Highbury Towers" is a bright, spacious suite, it has an eating area, a large DR & LR with a gas fireplace plus a large laundry room with in-suite storage. The bedrooms are generous with a both & a walk-in shower in the master. Dated, but a large empty pallette for your decorating ideas! There is a very large private patio, 2 parking stalls, a bike room & a locker, all this in a well-managed, extensively upgraded concrete bldg. with an excellent recent depreciation report. Close to transportation, beaches, U.B.C., shopping & all types of restaurants are nearby to complete this desirable offering!