



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
 Cell: 778-926-6464  
 Email: [nikkic@remax.net](mailto:nikkic@remax.net)  
 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver West, Downtown VW

**MLS# V1133332**

Residential Attached

**# 309 1010 HOWE ST, V6Z 1P5**

**Active**



List Price:	<b>\$270,000</b>	Previous Price:	
		Original Price:	<b>\$270,000</b>
Subdiv/Complex: <b>FORTUNE HOUSE</b>			
Frontage:		Approx Yr Bld:	<b>1982</b>
Depth/Size:		PID:	<b>023-598-522</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>E</b>	Zoning:	<b>DD</b>
Stories in Bldg:		Taxes:	<b>\$889 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	<b>N</b>		

Style of Home:	<b>1 Storey, Inside Unit</b>	Total Parking:	<b>0</b>	Covered Parking:	<b>0</b>
Construction:	<b>Concrete Frame</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>None</b>		
Exterior:	<b>Brick</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:	<b>1/2 BLK</b>	Dist to School/Bus:	<b>1/2 BLK</b>
Renovations:	<b>Other</b>	Units in Development:	<b>130</b>	Total Units in Strata:	<b>1360</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:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>FIRST SERVICE RESIDENTIAL</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
Mngmt Ph:	<b>604-683-8900</b>	Maint Fee:	<b>\$233.32</b>		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL LMS2586 LT 27 DL 541 LD 36**  
 Amenities: **Elevator, Shared Laundry**  
 Features Incl:

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

<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>12'3 X 8'3</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>8' X 8'</b>						
<b>Main F.</b>	<b>Dining</b>	<b>12'3 X 5'2</b>						
<b>Main F.</b>	<b>Foyer</b>	<b>6'2 X 4'4</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>11'5 X 9'2</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>488</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	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>488</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>488</b>			8	

Listing Broker(s): **(1) RE/MAX Select Properties**

**Live in the heart of downtown! Great layout in this spacious 1 bedroom 488 sqft unit with 80 sqft balcony. Solid building converted into condos in 2006 by Wall Financial. Steps to the law courts, Scotiabank Theater, IGA, YMCA amenities, Granville Street shopping & entertainment and more. Please call for more info.**



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Vancouver West, Cambie

**MLS# V1140216**

Residential Attached

**# 101 3353 HEATHER ST, V5Z 3K6**

**Active**



List Price:	<b>\$279,900</b>	Previous Price:	
		Original Price:	<b>\$279,900</b>
Subdiv/Complex: <b>HEATHER COURT</b>			
Frontage:		Approx Yr Bld:	<b>1975</b>
Depth/Size:		PID:	<b>003-635-775</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>RM-3A</b>
Stories in Bldg:	<b>3</b>	Taxes:	<b>\$916 (2015)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	<b>Yes</b>
Fixt Removed:	<b>N - N</b>		
View:	<b>Y - HEATHER PARK</b>		

Style of Home:	<b>Corner Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage Underbuilding, Other</b>		
Exterior:	<b>Aluminum, Other</b>				
Rain Screen:		R/I Plumbing:	<b>Yes</b>		
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:	<b>2-3 BLKS</b>	Dist to School/Bus:	
Renovations:		Units in Development:	<b>18</b>	Total Units in Strata:	<b>18</b>
Flooring:	<b>Other</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:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Fenced Yard, Patio(s)</b>	Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>PACIFIC QUORUM</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions, Smoking Restriction</b>		
Mngmt Ph:	<b>604-658-3828</b>	Maint Fee:	<b>\$234.00</b>		

Maint Charge Incl:	<b>Garbage Pickup, Hot Water, Management</b>
Legal:	<b>PL VAS183 LT 1 DL 472 LD 36 UNDIV 587/12883 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T</b>
Amenities:	<b>Elevator, Shared Laundry, Storage</b>
Features Incl:	<b>Windows - Thermo</b>
Site Influences:	<b>Central Location, Recreation Nearby, Treed</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'						
Main F.	Kitchen	8' X 10'						
Main F.	Dining	8' X 10'						
Main F.	Bedroom	15' X 10'						
Main F.	Patio	19' X 11'						
Main F.	Storage	5' X 3'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>545</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>545</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>545</b>			8	

Listing Broker(s): **(1) Dexter Associates Realty**

**COURT ORDER SALE - ATTENTION RENOVATORS & INVESTORS - FANTASTIC WEST-SIDE CONDO.** Being sold 'AS-IS, WHERE-IS'. This bright one bedroom unit is completely ready for ALL your finishing touches- in a cat friendly, well maintained stratabuilding. Complete this unit yourself for immediate upside potential. Amazing location blocks away from Heather and Douglas Parks; and ALL the amenities of the Cambie & Oak Street corridors! Community living at its best! The Buyer/s should independently verify all listing information. ALL OFFERS SHOULD BE EMAILED TO: [young@dexterrealty.com](mailto:young@dexterrealty.com)



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Vancouver West, West End VW

**MLS# V1137232**

Residential Attached

**# 102 1830 ALBERNI ST, V6G 1B3**

**Active**



List Price:	<b>\$289,900</b>	Previous Price:	
		Original Price:	<b>\$289,900</b>
Subdiv/Complex:	<b>GARDEN COURT</b>		
Frontage:		Approx Yr Bld:	<b>1976</b>
Depth/Size:		PID:	<b>003-897-265</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>NE</b>	Age at List Date:	<b>39</b>
Stories in Bldg:	<b>4</b>	Zoning:	<b>RM-5B</b>
Flood Plain:	<b>No</b>	Bedrooms:	<b>1</b>
Meas. Type:		Bathrooms:	<b>1</b>
Fixtures Lsd:		Full Baths:	<b>1</b>
Fixt Removed:		Half Baths:	<b>0</b>
View:	<b>N</b>	Taxes:	<b>\$953 (2015)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>Corner Unit</b>	Total Parking:		Covered Parking:	
Construction:	<b>Frame - Wood</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>Torch-On</b>	Dist to Public Trans:	<b>1/2</b>	Dist to School/Bus:	<b>2</b>
Renovations:		Units in Development:		Total Units in Strata:	<b>53</b>
Flooring:	<b>Tile, Wall/Wall/Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric, Hot Water, Natural Gas</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>Fenced Yard, Patio(s)</b>				
Mngmt Co:	<b>TOUCHSTONE PROPERTY</b>	Property Disclosure:	<b>N - COURT ORDERED SALE</b>		
Mngmt Ph:	<b>604-688-4340</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$266.88</b>		

Maint Charge Incl:	<b>Management</b>
Legal:	<b>PL VAS365 LT 2 DL 185 LD 36 UNDIV 17797/1000000 SHARE IN COM PROP THEREINTOGETHER WITH AN INTERES</b>
Amenities:	<b>Recreation Center, Restaurant, Shared Laundry</b>
Features Incl:	
Site Influences:	<b>Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'3 X 11'4						
Main F.	Kitchen	8'9 X 8'3						
Main F.	Bedroom	9'10 X 9'6						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>3</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>544</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>544</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>544</b>			8	

Listing Broker(s): **(1) Sutton Grp West Coast (Van49)**

**West of Denman - Garden Court 1 bedroom with larger fenced outdoor patio located next to Coal Harbour & Stanley Park! Perfect for Investor or 1st time buyer. Pets & Rental friendly, 1 secure underground parking, 1 storage locker, MUST verify these details thru buyer's agent. For info regarding building upgrades and maintenances must be verified with Strata Management. Super location close to community centres, marina, transit & all of the fabulous amenities of Denman Street. THIS PROPERTY is being sold "AS IS AND WHERE IS" AND "SCHEDULE A & C" are applied. It is priced to sell quick!!!**



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Vancouver West, Downtown VW

**MLS# V1126717**

Residential Attached

**# 501 1001 RICHARDS ST, V6B 1J6**

**Active**



List Price:	<b>\$380,000</b>	Previous Price:	<b>\$389,900</b>
		Original Price:	<b>\$389,900</b>
Subdiv/Complex: <b>MIRO</b>			
Frontage:		Approx Yr Bld:	<b>2004</b>
Depth/Size:		PID:	<b>025-846-281</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>NW</b>	Zoning:	<b>RES</b>
Stories in Bldg:		Taxes:	<b>\$1,236 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>Yes</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:			

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>0</b>	Covered Parking:	<b>0</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Rear</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Concrete</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>BESIDE</b>	Dist to School/Bus:	<b>CLOSE</b>
Renovations:		Units in Development:	<b>183</b>	Total Units in Strata:	
Flooring:	<b>Tile, Wall/Wall/Mixed, Hardwood</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>None</b>				
Mngmt Co:	<b>THE WYNFORD GROUP</b>	Property Disclosure:	<b>N - BANK OWNED</b>		
Mngmt Ph:	<b>604-261-0285</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed</b>		
		Maint Fee:	<b>\$276.00</b>		

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

Legal: **PL BCS682 LT89 DL541 LD36**  
 Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'1 X 11'						
Main F.	Kitchen	10'9 X 8'1						
Main F.	Bedroom	9'6 X 9'						
Main F.	Den	5'7 X 6'9						
Main F.	Solarium	10'9 X 3'3						
Main F.	Foyer	3'4 X 4'8						
Main F.	Laundry	3'11 X 3'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>575</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	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>575</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>575</b>			8	

Listing Broker(s): **(1) Royal Pacific Realty Corp.**

**"MIRO" By Polygon! Right beside Yaletown. This unit features functional layout with one bedroom, a den and a solarium. Newly installed hardwood floor throughout, S/S appliances & granite countertop! Located in the most convenient area with easy access in & out downtown Vancouver. Pets & rental friendly! Priced to sell! Call for your private showing now!**



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 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver West, Downtown VW

**MLS# V1133439**

Residential Attached

**# 1706 501 PACIFIC ST, V6Z 2X6**

**Active**



List Price:	<b>\$385,000</b>	Previous Price:	<b>\$405,000</b>
		Original Price:	<b>\$405,000</b>
Subdiv/Complex:	<b>THE 501</b>		
Frontage:		Approx Yr Bld:	<b>1999</b>
Depth/Size:		PID:	<b>024-639-168</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>APT</b>
Stories in Bldg:		Taxes:	<b>\$1,301 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	<b>Y - SOUTH / SOUTH WEST</b>		

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Side</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground, Visitor Parking</b>		
Exterior:	<b>Concrete, Glass, Mixed</b>	R/I Plumbing:			
Rain Screen:					
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:	<b>1 BLK</b>	Dist to School/Bus:	
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>Balcony(s)</b>				
Mngmt Co:	<b>FIRST SERVICE RESIDENTIAL</b>	Property Disclosure:	<b>N - CROSSED OUT. AS IS - WHERE IS</b>		
Mngmt Ph:	<b>604-683-8900</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
	Maint Fee:	<b>\$260.12</b>			

Maint Charge Incl: **Hot Water, Gardening, Management, Recreation Facility**

Legal: **PL LMS4050 LT 149 DL 541 LD 36 UNDIV 447/149974 SHARE IN COM PROP THEREINTOGETHER WITH AN INTERES**  
 Amenities: **None**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6 X 11'5						
Main F.	Dining	12'8 X 5'10						
Main F.	Kitchen	8'4 X 8'0						
Main F.	Bedroom	13'0 X 7'10						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>4</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>512</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	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>512</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>512</b>			8	

Listing Broker(s): **(1) RE/MAX Clara Hartree**

**Desirable "06" unit at The 501. 1 bedroom, 1 bathroom suite facing west / south west allowing for lots of natural light. Small balcony off the bedroom. Pets and rentals allowed. Located a block from the seawall, choices market, and George Wainborn Park. Floor plan by Seevirtual360 which measured total as 512 sqft. Strata Plan shows 481 sqft.**



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Vancouver West, Fairview VW  
**1413 W 11TH AV, V6H 1K9**

**MLS# V1131130**

Residential Attached  
**Active**



List Price:	<b>\$759,000</b>	Previous Price:	<b>\$799,000</b>
		Original Price:	<b>\$819,000</b>
Subdiv/Complex: <b>South Granville Townhomes</b>			
Frontage:		Approx Yr Blt:	<b>2004</b>
Depth/Size:		PID:	<b>026-076-098</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:	<b>N</b>	Zoning:	<b>RM-3</b>
Stories in Bldg:		Taxes:	<b>\$2,838 (2014)</b>
Flood Plain:		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>3 Storey, Corner Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Concrete Frame</b>	Parking Access:	<b>Lane</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed, Stucco, Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>1 Blk</b>	Dist to School/Bus:	<b>1 Blk</b>
Renovations:	<b>Partly</b>	Units in Development:	<b>15</b>	Total Units in Strata:	<b>15</b>
Flooring:	<b>Hardwood, Tile, Wall/Wall/Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric, Natural Gas</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>First Service Residential</b>	Property Disclosure:	<b>Y</b>		
Mngmt Ph:	<b>604-684-6291</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed</b>		
		Maint Fee:	<b>\$406.57</b>		

Maint Charge Incl:	<b>Gardening, Garbage Pickup, Gas, Management</b>
Legal:	<b>PL BCS1016 LT 4 DL 526 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T</b>
Amenities:	<b>Bike Room, In Suite Laundry</b>
Features Incl:	<b>Vaulted Ceiling</b>
Site Influences:	<b>Central Location, Private Setting, Recreation Nearby, Shopping Nearby</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'11 X 9'1						
Main F.	Kitchen	7'4 X 16'11						
Above	Master Bedroom	18'6 X 10'						
Above	Loft	13'7 X 6'6						
Below	Bedroom	15'11 X 8'5						
Below	Den	12'8 X 6'3						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>378</b>	Finished Levels:	<b>3</b>	1	<b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Up:	<b>383</b>	Basement Area:	<b>Fully Finished</b>	2	<b>3 Piece; Ensuite: N; Level: Below</b>
Finished Floor Area Down:	<b>455</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,216</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>109</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,325</b>			8	

Listing Broker(s): **(1) RE/MAX Crest Westside (VanW7), (2) RE/MAX Crest Westside (VanW7)**

**Welcome to "South Granville Townhomes" by Quigg Developments & architecturally designed by Birmingham & Wood. This stylish heritage conversion maintains charm and still affords modern conveniences. 2 bed plus den with chef's kitchen boasts high end Subzero fridge, Miele gas range, D/W & large centre island. Gas fireplace in bright open living room, large master bedroom has high vaulted ceilings with a hidden loft space, ensuite w/ oversized shower, separate soaker tub & Kohler fixtures. 2nd bedroom in lower level w/ a den, 3pc bath & outdoor private patio area. Two underground parking stalls & bike room incl. Great/Quiet location close to S. Granville shops, restaurants, downtown, public transit & more! Open House July 25th 12-2pm.**