



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

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Active
R2825892
Board: V
Apartment/Condo

401 718 MAIN STREET

Vancouver East
Strathcona
V6A 0B1

Residential Attached

\$498,200 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$550,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 1	Age: 15
Frontage(metres):	Full Baths: 1	Zoning: HA-1H
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,601.69
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 028-012-704	Tax Inc. Utilities?: No
View: Yes : False Creek & Downtown View		Tour:
Complex / Subdiv: GINGER		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Brick, Concrete, Frame - Metal**
Exterior: **Aluminum, Brick, Concrete**
Foundation: **Concrete Perimeter**

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

Reno. Year:
Rain Screen: **Full**
Metered Water: **No**
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 31, PLAN BCS3560, 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: **Bike Room, Club House, Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Oven - Built In, Range Top**

Finished Floor (Main): **604**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **604 sq. ft.**
Unfinished Floor: **0**
Grand Total: **604 sq. ft.**

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

Units in Development: **78** Tot Units in Strata: Locker: **Yes**
Exposure: Storeys in Building:
Mgmt. Co's Name: **TRIBE MANAGEMENT INC.** Mgmt. Co's #: **604-635-5000**
Maint Fee: **\$330.00** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **See Bylaws**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 8'11			x	1	Main	4	Yes
Main	Kitchen	13' x 8'6			x	2			
Main	Bedroom	10' x 9'8			x	3			
Main	Dining Room	10' x 8'8			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Investors Friendly! Welcome to the Ginger! This modern 1 bedroom home is at the border of Strathcona & historic Chinatown, minutes to Downtown Vancouver by bike or car. The west facing outlook provides excellent light & stunning summer sunset vistas. Impressive city lights make the views as enjoyable by night as they are by day. Ginger is Rental & Airbnb friendly, close to shopping, restaurants, and the redeveloping area of the St Paul's Hospital. A must see before sold!!



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Active
R2848359
Board: V
Apartment/Condo

103 1510 GRANT STREET

Vancouver East
Grandview Woodland
V5L 2Y2

Residential Attached

\$635,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$635,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 31
Frontage(metres):	Full Baths: 1	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,712.91
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-754-821	Tax Inc. Utilities?:
View: Yes :City, Mountain		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Natural Gas, Sanitary Sewer, Septic, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit**
Construction: **Frame - Metal**
Exterior: **Mixed, Stucco, Vinyl**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2023**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 3, PLAN LMS1400, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, UNDIV 665/10000 FOR 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, In Suite Laundry**

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

Finished Floor (Main): 672	Units in Development: 15	Tot Units in Strata: 15	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Assertive Northwest Management	Mgmt. Co's #: 604-253-5566	
Finished Floor (Below): 0	Maint Fee: \$566.16	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 672 sq. ft.			
Unfinished Floor: 0			
Grand Total: 672 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: See the bylaws		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'5 x 11'	1	Main	4	No
Main	Dining Room	12'5 x 6'5	2			
Main	Kitchen	10'2 x 8'4	3			
Main	Flex Room	4'6 x 4'5	4			
Main	Bedroom	12'5 x 10'	5			
Main	Patio	9'6 x 13'2	6			
		x	7			
		x	8			

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

Sutton Group-West Coast Realty

GROUND FLOOR UNIT! This walk up 672 square foot one bed and one bath suite was just fully renovated and is ready for you to move right in. This home features brand new flooring, shiplap walls, stone fireplace, brand new kitchen appliances and cabinets, updated bathroom and a bonus flex space/pantry off of the kitchen! Enjoy inviting friends over and socializing on your large private patio with city and mountains views. You cannot beat this location as we are minutes to Downtown, Skytrain, and on a four minute walk to Commercial Street with lots of great Cafes, Restaurants, and shopping.



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Active
R2832491
Board: V
Townhouse

2510 FRASER STREET
Vancouver East
Mount Pleasant VE
V5T 3V4

Residential Attached
\$945,000 (LP)
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$945,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: C-2C
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,184.95
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 031-352-201	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Midtown Central		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **1/2 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 3, PLAN EPS7443, DISTRICT LOT 264A, 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: **In Suite Laundry, Storage**

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

Finished Floor (Main): 495	Units in Development: 3	Tot Units in Strata: 35	Locker: Yes
Finished Floor (Above): 425	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 449	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$1,316.47	Council/Park Apprv?: No	
Finished Floor (Basement): 308	Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Management		
Finished Floor (Total): 1,677 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,677 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: Fully Finished	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 days		
# of Levels: 4			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Living Room	14'3 x 11'6	Below	Den	12'3 x 4'9	1	Main	4	Yes
Above	Kitchen	11'0 x 9'6			x	2	Main	2	No
Abv Main 2	Bedroom	12'3 x 7'5			x	3	Abv Main 2	4	No
Abv Main 2	Bedroom	9'3 x 6'10			x	4			
Main	Foyer	17'6 x 3'6			x	5			
Main	Primary Bedroom	11'7 x 8'0			x	6			
Main	Laundry	7'2 x 4'7			x	7			
Main	Patio	15'4 x 3'10			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Attention Investors! Court-Ordered Sale! Completed in 2021, yet never occupied. This beautifully finished townhome spans four levels and boasts elegant Carrara polished backsplash, quartz countertops, and high-quality appliances. Enjoy a spacious deck off the kitchen, perfect for hosting gatherings. Public transit is right at your doorstep, and the walkability score is an impressive 89. Located in the vibrant Mount Pleasant neighbourhood, you'll be close to excellent dining options, schools, shopping centres, and parks. Seller agrees to provide Buyer with a two (2) year strata fee credit that effectively adjusts the current strata fees to \$966.00 per month. An opportunity you won't want to miss!



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Active
R2832466
Board: V
Townhouse

2512 FRASER STREET
Vancouver East
Mount Pleasant VE
V5T 3V4

Residential Attached
\$1,048,000 (LP)
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,048,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: C-2C
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,432.44
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 031-352-219	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Midtown Central		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **4 Level Split**
Construction: **Frame - Metal**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **1/2 Block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 4, PLAN EPS7443, DISTRICT LOT 264A, 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: **In Suite Laundry, Storage**

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

Finished Floor (Main): **468**
Finished Floor (Above): **479**
Finished Floor (AbvMain2): **466**
Finished Floor (Below): **289**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,702 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,702 sq. ft.**

Units in Development: **35**
Exposure: **West**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$1,333.56**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management**

Tot Units in Strata: **35** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?: **No**

Suite:
Basement: **Partly Finished**
Crawl/Bsmt. Ht: **# of Levels: 4**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **# of Pets: 2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 30 days**

Floor	Type	Dimensions
Main	Foyer	11'3 x 4'1
Main	Primary Bedroom	11'6 x 10'2
Main	Patio	15'3 x 3'10
Above	Living Room	14'11 x 11'5
Above	Kitchen	14'2 x 9'9
Above	Patio	13'11 x 12'0
Abv Main 2	Bedroom	12'4 x 8'9
Abv Main 2	Bedroom	12'3 x 5'9

Floor	Type	Dimensions
Below	Den	12'3 x 4'9
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Attention Investors! Court-Ordered Sale! Completed in 2021, yet never occupied. This beautifully finished end-unit townhome spans four levels and boasts elegant Carrara polished backsplash, quartz countertops, and high-quality appliances. Enjoy a spacious deck off the kitchen, perfect for hosting gatherings. Public transit is right at your doorstep, and the walkability score is an impressive 89. Located in the vibrant Mount Pleasant neighbourhood, you'll be close to excellent dining options, schools, shopping centres, and parks. Seller agrees to provide Buyer with a two (2) year strata fee credit that effectively adjusts the current strata fees to \$980.00 per month. Great value - An opportunity you won't want to miss!