



Presented by:
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 Sutton Grp West Coast (VanCam)
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Active
R2010871

Board: V
 Apartment/Condo

107 215 N TEMPLETON DRIVE

Vancouver East
 Hastings
 V5L 3E3

Residential Attached

\$215,900 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **1983**
 Meas. Type: Frontage (metres): Age: **32**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **RM-3A**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$680.56**
 Flood Plain: **No** Full Baths: **1** For Tax Year: **2015**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?:
 Exposure: Maint. Fee: **\$286.14** P.I.D.: **006-407-544**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **GOLDSTREAM**
 Mgmt. Co's Phone: **604-988-0321**
 View: **No :**
 Complex / Subdiv: **PORTO VISTA**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Other**
 Locker:
 Dist. to Public Transit:
 Units in Development: **21**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Heat, Hot Water, Management**
 Legal: **PL VAS1326 LT 7 DL 184 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator, Shared Laundry**

Site Influences: **Central Location, Private Setting, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 11'7			x			x
Main	Dining Room	8'9 x 5'9			x			x
Main	Kitchen	7'3 x 7'			x			x
Main	Bedroom	10'2 x 8'6'			x			x
Main	Den	11' x 9'5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	599	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	599 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	599 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Regent Park Fairchild Rlty Inc**

Bright & spacious one bedroom condo with functional layout, gorgeous laminate flooring throughout. Close to a variety of shopping on Hastings & easy access to downtown or the North Shore. Great private & quiet location & don't miss this great opportunity.



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Active
R2005459

Board: V
 Apartment/Condo

2501 131 REGIMENT SQUARE

Vancouver West
 Downtown VW
 V6B 1X6

Residential Attached

\$429,900 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **2007**
 Meas. Type: Frontage (metres): Age: **8**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **MULTI**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$1,205.55**
 Flood Plain: Full Baths: **1** For Tax Year: **2015**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$264.00** P.I.D.: **027-260-976**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **RANCHO**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: BURRARD INLET, NORTH SHORE MOU**
 Complex / Subdiv: **SPECTRUM**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Locker: **N**
 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: **No**
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS2577 LT 163 DL FC LD 36**

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

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 11'6			x			x
Main	Kitchen	11'6 x 6'6			x			x
Main	Master Bedroom	11'6 x 10'3			x			x
Main	Solarium	6'5 x 6'			x			x
Main	Storage	7'6 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 564	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 564 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 564 sq. ft.				7				
				8				

Listing Broker(s): **TRG-The Residential Group Rity**

Welcome to this 1 bedroom + solarium 564sqft unit in Spectrum Tower III by Concord Pacific. Enjoy the incredible views of Burrard Inlet and the North Shore Mountains from inside or from your balcony. Insuite storage and laundry, and 1 parking stall, plus bike storage. Full amenities include indoor pool, hot tub, media room, exercise room, sauna and 24hr concierge service. Rentals allowed. 2 pets allowed (24" at shoulder max). This is a fantastic location: just steps away from BC Place, Rogers Arena, Costco and Skytrain/transit; walk to the trendy neighbourhoods of Gastown, Yaletown, Chinatown, as well as the best of Downtown shopping and dining, yet easy access out of the city as well.