



Presented by:
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Active
R2036218

Board: V
 Apartment/Condo

101 2212 OXFORD STREET

Vancouver East
 Hastings
 V5L 1G1

Residential Attached

\$299,000 (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:
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$0.00**

Original Price: **\$299,000**
 Approx. Year Built: **1995**
 Age: **21**
 Zoning: **RM-3A**
 Gross Taxes: **\$894.44**
 For Tax Year: **2015**
 Tax Inc. Utilities?:
 P.I.D.: **023-178-892**

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

Style of Home: **1 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(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 Public Transit: **1 BLK**
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: ALL CHATTELS**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Maint Fee Inc:
 Legal: **PL LMS2111 LT 1 DL 184 LD 36**

Amenities: **Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 15'8			x			x
Main	Kitchen	6'2 x 9'1			x			x
Main	Bedroom	10' x 10'			x			x
Main	Master Bedroom	12'7 x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	751	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	751 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	751 sq. ft.	Allwd w/Restrctns, Smoking			6				
		Basement: None			7				
					8				

Listing Broker(s): **Macdonald Realty Ltd.**

2 Bedroom corner unit on the ground floor with a large wrap around partially covered patio. Easy access to suite through main lobby or private gated entrance from the street. Excellent floor plan with large living area, good-sized bedrooms, and a 5 piece bathroom. 2 parking and a storage locker (common property). Contact your REALTOR to book a showing.



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Active
R2037350

Board: V
 Apartment/Condo

PH5 2320 W 40TH AVENUE

Vancouver West
 Kerrisdale
 V6M 4H6

Residential Attached

\$412,500 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$412,500**
 Meas. Type: Frontage (metres): Approx. Year Built: **1979**
 Depth / Size (ft.): Bedrooms: **1** Age: **37**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$879.95**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
 Exposure: **East** Maint. Fee: **\$242.62** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-548-781**
 Mgmt. Co's Name: **Colyvan Pacific**
 Mgmt. Co's Phone: **604-683-8399**
 View: **Yes: 2 decks - trees & city**
 Complex / Subdiv: **Manor Gardens**
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Loft/Warehouse Conv., Penthouse**

Construction: **Brick, Frame - Wood**

Exterior: **Brick**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Wood**

Fuel/Heating: **Hot Water**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck, Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**

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

Parking: **Garage Underbuilding**

Parking Access: **Lane**

Locker: **Y**

Dist. to School Bus: **2 blks**

Total Units in Strata: **65**

Dist. to Public Transit: **2 blks**

Units in Development: **65**

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **: Sold As Is Where Is**

Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**

Legal: **PL VAS597 LT 61 DL 526 LD 36**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 11'2			x			x
Main	Living Room	11' x 9'6			x			x
Above	Master Bedroom	10'4 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	420	# of Rooms:	3	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	160	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	580 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	580 sq. ft.	Basement:	None					7				
								8				

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

ENJOY TWO PRIVATE DECKS in this **TOP FLOOR, PENTHOUSE LOFT** that has **VAULTED CEILINGS**, a wood burning fireplace & **IN-SUITE LAUNDRY**. You will love how **QUIET** this home is, yet the **BEST OF KERRISDALE'S** shops, cafes, groceries, & transit, are just around the corner. The Master bedroom is located up the spiral staircase in the large loft area that has plenty of closet & storage space. In-suite laundry, 1 underground secured parking and 1 storage locker are bonuses. Bring your renovation ideas to easily make this space your own! This is one of the **BEST VALUES** you will find in one of the most prestigious areas of Vancouver. Call to view, by appointment.



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Active
R2034380

Board: V
 Townhouse

5678 WESSEX STREET

Vancouver East
 Killarney VE
 V5R 6G7

Residential Attached

\$485,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$485,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1999
Depth / Size (ft.):	Bedrooms: 3	Age: 17
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MF
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,541.52
Approval Req?: No	Half Baths: 1	For Tax Year: 2015
Exposure: West	Maint. Fee: \$434.89	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 024-593-109
Mgmt. Co's Name: STRATA CO.		
Mgmt. Co's Phone: 604-294-4141		
View: No :		
Complex / Subdiv: KILLARNEY VILLA		
Services Connected: Electricity, Water		

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **28**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Management**
 Legal: **PL LMS3991 LT 3 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	12'3 x 14'3			x			x
Main	Kitchen	15'7 x 13'3			x			x
Main	Storage	4'3 x 5'9			x			x
Above	Master Bedroom	13'1 x 15'3			x			x
Above	Walk-In Closet	5' x 5'			x			x
Above	Bedroom	9'8 x 10'			x			x
Above	Bedroom	11' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 580	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 770	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,350 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,350 sq. ft.	Basement: None			7				
				8				

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

RE/MAX City Realty

3 BR & 3 bath townhouse near Safeway on Kingsway near Joyce. Ground level entrance from a nice outdoor patio facing W. Main flr has living room, dining, kitchen & 2 pce bath shows nicely w/newer laminate floor. There is a back door opening to the underground parking. Top flr has 3 brs & 2 full bathrooms. Master has a walkin closet. Small outside patio area off the 3rd BR. There is one unit above this home. This is a 28 unit complex, parking & locker incl. 2 Pets, any size ok & Rentals ok. Rented 1700/mo.



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Active
R2020425
 Board: V
 Townhouse

5648 WESSEX STREET
 Vancouver East
 Killarney VE
 V5R 6G7

Residential Attached
\$495,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$485,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1999**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **17**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$2,541.52**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**
 Exposure: **West** Maint. Fee: **\$434.89** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **024-593-125**
 Mgmt. Co's Name: **STRATA CO.**
 Mgmt. Co's Phone: **604-294-4141**
 View: **No :**
 Complex / Subdiv: **KILLARNEY VILLA**
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: _____
 R.I. Plumbing: **No**
 R.I. Fireplaces: _____
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: _____
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **28** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata** Total Units in Strata: **28**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: _____
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Management**
 Legal: **PL LMS3991 LT 5 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	12'3 x 14'3			x			x
Main	Kitchen	15'7 x 13'3			x			x
Main	Storage	4'3 x 5'9			x			x
Above	Master Bedroom	13'1 x 15'3			x			x
Above	Walk-In Closet	5' x 5'			x			x
Above	Bedroom	9'8 x 10'			x			x
Above	Bedroom	11' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	578	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	771	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	Yes	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 City Realty**

RE/MAX City Realty

3 BR & 3 bath townhouse near Safeway on Kingsway near Joyce. Ground level entrance from a nice outdoor patio facing W. Main flr has living room, dining, kitchen & 2 pce bath shows nicely w/newer laminate floor. There is a back door opening to the underground parking. Top flr has 3 brs & 2 full bathrooms. Master has a walkin closet. Small outside patio area off the 3rd BR. There is one unit above this home. This is a 28 unit complex, parking & locker incl. 2 Pets, any size ok & Rentals ok. Rented 1750/mo.



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Active
R2020459

Board: V
 Townhouse

208 5625 SENLAC STREET

Vancouver East
 Killarney VE
 V5R 6G8

Residential Attached

\$535,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?: **No**
 Exposure: **East**
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$458.14**

Original Price: **\$520,000**
 Approx. Year Built: **1999**
 Age: **17**
 Zoning: **MF**
 Gross Taxes: **\$2,796.07**
 For Tax Year: **2015**
 Tax Inc. Utilities?:
 P.I.D.: **024-593-281**

Mgmt. Co's Name: **STRATA CO.**
 Mgmt. Co's Phone: **604-294-4141**
 View: **No :**
 Complex / Subdiv: **KILLARNEY VILLA**
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **28**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Wall/Wall/Mixed**

Parking Access:
 Locker: **Y**
 Dist. to School Bus: **NEAR**
 Total Units in Strata: **28**

Maint Fee Inc: **Management**
 Legal: **PL LMS3991 LT 21 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	13'6 x 12'			x			x
Main	Kitchen	7'4 x 11'6			x			x
Main	Dining Room	9'7 x 7'5			x			x
Main	Family Room	8'7 x 10'6			x			x
Main	Eating Area	6'5 x 6'8			x			x
Above	Master Bedroom	15'6 x 13'			x			x
Above	Walk-In Closet	4' x 9'			x			x
Above	Bedroom	12'5 x 8'5			x			x
Above	Bedroom	11' x 8'5			x			x
		x			x			

Finished Floor (Main): 710	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 710	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,420 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,420 sq. ft.	Basement: None			7				
				8				

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

RE/MAX City Realty

3 BR 3 bath townhouse near Kingsway & Joyce. You enter from a central courtyard to the main flr w/Kit& eating area & family room off kitchen also a living rm & dining area . On the top floor are 3 more BR. Underground parking & 1 locker. Pets & rentals ok. One unit is below you. Rented 1900/mo.



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Active
R2017882

Board: V
 Apartment/Condo

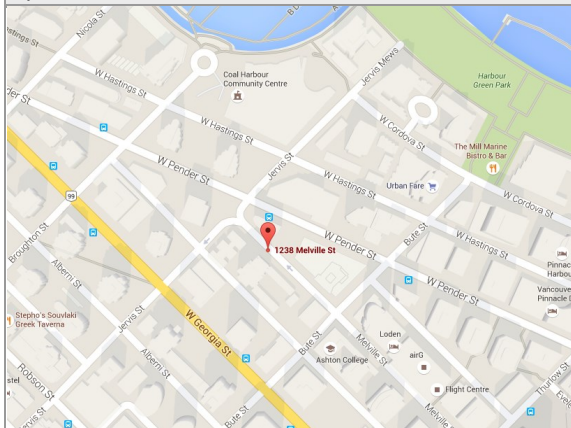
301 1238 MELVILLE STREET

Vancouver West
 Coal Harbour
 V6E 4N2

Residential Attached

\$639,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$452.17**

Original Price: **\$659,000**
 Approx. Year Built: **1996**
 Age: **20**
 Zoning: **CD-1**
 Gross Taxes: **\$1,566.16**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **023-158-174**

If new, GST/HST inc?:

Mgmt. Co's Name: **COLYVAN PACIFIC**

Mgmt. Co's Phone: **604-683-8399**

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Water**

Style of Home: **Other**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2**
 Parking: **Garage; Underground**

Parking Access:

Locker: **N**
 Dist. to School Bus:
 Total Units in Strata:

Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS2080 LT 23 DL 185 LD 36**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 12'6			x			x
Main	Dining Room	17'5 x 9'2			x			x
Main	Kitchen	11' x 8'6			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Storage	7'8 x 3'6			x			x
Main	Foyer	6' x 5'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,039	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,039 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,039 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **New Coast Realty**

POINTE CLARIE IN COAL HARBOUR! THIS WELL KEPT 2 BEDROOMS 2 BATHS SUITE IS SPACIOUS WITH A NICE SIZE OUTDOOR BALCONY. FABOULOUS FACILITIES INCLUDE 24 HR SECURITY/CONCIERGE, INDOOR POOL, GYM, SAUNA, STEAM ROOMS, 3 ELEVATORS AND UPDATED LOBBY. CENTRAL LOCATION! CLOSE TO THE WATERFRONT, COAL HARBOUR MARINA, STANLEY PARK SEAWALL, ROBSON STREET, RESTAURANTS, SHOPS AND SKYTRAIN STATION. RENTAL IS ALLOWED, GREAT FOR INVESTORS OR FIRST HOME BUYERS. SHOWINGS ONLY FROM 2PM TO 4PM ON THURSDAY BY APPOINTMENT PLEASE. PLEASE AWARE THIS IS COURT ORDERED SALE PROPERTY. A SCHEDULE A MUST BE INCLUDE WITH ANY OFFER. ALL MEASUREMENTS ARE APPROXIMATE AND ARE TO BE VERIFIED BY BUYER IF IMPORTANT.



Presented by:
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Active
R2019776

Board: V
 Apartment/Condo

PH6 2125 YORK AVENUE
 Vancouver West
 Kitsilano
 V6K 1C4

Residential Attached
\$922,800 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$976,500
Meas. Type:	Frontage (metres):	Approx. Year Built: 1978
Depth / Size (ft.):	Bedrooms: 2	Age: 38
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM4
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,283.13
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure: North	Maint. Fee: \$475.22	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-467-161
Mgmt. Co's Name: Assertive		
Mgmt. Co's Phone: 604-253-5224		
View: Yes: North Shore Mountains & Water		
Complex / Subdiv: YORK GARDENS		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 1 1/2 Storey, Penthouse	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Wood			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 35	Total Units in Strata:
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Wood		Property Disc.: No	
Fuel/Heating: Baseboard, Hot Water		Fixtures Leased: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Rooftop Deck		Fixtures Rmvd: :	
Type of Roof: Asphalt, Other		Floor Finish: Mixed	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL VAS564 LT 23 DL 526 LD 36**

Amenities: **Elevator, In Suite Laundry, Sauna/Steam Room, Shared Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 17'			x			x
Main	Dining Room	9'3 x 9'5			x			x
Main	Kitchen	7'5 x 7'8			x			x
Main	Master Bedroom	10'2 x 12'7			x			x
Main	Bedroom	10'2 x 11'2			x			x
Above	Loft	13'3 x 19'3			x			x
Above	Walk-In Closet	13'2 x 4'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 809	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 505	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,314 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,314 sq. ft.				7				
				8				

Listing Broker(s): **Multiple Realty Ltd.**

Prime Kitsilano location!!! Beautiful North facing 2 bedroom Penthouse apartment just half a block from Kits Beach! This unique corner suite features vaulted ceilings with large windows, skylights, 2 HUGH patios, wood burning fireplace, and a spiral staircase that leads up to the spacious Loft area. Coffee shops, restaurants & 4th Ave shopping are just around the corner.