



Presented by:
Brian Chen
 Keller Williams Elite Realty
 Phone: 778-858-0136
 brianchen747@gmail.com



Active
R2701945
 Board: V
 Other

309 567 HORNBY STREET
 Vancouver West
 Downtown VW
 V6C 2E8

Residential Attached
\$410,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$410,000
Meas. Type:	Bedrooms: 0	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 0	Age: 23
Frontage(metres):	Full Baths: 0	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$483.39
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 024-454-524	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation Reserve:		
Services Connctd: Community, Electricity, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
 Construction: **Concrete Block**
 Exterior: **Concrete**
 Foundation: **Concrete Block**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 8, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 399/49241 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Elevator, Concierge**

Site Influences:
 Features:

Finished Floor (Main): **427**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **427 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **427 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$380.00**
 Maint Fee Includes: **Heat, Hot Water**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker: **No**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **0** # of Rooms: **1**

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **nightly**

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10' x 10'				1			
		x			x	2			
		x			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner as a short term rental. Remarkable value and amazing space and location.



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Active
R2701969

Board: V
 Other

1207 567 HORNBY STREET

Vancouver West
 Downtown VW
 V6C 2E8

Residential Attached

\$410,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$410,000
Meas. Type:	Bedrooms: 0	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 0	Age: 23
Frontage(metres):	Full Baths: 0	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$418.80
Sq. Footage: 0.00	P.I.D.: 024-455-466	For Tax Year: 2021
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Le Soleil Hotel		Tour:
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Block**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
 Parking: **None, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish:

Legal: **STRATA LOT 102, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 356/49241 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Elevator, Concierge**

Site Influences:
 Features:

Finished Floor (Main): **380**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **380 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **380 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$387.05**
 Maint Fee Includes: **Electricity, Heat, Hot Water**

Tot Units in Strata: **130** Locker: **No**
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **0** **# of Rooms: 1**

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **nightly**

of Pets: Cats: Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10' x 10'			x	1			
		x			x	2			
		x			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner as a short term rental. Remarkable value and amazing space and location. Please contact your local realtor.



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Active
R2695407

Board: V
 Apartment/Condo

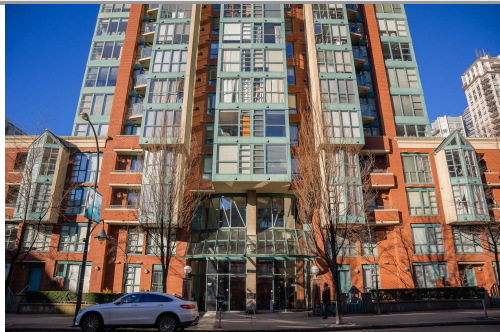
803 939 HOMER STREET

Vancouver West
 Yaletown
 V6B 2W6

Residential Attached

\$574,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **1**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **023-923-644**
 View: :
 Complex / Subdiv: **The Pinnacle**
 First Nation Reserve:
 Services Connctd: **Electricity, Water**
 Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$599,000**
 Approx. Year Built: **1998**
 Age: **24**
 Zoning: **DD**
 Gross Taxes: **\$1,581.08**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **1 Storey, Inside Unit**
 Construction: **Concrete**
 Exterior: **Brick, Other**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **NRBY** Dist. to School Bus: **NRBY**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: **Yes: strictly as is, where is**
 Floor Finish: **Mixed**

Legal: **STRATA LOT 72, PLAN LMS2969, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 573/215085 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor**

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

Finished Floor (Main): **573**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **573 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **573 sq. ft.**

Units in Development: **312**
 Exposure:
 Mgmt. Co's Name: **First Service**
 Maint Fee: **\$385.23**
 Maint Fee Includes: **Management**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker: **Yes**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: **NOTHING LESS THAN 1 MONTH**

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11' x 10'6"			x	1	Main	4	No
Main	Dining Room	9' x 7'			x	2			
Main	Kitchen	10'11 x 7'6"			x	3			
Main	Bedroom	10' x 10'			x	4			
Main	Solarium	8' x 7'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Yaletown living. The best location in Downtown Vancouver. This 1 bedroom + solarium (den) is 573 sq.ft. and features an open kitchen, living room with gas fireplace, bedroom, and full bathroom. Amble storage. In-suite laundry. Balcony. Parking and Storage. Wonderful building amenities including concierge, gym, pool and guest suite. Yaletown is home to fantastic restaurants, cafes, shopping, and transit including the Canada Line. B.C. Place and Rogers Arena both within a 10 min walk. Have your REALTOR contact for further information. *ALL OFFERS SUBJECT TO THE APPROVAL OF THE SUPREME COURT OF BRITISH COLUMBIA*



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Active
R2674840

Board: V
 Apartment/Condo

202 1631 COMOX STREET

Vancouver West
 West End VW
 V6G 1P4

Residential Attached

\$639,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$699,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1980
Frontage(feet):	Bathrooms: 1	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: RM-5A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,765.18
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 005-832-331	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: WESTENDER ONE		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Septic, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Wood**

Reno. Year: **2013**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 6, PLAN VAS767, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 773/13474 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Shared Laundry, Storage**

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

Features: **Dishwasher, Garage Door Opener, Refrigerator, Stove**

Finished Floor (Main): 832			Units in Development:			Tot Units in Strata: 20			Locker: Yes		
Finished Floor (Above): 0			Exposure: South			Storeys in Building: 4					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: ASSOCIA			Mgmt. Co's #: 604-591-6060					
Finished Floor (Below): 0			Maint Fee: \$529.40			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management								
Finished Floor (Total): 832 sq. ft.											
Unfinished Floor: 0											
Grand Total: 832 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions								
Suite: None			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed: 5#								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: Yes								
# of Kitchens: 1			Short Term Lse-Details: MINIMUM 6 MONTHS								
# of Levels: 1											
# of Rooms: 7											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	12'11 x 11'5'			x	1	Main	4	No		
Main	Dining Room	10'1' x 11'5'			x	2					
Main	Kitchen	7'10' x 7'10'			x	3					
Main	Bedroom	11'6' x 9'4'			x	4					
Main	Bedroom	14'1' x 7'4'			x	5					
Main	Storage	6'7' x 5'3'			x	6					
Main	Foyer	10'3' x 3'3'			x	7					
		x			x	8					

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

Dexter Realty

WESTENDER ONE is in the heart of the Westend - an older building with only 20 units has over sized rooms and charming floor plans including a gas fireplace for cold winter nights. Clever floor plan with bedrooms on opposite sides of the unit for maximum privacy. This unit is truly special with ALL THE WINDOWS and a SKYLIGHT allowing light to pour into this south facing unit. HUGE PANTRY with space for ensuite laundry, or use machines across the hall, so convenient! Rooftop deck perfect for summer BBQing and dining. Spend your evenings in ENGLISH BAY strolling along the seawall, the beach only 2 blocks away. EASY TO SHOW



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Active
R2698080

Board: V
 Apartment/Condo

2001 1008 CAMBIE STREET

Vancouver West
 Yaletown
 V6B 6J7

Residential Attached

\$719,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$719,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1997
Frontage(feet): 0.00	Bathrooms: 1	Age: 25
Frontage(metres): 0.00	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,958.08
Sq. Footage: 0.00	P.I.D.: 023-934-867	For Tax Year: 2021
Flood Plain:		Tax Inc. Utilities?:
View: Yes :City		Tour:
Complex / Subdiv: Waterworks		
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **None**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 112, PLAN LMS2995, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Private Setting, Shopping Nearby**
 Features: **Hot Tub Spa/Swirlpool**

Finished Floor (Main): **725**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **725 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **725 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **7**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Rancho Management**
 Maint Fee: **\$462.00**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:
 # of Pets: **1** Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'0 x 10'0			x	1	Main	3	No
Main	Dining Room	8'0 x 8'0			x	2			
Main	Kitchen	8'0 x 5'0			x	3			
Main	Den	11'0 x 7'0			x	4			
Main	Master Bedroom	11'0 x 11'0			x	5			
Main	Laundry	3'0 x 3'0			x	6			
Main	Foyer	9'0 x 4'0			x	7			
		x			x	8			

Listing Broker(s): **eXp Realty (Branch)**

Welcome to Waterworks by Concord Pacific! In the heart of Yaletown, this rarely available 1 bed and den (can be easily a 2nd bedroom) is an excellent opportunity for you to bring your ideas and make this home truly exceptional! With in-suite laundry and a functional floor plan, this end unit, higher floor home is a sound choice! Tremendous amenities include 24 hour concierge, indoor pool and hot tub, sauna, squash court, incredible exercise facility, business centre and more! You are a stone's throw away from the seawall and everything Yaletown has to offer. Transit immediately upon your exit of this fabulous location and rentals fully allowed along with 1 dog or cat. Call to book your private showing before this rare opportunity is gone! OPEN HOUSE SAT JUNE 25 12PM-2:30PM



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Active
R2697213

Board: V
 Apartment/Condo

310 1988 MAPLE STREET

Vancouver West
 Kitsilano
 V6J 3T1

Residential Attached

\$895,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$895,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1988
Frontage(feet):	Bathrooms: 1	Age: 34
Frontage(metres):	Full Baths: 1	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,095.43
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 011-974-249	Tax Inc. Utilities?:
View: Yes :mountain		Tour:
Complex / Subdiv: THE MAPLES		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen: **Partial**
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Other, Tile**

Legal: **STRATA LOT 10, PLAN VAS2253, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Intercom**

Finished Floor (Main): 832	Units in Development: 18	Tot Units in Strata: 18	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: CENTURY 21 PRUDENTIAL ESTATE	Mgmt. Co's #: 604-273-1745	
Finished Floor (Below): 0	Maint Fee: \$398.58	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Management, Snow removal		
Finished Floor (Total): 832 sq. ft.			
Unfinished Floor: 0			
Grand Total: 832 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11' x 3'5	1	Main	4	Yes
Main	Kitchen	7'10 x 8'8	2			
Main	Living Room	11'3 x 17'3	3			
Main	Patio	7'3 x 3'5	4			
Main	Master Bedroom	11'6 x 11'4	5			
Main	Bedroom	11'11 x 11'1	6			
Main	Patio	16'5 x 5'6	7			
		x	8			

Listing Broker(s): **Century 21 Prudential Estates (Rmd) Ltd.**

NORTH OF 4th Ave - Steps to KITS BEACH with TWO BALCONIES! Upper floor corner suite with views to downtown and North Shore mountains in well maintained 18 unit boutique Kitsilano building mere steps to everything kits! Functional open plan living room and large updated kitchen, relax in bright spacious living area with charming gas fireplace, direct balcony access and city and mountain views. Spacious master suite has it's own very private balcony, en-suite bathroom access and ample storage! Second spacious bedroom makes for the perfect guest suite, den or office! Embrace the Kits lifestyle! Must see!



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Active
R2698796

Board: V
 Apartment/Condo

513 3462 ROSS DRIVE

Vancouver West
 University VW
 V6S 0H6

Residential Attached

\$949,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 2	Age: 7
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,494.23
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 029-741-106	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation Reserve:		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 155, PLAN EPS2989, DISTRICT LOT 6494, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Storage**

Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): 821			Units in Development:			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 6					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: ASSOCIA BC			Mgmt. Co's #: 604-257-0325					
Finished Floor (Below): 0			Maint Fee: \$310.63			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management								
Finished Floor (Total): 821 sq. ft.											
Unfinished Floor: 0											
Grand Total: 821 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 5											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	11'4 x 10'5			x	1	Main	3	Yes		
Main	Dining Room	10'5 x 7'			x	2	Main	4	Yes		
Main	Master Bedroom	13' x 9'9			x	3					
Main	Bedroom	14'5 x 8'9			x	4					
Main	Kitchen	12' x 10'6			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

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

Prodigy by Georgie Award winner Adera Development, spacious 2 bedrooms, this beautiful unit is situated on the quiet side of the building, functional layout with no wasted space and a big balcony, kitchen with built-in high-end appliances, air conditioning. Steps from Wesbrook Mall (Save-On-Foods, Blenz, Biercraft) and close to BC's top schools, daycares, and Pacific Spirit Park is an urban trail runner's bliss; a new community and restaurants make this home that much sweeter.



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KW ELITE REALTY
 KELLERWILLIAMS.

Active
R2698022

Board: V
 Apartment/Condo

2201 1308 HORNBY STREET

Vancouver West
 Downtown VW
 V6Z 0C5

Residential Attached

\$1,179,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,179,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2014
Frontage(feet): 0.00	Bathrooms: 2	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,352.10
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 029-321-051	Tax Inc. Utilities?:
View: Yes : WATER, MOUNTAIN, & CITY VIEWS	Tour:	
Complex / Subdiv: SALT		
First Nation Reserve:		
Services Connctd: Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other, Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 131, PLAN EPS1991, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): **963**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **963 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **963 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **WYNFORD**
 Maint Fee: **\$447.00**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.: **# of Levels: 1**
 # of Kitchens: **1** **# of Rooms: 9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Min 30 Days**

of Pets: **Cats: Yes Dogs: Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'0 x 11'0	Main	Storage	10'0 x 8'0	1	Main	3	Yes
Main	Dining Room	10'0 x 9'0			x	2	Main	3	No
Main	Kitchen	9'0 x 8'0			x	3			
Main	Office	8'0 x 6'0			x	4			
Main	Master Bedroom	10'0 x 10'0			x	5			
Main	Walk-In Closet	7'0 x 4'0			x	6			
Main	Bedroom	10'5 x 9'0			x	7			
Main	Foyer	8'0 x 4'0			x	8			

Listing Broker(s): **eXp Realty (Branch)**

What a beauty and what a view! Here is your chance to Own in a prime location in Downtown Vancouver at Salt! This 2 bed 2 bath and den/office with ample storage in the laundry room is a must see! Great open floor with exceptional views of False Creek, English Bay, Fireworks, Mountains, and the City! Short walk to the sea wall and everything Yaletown has to offer! Amenities includes an excellent gym and party room/ lounge. One parking is included with this home and Starbucks is located right outside the front entrance. With this amazing size and location, this home will not last long, call today to schedule your private showing. OPEN HOUSE SATURDAY JUNE 25 FROM 3:30PM-5:45PM with popular refreshments! Come on by and say hi and have a delicious local refreshment!



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Active
R2639539

Board: V
 Apartment/Condo

205 181 W 1ST AVENUE

Vancouver West
 False Creek
 V5Y 0E3

Residential Attached

\$2,525,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,525,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2010
Frontage(feet):	Bathrooms: 2	Age: 12
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,099.00
Sq. Footage: 0.00		For Tax Year: 2019
Flood Plain:	P.I.D.: 028-217-209	Tax Inc. Utilities?: No
View: Yes :PARK VIEW		Tour:
Complex / Subdiv: THE VILLAGE OF FALSE CREEK - BRO		
First Nation Reserve:		
Services Connctd: Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
 Construction: **Brick, Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Block**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Concrete**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Dist. to School Bus:

Legal: **PL BCS3818 LT14 DL FC LD36 TOGETHER WITH AN INTEREST IN THE COMMON**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): **1,118**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,118 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,118 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Units in Development:
 Exposure: **West**
 Mgmt. Co's Name:
 Maint Fee: **\$535.64**
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?:
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'6" x 8'7"			x	1	Main	5	Yes
Main	Kitchen	14' x 12'6"			x	2	Main	4	No
Main	Dining Room	8'2" x 7'6"			x	3			
Main	Master Bedroom	14'11" x 9'10"			x	4			
Main	Bedroom	10'9" x 9'8"			x	5			
Main	Flex Room	5'5" x 4'1"			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Rennie Marketing Systems**

Welcome to Brook! This beautiful 2-BR home has an open 1118sf layout facing Hinge Park. German imported kitchens, luxury faucets throughout, state-of-the-art heating and cooling system. Miele SS appliances, gas range, oven, dishwasher and SubZero fridge. Amenities include Gold Medal Club, a separate fitness room & furnished lounge are located in the lobby. The plaza is anchored by Urban Fare Grocery, London Drugs, Legacy Liquor Store and more. Steps from Canada Line & Expo skytrain stations, bus lines, aquabus & seawall.



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Active
R2669303

Board: V
 Apartment/Condo

1901 1171 JERVIS STREET

Vancouver West
 West End VW
 V6E 0C9

Residential Attached

\$4,398,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,398,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: RM-5D
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$13,384.81
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 030-569-818	Tax Inc. Utilities?:
View: Yes :Ocean, Mountains, City		Tour: Virtual Tour URL
Complex / Subdiv: The Jervis		
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Other**
 Fuel/Heating: **Other**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: **close** Dist. to School Bus: **close**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **STRATA LOT 57 BLOCK 37 DISTRICT LOT 185 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4184 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Storage, Concierge**

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

Finished Floor (Main): 2,342	Units in Development: 58	Tot Units in Strata: 58	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$1,738.59	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 2,342 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,342 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 day rental		
# of Levels: 1			
# of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'0 x 7'8	Main	Bedroom	13'10 x 11'6	1	Main	5	Yes
Main	Living Room	24'9 x 15'5	Main	Storage	6'4 x 5'8	2	Main	3	No
Main	Dining Room	11'7 x 11'3			x	3	Main	2	No
Main	Kitchen	15'10 x 12'5			x	4			
Main	Office	10'9 x 9'1			x	5			
Main	Walk-In Closet	5'8 x 5'1			x	6			
Main	Master Bedroom	17'3 x 12'5			x	7			
Main	Walk-In Closet	17'3 x 11'5			x	8			

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

VIRANI REAL ESTATE ADVISORS

Exquisite world-class panoramic views of ocean, mountains and city views are captivating in this ultra-modern West End Penthouse. The Jervis complex is an amazing collaboration between Intracorp and Inform Design! This astounding residence features floor to ceiling windows and a private ROOF TOP PATIO that is equipped with an outdoor kitchen and fireplace to create the perfect ambiance for hosting friends and family in style. The sleek kitchen features premium Gaggenau appliance package, complimented by Italian cabinetry, a Bianco Statuario marble backsplash, and white Corian counters. Located in the heart of Vancouver's West End filled with the vibrancy of boutique shops, trendy restaurants and cafes plus a short stroll to Sunset beach where you can enjoy amazing walks on the seawall.