



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

micky@therealtorwithsoul.com



Active
R2634404

Board: V
 Other

309 567 HORNBY STREET

Vancouver West
 Downtown VW
 V6C 2E8

Residential Attached

\$450,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$598,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 1	Age: 23
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$483.39
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 024-454-524	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
 Construction: **Concrete Block**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 8, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 399/49241 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: **None**

Site Influences:
 Features:

Finished Floor (Main): **427**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **427 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **427 sq. ft.**

Units in Development: **130**
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:

Tot Units in Strata:
 Storeys in Building: **16**
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **0** # of Rooms: **1**

Bylaws Restrictions: **Smoking Restrictions**

Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Zoned for nightly rentals**

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	10'0 x 10'0				1	Main	3	No
		x			x	2			
		x			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner as a short term rental. Remarkable value and amazing space and location.



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2634430

Board: V
Other

1207 567 HORNBY STREET

Vancouver West

Downtown VW

V6C 2E8

Residential Attached

\$450,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv:

Services Connctd: **Community, Electricity, Water**

If new, GST/HST inc?: **Yes**

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

P.I.D.: **024-455-466**

Original Price: **\$549,000**

Approx. Year Built: **1999**

Age: **23**

Zoning: **DD**

Gross Taxes: **\$418.80**

For Tax Year: **2021**

Tax Inc. Utilities?: **No**

Tour:

Sewer Type:

City/Municipal

Water Supply: **City/Municipal**

Style of Home: **Penthouse**

Construction: **Concrete**

Exterior: **Concrete, Glass**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:

Fuel/Heating: **Electric**

Outdoor Area: **None**

Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking:

Covered Parking:

Parking Access:

Parking: **Garage; Underground, Other**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish:

Legal: **STRATA LOT 102, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 356/49241 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: **Air Cond./Central, Elevator, Concierge**

Site Influences:

Features:

Finished Floor (Main):

380

Finished Floor (Above):

0

Finished Floor (AbvMain2):

0

Finished Floor (Below):

0

Finished Floor (Basement):

0

Finished Floor (Total):

380 sq. ft.

Unfinished Floor:

0

Grand Total:

380 sq. ft.

Suite:

Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **0**

of Levels: **1**

of Rooms: **1**

Units in Development: **130**

Exposure:

Mgmt. Co's Name:

Maint Fee: **\$387.05**

Maint Fee Includes: **Caretaker, Garbage Pickup, Management, Other**

Tot Units in Strata:

Locker:

Storeys in Building: **16**

Mgmt. Co's #:

Council/Park Apprv?:

Bylaws Restrictions: **Smoking Restrictions**

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details:

Zoned for nightly rentals

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	10'0 x 10'0				1	Main	3	No
		x			x	2			
		x			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner as a short term rental. Remarkable value and amazing space and location.



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

micky@therealtorwithsoul.com



Active
R2634425

Board: V
 Other

1108 567 HORNBY STREET

Vancouver West
 Downtown VW
 V6C 2E8

Residential Attached

\$450,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$549,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1999**
 Frontage(feet): Bathrooms: **1** Age: **23**
 Frontage(metres): Full Baths: **1** Zoning: **DD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$451.52**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **024-455-369** Tax Inc. Utilities?: **No**
 View: : Tour:
 Complex / Subdiv:
 Services Connctd: **Electricity, Sanitary Sewer, Septic, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Other**
 Construction: **Concrete Block**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations: R.I. Fireplaces:
 # of Fireplaces: **None**
 Fireplace Fuel: **Other**
 Fuel/Heating: **None**
 Outdoor Area: **Other, Tar & Gravel**
 Type of Roof: **Other, Tar & Gravel**

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

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

Legal: **STRATA LOT 8, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 399/49241 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: **None**

Site Influences:
 Features: **Air Conditioning, Microwave, Other - See Remarks**

Finished Floor (Main): **388**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **388 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **388 sq. ft.**

Units in Development: **130**
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:

Tot Units in Strata: Locker:
 Storeys in Building: **16**
 Mgmt. Co's #:
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **3**

Bylaws Restrictions: **Smoking Restrictions**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Zoned for nightly rentals**

of Pets: Cats: Dogs:

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

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner as a short term rental. Remarkable value and amazing space and location.



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

micky@therealtorwithsoul.com



Active
R2664445
 Board: V
 Apartment/Condo

212 1877 W 5TH AVENUE

Vancouver West
 Kitsilano
 V6J 1P5

Residential Attached

\$599,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$599,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1975**
 Frontage(feet): Bathrooms: **1** Age: **47**
 Frontage(metres): Full Baths: **1** Zoning: **RM-4**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,488.13**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **003-780-309** Tax Inc. Utilities?: **No**
 View: **No** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**
 Construction: **Concrete, Frame - Metal, Frame - Wood**
 Exterior: **Brick, Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **0** R.I. Fireplaces: **0**
 Fireplace Fuel: **None**
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **4 BLOCKS**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 23, PLAN VAS265, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 2628/100000 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: **Central Location, Lane Access, Paved Road, Shopping Nearby**
 Features: **Intercom**

Finished Floor (Main): 713	Units in Development: 35	Tot Units in Strata: 35	Locker:
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: PACIFIC QUORUM	Mgmt. Co's #: 604-685-3828	
Finished Floor (Below): 0	Maint Fee: \$380.57	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management, Snow removal		
Finished Floor (Total): 713 sq. ft.			
Unfinished Floor: 0			
Grand Total: 713 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100		
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	Kitchen	7'7" x 7'			x	1	Main	4	No
Main	Living Room	20'7" x 13'			x	2			
Main	Dining Room	8' x 7'8"			x	3			
Main	Bedroom	12'2" x 10'11"			x	4			
Main	Foyer	11'9" x 3'10"			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Central location with some North Shore Mountain View. Clean 2nd floor 713 sq ft. spacious 1 bedroom. Rentals (No Short Term) and Pets allowed. Located on the Arbutus Green Way Bike Route. Please allow time for showings. OPEN HOUSE SUNDAY MAY 1ST 2/4 PM.



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

micky@therealtorwithsoul.com



Active
R2674840
 Board: V
 Apartment/Condo

202 1631 COMOX STREET
 Vancouver West
 West End VW
 V6G 1P4

Residential Attached
\$699,000 (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**
 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**

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										

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



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

micky@therealtorwithsoul.com



Active
R2668555
 Board: V
 Apartment/Condo

105 5628 BIRNEY AVENUE
 Vancouver West
 University VW
 V6S 0H7

Residential Attached
\$959,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$959,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2017**
 Frontage(feet): **0.00** Bathrooms: **2** Age: **5**
 Frontage(metres): Full Baths: **2** Zoning: **SC-3C**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,091.93**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **No** P.I.D.: **030-003-270** Tax Inc. Utilities?: **No**
 View: **Yes :PARK VIEW** Tour:
 Complex / Subdiv:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **STRATA LOT 58, PLAN EPS3930, DISTRICT LOT 6494, 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: **Air Cond./Central, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences:
 Features:

Finished Floor (Main): 931	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: \$421.33	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 931 sq. ft.			
Unfinished Floor: 0			
Grand Total: 931 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	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:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'8 x 11'0	1	Main	4	Yes
Main	Dining Room	11'8 x 11'0	2	Main	3	No
Main	Kitchen	12'3 x 8'8	3			
Main	Master Bedroom	11'3 x 9'11	4			
Main	Bedroom	11'3 x 10'2	5			
Main	Walk-In Closet	7'3 x 4'9	6			
Main	Foyer	16'5 x 4'0	7			
		x	8			

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

The Laureates by POLYGON-a prestigious parkside tower at UBC's Wesbrook Village. Designed by renowned architect Walter Franco, this community features dramatic landscaping & an impressive water feature. This rare SOUTH-WEST facing corner unit w/ PARK & GARDEN views. Practical layout featuring 2 bd rms/2 bath with S/S appliances, contemporary kitchen, quartz countertops & top quality finishing. Separated bd rms maximize privacy. Floor to ceiling windows bring tons of natural light. Central air conditioning, 9' ceilings, laminate flooring & huge balcony. School Catchment: U Hill Secondary and Norma Ross Point Elementary. Steps to parks, shoppings, public transit, community centre, restaurants, and banks. 1 parking stall. A must see!



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

Phone: 604-530-0231

micky@therealtorwithsoul.com

**Active**
R2642831Board: V
Townhouse**6022 OAK STREET**Vancouver West
Oakridge VW
V6M 2W2

Residential Attached

\$1,738,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,828,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 4	Age: 7
Frontage(metres):	Full Baths: 3	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,372.06
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 029-643-139	Tax Inc. Utilities?: No
View: Yes :From 4th Floor Roof deck		Tour: Virtual Tour URL
Complex / Subdiv: New Oak		
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: **Other, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces: **0**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **Garage; Double, Garage; Underground**
 Dist. to Public Transit: **Half Block** Dist. to School Bus: **Half Block**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No : Foreclosure**
 Fixtures Rmvd: **Yes: Foreclosure**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 8, PLAN EPS3052, 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 V**

Amenities: **Air Cond./Central, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Dishwasher, Fireplace Insert, Garage Door Opener, Intercom, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): 638	Units in Development: 16	Tot Units in Strata: 16	Locker: Yes
Finished Floor (Above): 625	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 56	Mgmt. Co's Name: City Management Ltd.	Mgmt. Co's #: 604-708-8998	
Finished Floor (Below): 464	Maint Fee: \$514.48	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management, RV Parking, Snow removal		
Finished Floor (Total): 1,783 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions	# of Pets: No Restriction	Cats: Yes Dogs: Yes
Grand Total: 1,783 sq. ft.	Restricted Age: OTHER		
Suite: Other	# or % of Rentals Allowed:		
Basement: Fully Finished	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 4	Short Term Lse-Details:		
# of Kitchens: 2			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'9 x 3'3	Above	Other	8' x 5'	1	Main	2	No
Main	Living Room	17'9 x 13'1	Above	Bedroom	10'5 x 9'5	2	Above	4	Yes
Main	Dining Room	13'1 x 7'	Above	Other	9'5 x 4'11	3	Above	4	No
Main	Kitchen	13' x 10'	Above	Den	9'10 x 7'8	4	Below	4	No
Main	Other	6'1 x 4'7	Abv Main 2	Other	16'9 x 12'3	5			
Main	Laundry	3' x 3'	Below	Foyer	10'6 x 4'	6			
Above	Master Bedroom	13' x 10'8	Below	Living Room	14'2 x 11'10	7			
Above	Walk-In Closet	5'7 x 4'1	Below	Kitchen	13' x 6'	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

NEW OAK Living - Oak Street's luxury townhome residence with west coast contemporary architectural design located near Oakridge Mall. Elegantly equipped with premium materials, high-end interior finishing, appliances, faucets, durable oak hardwood flooring, radiant in-floor heating, air conditioning, 17' x 12' rooftop sun deck. Separate self-contained Nanny suite with private entrance. 2 gated parking stalls side by side. In the prestigious Vancouver Westside. Minutes away from the bustling Cambie Corridor, NEW OAK is within walking distance to parks, recreation centers, major transportation hubs and business centers. 15 minutes' drive to UBC, Downtown and Richmond. Pictures, Virtual & Drone Tour plus laser drawings attached. Relevant Documents and full Strata package upon request.



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

micky@therealtorwithsoul.com



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?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **028-217-209**
 View: **Yes :PARK VIEW**
 Complex / Subdiv: **THE VILLAGE OF FALSE CREEK - BRO**
 Services Connctd: **Natural Gas**

Original Price: **\$2,525,000**
 Approx. Year Built: **2010**
 Age: **12**
 Zoning: **CD-1**
 Gross Taxes: **\$3,099.00**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 Tour:

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**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Dist. to School Bus:

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**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,118 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,118 sq. ft.**

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

Units in Development:
 Exposure: **West**
 Mgmt. Co's Name:
 Maint Fee: **\$535.64**
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas**

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

Locker:

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?:
 Short Term Lse-Details:

of Pets: Cats: Dogs:

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.



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

micky@therealtorwithsoul.com



Active
R2669303

Board: V
 Apartment/Condo

1901 1171 JERVIS STREET

Vancouver West
 West End VW
 V6E 0C9

Residential Attached

\$4,398,000 (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**
 Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$4,398,000**
 Approx. Year Built: **2018**
 Age: **4**
 Zoning: **RM-5D**
 Gross Taxes: **\$13,384.81**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

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

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: **\$1,738.59**
 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 to create the perfect ambiance for hosting friends and family in style. The sleek kitchen features premium Gaggenau appliance package, complimented by Italian cabinetry, a Bianco Statuario marble backsplash, and white Corian counters. 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.