



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

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Active
R2648337
Board: V
Apartment/Condo

200 2468 E BROADWAY

Vancouver East

Renfrew Heights

V5M 4V1

Residential Attached

\$274,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **No :**

Complex / Subdiv:

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

If new, GST/HST inc?:

Bedrooms: **2**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

P.I.D.: **019-002-262**

Original Price: **\$283,500**

Approx. Year Built: **1995**

Age: **27**

Zoning: **CD-1**

Gross Taxes: **\$751.09**

For Tax Year: **2021**

Tax Inc. Utilities?: **No**

Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
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: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Dist. to School Bus:

Legal: **019-002-262 STRATA LOT 158, PLAN LMS1509, PART SW1/4, DISTRICT LOT THSL, SECTION 34, 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: **None**

Site Influences:
Features:

Finished Floor (Main): **1,014**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,014 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,014 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$477.00**
Maint Fee Includes: **Gardening, Recreation Facility**

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

Locker: **Yes**

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

of Levels: **1**
of Rooms: **8**

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:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	12' x 14'
Main	Dining Room	9' x 12'
Main	Kitchen	7'6" x 8'
Main	Den	8' x 9'
Main	Bedroom	11' x 11'
Main	Bedroom	9' x 13'
Main	Laundry	5'6" x 6'
Main	Foyer	3'4" x 9'

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	3	No
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Sutton Group Seafair Realty**

Foreclosure. Property sold 'as is'. Measurements are approx., buyer to measure if deemed important. This spacious corner unit offer 2 bedrooms, Den, 2 full baths, and full laundry room. This Complex has problems and buyers will have to consider future special assessments/levies and thus the unit is priced accordingly. This complex has an outdoor swimming pool and gym. Great location near East Broadway & Nanaimo, close to Commercial Sky train Station, schools and restaurants. Allow time for showings. SPECIAL LEVY amount of \$240,000+ is not included in the purchase price and is to be paid by Buyers.



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Active
R2661215
 Board: V
 Apartment/Condo

704 239 KEEFER STREET

Vancouver East
 Strathcona
 V6A 1X6

Residential Attached

\$623,800 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$623,800
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 1	Age: 0
Frontage(metres):	Full Baths: 1	Zoning: HA-1A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1.00
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 800-151-617	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: SPARROW		
Services Connctd: Community		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access: **Lane**
 Parking: **Other**
 Dist. to Public Transit: **ONE BLOCK** Dist. to School Bus: **ONE BLOCK**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Other**

Legal: **PROPOSED STRATA LOT 22 , LOT A (SEE N42862L), BLOCK 16, DISTRICT LOT 196, PLAN 184 (THE DEVELOPMENT") RELIST**

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

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

Finished Floor (Main): 437	Units in Development: 25	Tot Units in Strata: 25	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 8	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TBA	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$295.08	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 437 sq. ft.			
Unfinished Floor: 0			
Grand Total: 437 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite: Unauthorized Suite	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 4	Short Term Lse-Details:		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	15'11 x 13'5	1	Main	4	No
Main	Bedroom	9'11 x 12'	2			
Main	Nook	5'4 x 5'4	3			
Main	Patio	15'7 x 6'	4			
		x	5			
		x	6			
		x	7			
		x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

This is an awesome 1 bedroom at SPARROW, this amazing home offers 9' ceilings, full-height windows and generous walk out patios. The living space features rift-cut white oak floors. The kitchens are a chef's paradise, stunning white oak and white lacquer cabinets, quartz countertops, under-mounted sinks, no-touch faucet, seamless Liebherr fridge, AEG European wall over & induction cooktop and Fisher & Paykel dishwasher. The bathrooms feature wall-mounted vanity and storage, Silestone Calacatta quartz countertops, Italian stone vanity, LED-lighting, rain & hand shower. Beautifully appointed bedroom with well-appointed closet. The building features common outdoor courtyard garden for all to enjoy. Storage included in suite or underground, parking is off site 2-year lease.



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Active
R2665255
 Board: V
 Apartment/Condo

610 55 E CORDOVA STREET

Vancouver East
 Downtown VE
 V6A 0A5

Residential Attached

\$999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$999,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 1	Age: 16
Frontage(metres):	Full Baths: 1	Zoning: HA-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,887.68
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 026-806-363	Tax Inc. Utilities?: No
View: Yes :South Vancouver		Tour: Virtual Tour URL
Complex / Subdiv:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Rooftop Deck**
 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:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 108, PLAN BCS2025, DISTRICT LOT 196, 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: **In Suite Laundry**

Site Influences:
 Features:

Finished Floor (Main): **1,008**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,008 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,008 sq. ft.**

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

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Tribe Management**
 Maint Fee: **\$598.40**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Management**

Tot Units in Strata: **118** Locker: **No**
 Storeys in Building: **6**
 Mgmt. Co's #: **604-343-2601**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **7 days for furnished and 12 months unfurnished**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'2 x 15'2			x	1	Main	3	Yes
Main	Kitchen	9'6 x 15'0			x	2			
Main	Den	12'0 x 7'6			x	3			
Main	Master Bedroom	12'0 x 9'6			x	4			
Main	Storage	5'6 x 8'0			x	5			
Above	Loft	14'0 x 6'0			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Oder Sale, Penthouse loft in heritage conversion, Koret building, terrace off private, open concept living room, high ceilings, 4 piece bath, gas fireplace, enclosed sleeping area. Loft level above kitchen, view from private deck and secure underground parking. Open House Saturday April 30 from 1 to 3