



Presented by:
Mylyne Santos PREC*

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Active
R2693553

Board: V
Apartment/Condo

404 2133 DUNDAS STREET

Vancouver East
Hastings
V5L 1J7

Residential Attached

\$525,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$525,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 29
Frontage(metres):	Full Baths: 1	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,113.48
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 018-244-289	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: HARBOURGATE		
First Nation Reserve:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary 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: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

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

Legal: **STRATA LOT 34 DISTRICT LOT 184 STRATA PLAN LMS858 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**

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

Finished Floor (Main): 651	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ATIRA	Mgmt. Co's #: 604-535-8080	
Finished Floor (Below): 0	Maint Fee: \$333.68	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Gas, Recreation Facility		
Finished Floor (Total): 651 sq. ft.			
Unfinished Floor: 0			
Grand Total: 651 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 1#		
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	10'0 x 13'0				1	Main	4	No
Main	Kitchen	6'6 x 9'6				2			No
Main	Master Bedroom	9'10 x 10'4				3			No
Main	Den	7'8 x 10'10				4			No
Main	Steam Room	4' x 6'				5			No
						6			No
						7			No
						8			No

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** **Homelife Benchmark Realty Corp. (White Rock)**

HARBOURGATE, In the heart of East Village on the quiet side of the building. Well maintained, newly rain screened with updated modern exterior siding and new windows. Bike Room storage, and roof top deck. Located near restaurants, shops, parks, brewery district, bike paths and only minutes to downtown Vancouver. No age restrictions, only 1 rental (maxed out) and 1 dog or cat less than 22lbs. COURT ORDERED SALE AS IS WHERE IS.



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Active
R2704038

Board: V
Apartment/Condo

206 1723 FRANCES STREET

Vancouver East
Hastings
V5L 1Z5

Residential Attached

\$579,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$619,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 29
Frontage(metres):	Full Baths: 1	Zoning: RM-4N
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,338.31
Sq. Footage: 0.00	P.I.D.: 018-010-920	For Tax Year: 2021
Flood Plain:		Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv: Shailmar Gardens		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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: **1/2 Blk** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **: No**
Floor Finish:

Legal: **STRATA LOT 11, PLAN LMS659, DISTRICT LOT 183, 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: **Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location**
Features:

Finished Floor (Main): **646**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **646 sq. ft.**
Unfinished Floor: **0**
Grand Total: **646 sq. ft.**

Units in Development: **27**
Exposure:
Mgmt. Co's Name: **Assertive Northwest**
Maint Fee: **\$412.16**
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management**

Tot Units in Strata: Locker: **No**
Storeys in Building: **4**
Mgmt. Co's #: **604-253-5566**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
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	12' x 12'6"			x	1	Main	4	No
Main	Kitchen	6'7' x 7'6"			x	2			
Main	Bedroom	11' x 12'			x	3			
Main	Living Room	11' x 12'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

NEW PRICE...Unbeatable location just steps from Commercial Drive. Shalimar Gardens is a proactive Strata and a nice community to be a part of. This 1 bedroom features a private entrance with the bonus of a balcony and ground level patio. No rentals. Pets allowed



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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
R2716246

Board: V
Apartment/Condo

2001 1008 CAMBIE STREET

Vancouver West
Yaletown
V6B 6J7

Residential Attached

\$679,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$679,900
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: \$1,812.33
Sq. Footage: 0.00	P.I.D.: 023-934-867	For Tax Year: 2022
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.**

Units in Development:
Exposure:
Mgmt. Co's Name:
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?:
Locker:
of Pets: **1** Cats: **Yes** Dogs: **Yes**

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

of Levels: **1**
of Rooms: **7**

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 allowed along with 1 dog or cat. Call to book your private showing before this rare opportunity is gone!



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Active
R2697213
 Board: V
 Apartment/Condo

310 1988 MAPLE STREET
 Vancouver West
 Kitsilano
 V6J 3T1

Residential Attached
\$749,000 (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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11' x 3'5			x	1	Main	4	Yes
Main	Kitchen	7'10 x 8'8			x	2			
Main	Living Room	11'3 x 17'3			x	3			
Main	Patio	7'3 x 3'5			x	4			
Main	Master Bedroom	11'6 x 11'4			x	5			
Main	Bedroom	11'11 x 11'1			x	6			
Main	Patio	16'5 x 5'6			x	7			
		x			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
R2707712

Board: V
Townhouse

878 W 15TH AVENUE

Vancouver West
Fairview VW
V5Z 1R7

Residential Attached

\$1,350,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,350,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2001
Frontage(feet):	Bathrooms: 2	Age: 21
Frontage(metres):	Full Baths: 1	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,664.81
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 024-953-181	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: THE REDBRICKS		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal Water Supply: City/Municipal		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 4, PLAN LMS4363, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 109/575 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: **In Suite Laundry**

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

Finished Floor (Main): 494	Units in Development: 5	Tot Units in Strata: 5	Locker:
Finished Floor (Above): 494	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$421.05	Council/Park Apprv?: No	
Finished Floor (Basement): 216	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 1,204 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,204 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Fully Finished, Part	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'8 x 11'10	1	Above	5	No
Main	Dining Room	8'0 x 11'10	2	Main	2	No
Main	Kitchen	12' x 11'10	3			
Above	Bedroom	11'9 x 12'3	4			
Above	Master Bedroom	12'0 x 11'0	5			
Below	Den	8'3 x 9'9	6			
Below	Foyer	6'6 x 13'0	7			
		x	8			

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

Keller Williams Elite Realty

REDBRICKS BY MOSAIC! This boutique 2 bedroom + den executive townhome is nestled in a prime location: 5 min walk to VGH, 10 min walk to City Hall Skytrain (and future Broadway Subway line!), close to Cambie Village, Whole Foods, restaurants, shopping + more! Schools: Emily Carr, L'Ecole Bilingue, Eric Hamber. This home has private walk up entry as well as personal dedicated single car garage. NEW ROOF AUGUST 2022. Lower level den can be used as perfect work from home office. **Please have your real estate professional make all inquiries in regards to this property**



Presented by:
Mylyne Santos PREC*

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Active
R2711290
Board: V
Apartment/Condo

401 1168 RICHARDS STREET

Vancouver West
Yaletown
V6B 3E6

Residential Attached

\$1,999,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,999
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,976.12
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 026-714-540	Tax Inc. Utilities?:
View: Yes :Park and city		Tour:
Complex / Subdiv:		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Loft/Warehouse Conv.**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Slab**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 7 PLAN BCS1906 DISTRICT LOT 541 LAND DISTRICT 1 LAND DISTRICT 36 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 APPROPRIATEPID: 026-714-540**

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

Site Influences:
Features:

Finished Floor (Main): 1,465	Units in Development:	Tot Units in Strata: 12	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$675.28	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 1,465 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,465 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed: 0		
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	0'0 x 0'0			x	1	Main	5	Yes
Main	Dining Room	0'0 x 0'0			x	2	Main	3	No
Main	Kitchen	0'0 x 0'0			x	3			
Main	Master Bedroom	0'0 x 0'0			x	4			
Main	Bedroom	0'0 x 0'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Boutique loft residences across from Emery Barnes Park with unobstructed views. Townline built with care and exclusive to home owners who can appreciate living in a residence of only 12 other neighbours with 2 units per floor. Walk to all Yaletown amenities, Robson Street, the seawall, dine and cafes within minutes. Inside you will find: porcelain tile flooring, air-conditioning, top of line kitchen featuring quartz counter tops, wood cabinetry, and appliances from Faber, Miele and Sub-Zero. Luxurious bathrooms: European tiles, marble surfaces, frameless glass and sleek fixtures. The large glassed-in den space features a garage style opening glass wall facing the park. *Virtually staged - 2 secure side-by-side parking stalls. No rentals, pets welcome!**



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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** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

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			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure: West			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$535.64			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Gas								
Finished Floor (Total): 1,118 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,118 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?:								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 6											
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
R2707338

Board: V
Apartment/Condo

1901 1171 JERVIS STREET

Vancouver West
West End VW
V6E 0C9

Residential Attached

\$4,100,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____
Meas. Type: **Feet** Bedrooms: **2**
Frontage(feet): _____ Bathrooms: **3**
Frontage(metres): _____ Full Baths: **2**
Depth / Size (ft.): _____ Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: _____ P.I.D.: **030-569-818**
View: **Yes :Ocean, Mountains, City**
Complex / Subdiv: **The Jervis**
First Nation Reserve: _____
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$4,100,000**
Approx. Year Built: **2018**
Age: **4**
Zoning: **RM-5D**
Gross Taxes: **\$12,612.10**
For Tax Year: **2022**
Tax Inc. Utilities?: _____
Tour: **Virtual Tour URL**

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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,342 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,342 sq. ft.**

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

of Levels: **1**
of Rooms: **10**

Units in Development: **58**
Exposure: _____
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$1,773.35**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**

Tot Units in Strata: **58** Locker: **Yes**
Storeys in Building: _____
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?: _____

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: _____ # of Pets: **2**
or % of Rentals Allowed: _____
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 30 day rental**

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

Floor	Type	Dimensions
Main	Foyer	9'0 x 7'8
Main	Living Room	24'9 x 15'5
Main	Dining Room	11'7 x 11'3
Main	Kitchen	15'10 x 12'5
Main	Office	10'9 x 9'1
Main	Walk-In Closet	5'8 x 5'1
Main	Master Bedroom	17'3 x 12'5
Main	Walk-In Closet	17'3 x 11'5

Floor	Type	Dimensions
Main	Bedroom	13'10 x 11'6
Main	Storage	6'4 x 5'8
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	5	Yes
2	Main	3	No
3	Main	2	No
4			
5			
6			
7			
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. The sleek kitchen features premium Gaggenau appliance package including a wine fridge, complimented by Italian cabinetry, a Bianco Statuario marble backsplash, and white Corian counters. Private 2 car EV ready garage. 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.