



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

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Active
R2731115
 Board: V
 Apartment/Condo

204 2133 DUNDAS STREET

Vancouver East
 Hastings
 V5L 1J7

Residential Attached

\$442,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$442,000
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: \$1,144.86
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 018-244-084	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: HARBOURGATE		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 14, PLAN LMS858, DISTRICT LOT 184, 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: **Bike Room, Elevator, In Suite Laundry**

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

Finished Floor (Main): **651**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **651 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **651 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** **# of Rooms: 5**

Units in Development: **39**
 Exposure:
 Mgmt. Co's Name: **ATIRA**
 Maint Fee: **\$333.68**
 Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata: **39** Locker: **No**
 Storeys in Building:
 Mgmt. Co's #: **604-535-8080**
 Council/Park Apprv?:

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

of Pets: **1** Cats: Dogs:

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

Listing Broker(s): **Faith Wilson Group**

Welcome to HARBOURGATE located in a trendy Brewery District neighbourhood with schools, shopping, restaurants, parks, bike paths: This 4 level primarily owner occupied building in the heart of the East Village. Fully upgraded envelope with rainscreen and thermal windows (2021), updated modern metal siding and roof (2013) and fence (2015). Very low strata fees, gas fireplace (included in strata fees). Large in suite storage and 1 secure underground parking. 1 pet allowed. Shared roof top deck, and bike room. Quick access to Downtown, Commercial Drive, Hwy 1, PNE and main arteries. Move-in Ready, perfect for a nice professional or downsizer. COURT ORDERED SALE, SOLD AS IS WHERE IS. Please contact me for further inquiries. This won't last, don't miss out!



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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:		
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**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **651 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **651 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **ATIRA**
 Maint Fee: **\$333.68**
 Maint Fee Includes: **Gardening, Gas, Recreation Facility**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #: **604-535-8080**
 Council/Park Apprv?:

Locker: **No**

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

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

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

\$549,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **No :**

Complex / Subdiv: **Shailmar Gardens**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

If new,GST/HST inc?:

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

P.I.D.: **018-010-920**

Original Price: **\$619,000**

Approx. Year Built: **1993**

Age: **29**

Zoning: **RM-4N**

Gross Taxes: **\$1,338.31**

For Tax Year: **2021**

Tax Inc. Utilities?:

Tour:

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.**

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

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?:

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**
R2735030Board: V
Apartment/Condo**818 188 KEEFER STREET**Vancouver East
Downtown VE
V6A 0E3

Residential Attached

\$698,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$698,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,976.00
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 029-858-399	Tax Inc. Utilities?: Yes
View: Yes : CITY VIEW		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other, Tile - Concrete**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 46 PLAN EPS3444 DISTRICT LOT 196 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 ORV, AS APPROPRIATE**

Amenities: **Bike Room, Club House, Elevator, In Suite Laundry**

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

Finished Floor (Main): 842	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$559.61	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Geothermal		
Finished Floor (Total): 842 sq. ft.			
Unfinished Floor: 0			
Grand Total: 842 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Min 30 days		
# of Levels: 1			
# of Rooms: 7			

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

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

Well PRICED for quick sale. Taking its inspiration from the vibrant Chinatown neighborhood, 188 Keefer was thoughtfully designed by renowned architect W.T. Leung. The building is fit with contemporary amenities, funky street level restaurants and easy access to transit. The unit located in Quiet side of the building with view to BC Place. RENTALS ALLOWED (min 30-min term). Pet friendly. Owner occupied since new. Maintenance fee includes Geothermal heat & Hot water. Amenities (10/F): Private Fitness Ctr, BBQ Roof-Top Deck and Large Sized Lounge with kitchen & powder room ideal for gatherings! Price includes 1 Parking and 1 Locker. Open house Nov 5 & 6 Sat & Sun 2-4.