



Presented by:
Micky Kandola

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Active
R2839036
Board: V
Apartment/Condo

607 1850 COMOX STREET

Vancouver West
West End VW
V6G 1R3

Residential Attached

\$259,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **The El Cid**

First Nation

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

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

P.I.D.: **800-166-484**

Original Price: **\$271,500**

Approx. Year Built: **1966**

Age: **58**

Zoning: **RM-5B**

Gross Taxes: **\$220,674.0**

For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

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

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

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

Total Parking: **0** Covered Parking: **0** Parking Access: **Rear**
Parking: **None**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **NRBY**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **: SEE SCHEDULE A**
Floor Finish: **Hardwood, Tile**

Legal: **LEASEHOLD INTEREST IN LOT V, BLOCK 70, PLAN VAP12143, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT (AS TO SUITE 607, EXPLANATORY PLAN 12071)**

Amenities: **Elevator, Shared Laundry**

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

Finished Floor (Main): **609**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **609 sq. ft.**
Unfinished Floor: **0**
Grand Total: **609 sq. ft.**

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

Units in Development: **193**
Exposure: **Northeast**
Mgmt. Co's Name: **Sheridan Investments Ltd.**
Maint Fee: **\$798.43**
Maint Fee Includes: **Caretaker, Garbage Pickup, Heat, Hot Water, Management**

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

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns**

Restricted Age: **# of Pets:** **Cats: No Dogs: No**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **Not less than 6 months**

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

Listing Broker(s): **Macdonald Realty**

West of Denman, one of the best locations in Vancouver. The Seawall, Stanley Park and English Bay at your doorstep. 1 bedroom + 1 bathroom apartment on the North East corner of the concrete building: El Cid. Bring your decorating ideas to this suite. Covered private balcony with tree lined outlook + outstanding common rooftop patio & lounge with breathtaking views. Indoor pool. Steps to the best cafes, restaurants & shops. West End Location. No parking. Rentals allowed, not less than 6 months. A pre-paid leasehold property until December 2073. Maintenance fees include property taxes, heat, and hot water. OFFERS SUBJECT TO THE APPROVAL OF THE SUPREME COURT OF BRITISH COLUMBIA. **COURT DATE IS SET. DEADLINE FOR COMPETING OFFERS IS NO LATER THAN 4:00pm on MARCH 6th, 2024**



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Active
R2846289
Board: V
Apartment/Condo

124 5835 HAMPTON PLACE

Vancouver West
University VW
V6T 2G2

Residential Attached

\$715,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$715,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 31
Frontage(metres):	Full Baths: 1	Zoning: N/A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,045.62
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-179-363	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 23, PLAN LMS780, DISTRICT LOT 6494, NEW WESTMINSTER LAND DISTRICT, UNDIV 727/133034 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: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

Site Influences:
Features:

Finished Floor (Main): 727			Units in Development:			Tot Units in Strata: 142			Locker: Yes		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 4					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Wynford Strata Management			Mgmt. Co's #: 604-261-0285					
Finished Floor (Below): 0			Maint Fee: \$442.37			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Management, Recreation Facility, Sewer, Snow removal								
Finished Floor (Total): 727 sq. ft.											
Unfinished Floor: 0											
Grand Total: 727 sq. ft.			Bylaws Restrictions: Pets Allowed, Rentals Allowed								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
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: 4											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	9'1 x 9'			x	1	Main	4	Yes		
Main	Dining Room	6'7 x 12'7			x	2					
Main	Living Room	13'7 x 12'7			x	3					
Main	Primary Bedroom	10'9 x 15'9			x	4					
		x			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Stonehaus Realty Corp.**

Welcome to St James House, nestled in the vibrant and connected community of UBC's Hampton Place. The neighbourhood is seamlessly connected to the tranquil Pacific Spirit Regional Park, providing a peaceful retreat for nature enthusiasts. Just a few steps away, you'll find UBC's expansive sporting complex and training facilities, and the diverse retail, service, and culinary options of Wesbrook Place. The building features a clubhouse with a lounge, bar, and pool table. As well as an exercise centre with a hot tub, steam room, and dry sauna. Unit features a cozy gas fireplace, in-suite laundry, and walkout patio - ideal for those with pets. The unit is west facing allowing for tons of natural light and sunshine.



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Active
R2852078
Board: V
Apartment/Condo

2001 1850 COMOX STREET

Vancouver West
West End VW
V6G 1R3

Residential Attached

\$739,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **No** P.I.D.: **800-167-608**
View: **Yes : 1/2 BLOCK TO ENGLISH BAY**
Complex / Subdiv: **EL CID**
First Nation
Services Connctd: **Electricity**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$739,000**
Approx. Year Built: **1968**
Age: **56**
Zoning: **RM-5B**
Gross Taxes: **\$0.00**
For Tax Year: **2023**
Tax Inc. Utilities?: **Yes**
Tour:

Style of Home: **5 Plus Level**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Block**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **None**
Type of Roof: **Torch-On**

Reno. Year: **2016**
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **12 BLOCK BUS** Dist. to School Bus: **NEARBY**
Title to Land: **Leasehold not prepaid-NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed**

Legal: **UNIT 2001 AND 2008, LOT V BLOCK 70 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12143, D46555 & D56464**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Indoor, Recreation Center, Sauna/Steam Room, Shared Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **Freezer, Hot Tub Spa/Swirlpool, Intercom, Microwave, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove**

Finished Floor (Main): **1,082**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,082 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,082 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1** # of Levels: **1**
of Rooms: **9**

Units in Development: **193**
Exposure:
Mgmt. Co's Name: **SHERIDAN INVESTMENTS LTD.**
Maint Fee: **\$1,416.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Taxes, Water**

Tot Units in Strata: **193** Locker: **Yes**
Storeys in Building: **27**
Mgmt. Co's #: **604-684-1743**
Council/Park Apprv?:

Bylaws Restrictions: **Rentals Allwd w/ Restrctns**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **No** Dogs: **No**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'9 x 3'2	Main	Patio	25'5 x 4'5	1	Main	3	Yes
Main	Kitchen	16'4 x 8'11			x	2	Main	4	No
Main	Nook	6'8 x 7'5			x	3			
Main	Dining Room	11'9 x 13'3			x	4			
Main	Living Room	11'11 x 15'6			x	5			
Main	Primary Bedroom	9'9 x 12'1			x	6			
Main	Walk-In Closet	7'9 x 3'2			x	7			
Main	Bedroom	9'7 x 12'0			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

Prime West End Location! Location! West of Denman, Updated 2 Bed, 2 Bath Unit with nearly 1100 sq.ft. Excellent City Views and Natural Light. Leasehold Bldg, Lease Expires on Dec.31 2073, Beautiful Area near Denman & shopping, buses, English Bay 1/2 Block and Stanley Park, Walk Everywhere! Indoor Pool, Sauna, Rec Centre, 2 parking stalls and 2 Storage Lockers and bike room, Come and have a Look! Easy to Show! This Could be the One!! Open House Sat. March 2, 12-2 PM.



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Active
R2846168
Board: V
Apartment/Condo

488 87 NELSON STREET

Vancouver West
Yaletown
V6Z 0E8

Residential Attached

\$785,000 (LP)

(SP)



EXAMPLE OF HOW THE SUITE COULD LOOK

Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **030-884-560**
View: **No**
Complex / Subdiv: **THE ARC**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$798,800**
Approx. Year Built: **2019**
Age: **5**
Zoning: **CD-1**
Gross Taxes: **\$2,143.90**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour:

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
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: **Side**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **: As is where is**
Floor Finish:

Legal: **STRATA LOT 62, PLAN EPS5890, DISTRICT LOT FC, 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, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

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

Finished Floor (Main): **699**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **699 sq. ft.**
Unfinished Floor: **0**
Grand Total: **699 sq. ft.**

Units in Development: **560**
Exposure: **Northwest**
Mgmt. Co's Name: **Rancho Management Services**
Maint Fee: **\$496.35**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Management, Recreation Facility, Sewer, Water**
Tot Units in Strata: **560** Locker: **Yes**
Storeys in Building: **29**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

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

of Levels: **1**
of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **30 days minimum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'6 x 7'9			x	1	Main	4	No
Main	Flex Room	5'6 x 8'8			x	2			
Main	Kitchen	8'2 x 12'3			x	3			
Main	Living Room	16'2 x 9'3			x	4			
Main	Bedroom	9'3 x 9'3			x	5			
Main	Patio	6'7 x 7'6			x	6			
		x			x	7			
		x			x	8			

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

Welcome to The ARC built by award-winning Concord Pacific in Yaletown steps to shopping, restaurants, entertainment & the Seawall. This bright, corner 1 Bedroom+Flex features over-height ceilings, floor to ceiling glass windows, covered balcony and air conditioning. World class Resort style amenities include glass-bottom swimming pool, gym, sauna, steam room, touchless car wash and 24-hour concierge. 1 EV Parking Stall & a Storage Locker included in this Rental & Pet Friendly Building. Staged photos are used as an example of what the suite could look like.



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Active
R2838463
Board: V
Apartment/Condo

1906 930 CAMBIE STREET

Vancouver West
Yaletown
V6B 5X6

Residential Attached

\$799,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,541.56
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-941-851	Tax Inc. Utilities?: No
View: Yes : Mountain, Downtown, Water view		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(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.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 79, PLAN LMS1588, DISTRICT LOT FALSE CREEK, 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, Pool; Indoor, Recreation Center, Storage, Wheelchair Access**

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

Finished Floor (Main): **1,075**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,075 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,075 sq. ft.**

Units in Development:
Exposure: **Northeast**
Mgmt. Co's Name: **Ascent Property Management**
Maint Fee: **\$821.59**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Recreation Facility**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-431-1800**
Council/Park Apprv?:

Locker:

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

of Levels: **1**
of Rooms: **10**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns**

Restricted Age:
or % of Rentals Allowed: **100 %**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'0 x 12'0	Main	Patio	5'0 x 5'0	1	Main	4	Yes
Main	Dining Room	11'0 x 7'5	Main	Foyer	4'0 x 6'0	2	Main	3	No
Main	Primary Bedroom	16'0 x 11'0			x	3			No
Main	Bedroom	11'0 x 10'5			x	4			No
Main	Den	12'8 x 7'7			x	5			No
Main	Kitchen	12'0 x 8'0			x	6			No
Main	Laundry	3'5 x 3'5			x	7			No
Main	Storage	8'5 x 4'0			x	8			No

Listing Broker(s): **eXp Realty (Branch)**

Here is Your opportunity to Own in the heart of Yaletown! This 2 bedroom, 2 bath with a huge den (possible 3rd bedroom?), a great layout is ready for You to move in! Lots of natural sunlight welcome you with floor to ceiling windows. Spectacular views of the city and mountains, BC Place and its dynamic lighting, peek-a-boo water view, you really do see it all here! Great amenities include an indoor pool and hot tub among others. Located close to the seawall, and lots of restaurants and entertainment nearby, this really is the neighbourhood to live in! Act fast, this one won't last!



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Active
R2851797
Board: V
Apartment/Condo

415 933 SEYMOUR STREET

Vancouver West
Downtown VW
V6C 3P6

Residential Attached

\$819,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$819,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 1	Age: 26
Frontage(metres):	Full Baths: 1	Zoning: CD1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,054.94
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 024-234-214	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Loft/Warehouse Conv.**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

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

Reno. Year:
Rain Screen:
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:

Dist. to School Bus:

Legal: **STRATA LOT 66 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS3440TOGETHER 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:
Features:

Finished Floor (Main): **439**
Finished Floor (Above): **171**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **610 sq. ft.**
Unfinished Floor: **0**
Grand Total: **610 sq. ft.**

Units in Development: **196**
Exposure:
Mgmt. Co's Name: **Tribe Management Inc.**
Maint Fee: **\$461.68**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata:
Storeys in Building: **13**
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

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

of Levels: **2**
of Rooms: **5**

Bylaws Restrictions: **Rentals Allowed**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	15'2 x 20'2
Main	Kitchen	8'6 x 16'1
Main	Foyer	7'5 x 5'5
Above	Bedroom	19'6 x 7'6
Above	Laundry	3'10 x 7'6
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Real Broker**

Real Broker

Welcome to The Spot - Vancouver's only all-loft high-rise that is pet and rental friendly. Splendid open space with double-height ceilings and double-glazed windows. in-suite laundry and a bedroom which is located on the loft level, overlooking the living area offering a peaceful retreat. Building amenities include a gym, library, BBQ Deck, and a Rooftop Deck with 360 views. This property is also Airbnb-friendly, allowing you to easily rent out to nightly guests. With its 100 Walk-Score location and many amenities, this property is sure to please. 1 PARKING stall is INCLUDED, making this a perfect turn key investment opportunity. Don't miss out on this amazing property with so much potential, and make it yours today!



Presented by:
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Active
R2840127
Board: V
Apartment/Condo

2601 889 PACIFIC STREET

Vancouver West
Downtown VW
V6Z 1C3

Residential Attached

\$850,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **Exempt** P.I.D.: **031-442-889**
View: **Yes : PANORAMIC CITY AND WATER**
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$850,000**
Approx. Year Built: **2021**
Age: **3**
Zoning: **CD-1**
Gross Taxes: **\$2,897.48**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Block**

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

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

Total Parking: **0** Covered Parking: **0** Parking Access: **Lane**
Parking: **Visitor Parking**
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 165, PLAN EPS7738, DISTRICT LOT 541, 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, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Finished Floor (Main): **564**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **564 sq. ft.**
Unfinished Floor: **0**
Grand Total: **564 sq. ft.**

Units in Development: **224**
Exposure:
Mgmt. Co's Name: **FIRST SERVICE**
Maint Fee: **\$360.33**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water**

Tot Units in Strata: **224** Locker:
Storeys in Building:
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

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

of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **6 MONTH**

of Pets: Cats: Dogs:

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

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

Spectacular VIEWS of the city & water from every room, with large balcony. This Incredible one-bedroom upper floor unit in "The Pacific" by Grosvenor is sure to impress. Spa-like tiled marble bathroom with heated floor, deep soaker tub & rain shower. Top of the line kitchen appliances with Wolf, Miele & Sub-Zero, balcony with natural gas hookup for carefree BBQ's. 24hr concierge, indoor & outdoor lounging areas, games room, fully equipped gym & unbeatable location. Bike lane at your door, AquaBus to Granville Island, Fresh St. Market, the seawall & buses to UBC just steps away. Bonus : bike/storage locker with electrical outlet! OPEN HOUSE Sat Feb 24th, 1 to 3pm.



Presented by:
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Active
R2831897

Board: V
Townhouse

1127 HOMER STREET

Vancouver West
Yaletown
V6B 0B1

Residential Attached

\$1,112,872 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,298,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 3	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,545.39
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 027-601-498	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: H&H		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Concrete Frame**
Exterior: **Brick, Concrete, Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **NRBY** Dist. to School Bus: **OUTSIDE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 16, PLAN BCS3027, DISTRICT LOT 541, 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: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 616			Units in Development: 190			Tot Units in Strata: 190			Locker: No		
Finished Floor (Above): 589			Exposure: East			Storeys in Building: 16					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: DWELL			Mgmt. Co's #: 604-821-2999					
Finished Floor (Below): 0			Maint Fee: \$687.72			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Management								
Finished Floor (Total): 1,205 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,205 sq. ft.											
Suite:			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Basement: None			Restricted Age:						# of Pets: 2		
Crawl/Bsmt. Ht:			# or % of Rentals Allowed: 100%						Cats: Yes Dogs: Yes		
# of Kitchens: 1			Short Term (<1yr)Rnt/Lse Alwd?: No								
# of Levels: 2			Short Term Lse-Details:								
# of Rooms: 6											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	11'10 x 10'7			x	1	Main	2	No		
Main	Dining Room	13'6 x 8'1			x	2	Above	4	No		
Main	Kitchen	8'2 x 9'9			x	3	Above	5	Yes		
Main	Flex Room	7'11 x 4'11			x	4					
Above	Primary Bedroom	13'5 x 9'0			x	5					
Above	Bedroom	11'1 x 9'1			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Macdonald Realty**

Welcome to H&H in the heart of Yaletown! This 2-bed, 3-bath townhouse unit has direct access from Homer Street and measures 1,205 sq.ft. over 2 floors. Main floor features large windows, a huge living room with fireplace, dining room, and open modern kitchen with plenty of storage. Main floor also features a flex space, 2pc power room and ample storage. Upstairs features both bedrooms including a large primary bedroom with walk-through closet and 5pc en-suite bathroom, a 4pc family bathroom, office nook, and private balcony. Pet friendly building. Steps away from the seawall and Yaletown-Roundhouse Skytrain Station. 1 parking space. Have your Realtor call. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C.



Presented by:
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Active
R2842873
Board: V
Apartment/Condo

1603 1020 HARWOOD STREET

Vancouver West
West End VW
V6E 4R1

Residential Attached

\$1,175,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,175,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1988
Frontage(feet):	Bathrooms: 2	Age: 36
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,139.41
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 010-376-861	Tax Inc. Utilities?: No
View: Yes : Water and City		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding, Garage; Underground**
Dist. to Public Transit: **close** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 70, PLAN VAS2100, DISTRICT LOT 185, 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: **Elevator, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 999			Units in Development: 104			Tot Units in Strata: 104			Locker:		
Finished Floor (Above): 0			Exposure: Northwest			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$697.93			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Snow removal								
Finished Floor (Total): 999 sq. ft.											
Unfinished Floor: 0											
Grand Total: 999 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
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:								
# of Levels: 1											
# of Rooms: 5											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Bedroom	0' x 0'			x	1	Main	2	No		
Main	Bedroom	0' x 0'			x	2	Main	4	No		
Main	Dining Room	0' x 0'			x	3					
Main	Family Room	0' x 0'			x	4					
Main	Kitchen	0' x 0'			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **RE/MAX Real Estate Services**

Introducing Crystallis, your gateway to urban living! Nestled at the heart of the city, this residential tower offers unparalleled convenience, with shopping, recreation, and public transit just moments away. Step into this spacious 2-bedroom, 2-bathroom unit boasting a generous patio showcasing stunning views of both water and cityscapes. Imagine the possibilities as you explore the option to acquire the adjacent unit, seamlessly merging them into a grand 4-bedroom residence. With direct access between units 1602 & 1603 already in place, the potential for creating your dream home is limitless. While unit 1602 is also available (Listing R2842801), unit 1603 presents a canvas awaiting your personal touch, ready to be transformed according to your vision.



Presented by:
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Active
R2842801
Board: V
Apartment/Condo

1602 1020 HARWOOD STREET

Vancouver West
West End VW
V6E 4R1

Residential Attached

\$1,210,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,210,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1988
Frontage(feet):	Bathrooms: 2	Age: 36
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,487.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 010-376-844	Tax Inc. Utilities?: No
View: Yes : Water & City		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding, Garage, Underground**
Dist. to Public Transit: **close** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 69, PLAN VAS2100, DISTRICT LOT 185, 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: **Elevator, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): 1,020			Units in Development: 104			Tot Units in Strata: 104			Locker: Yes		
Finished Floor (Above): 0			Exposure: Southwest			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$713.27			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Snow removal								
Finished Floor (Total): 1,020 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,020 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
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:								
# of Levels: 1											
# of Rooms: 5											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Bedroom	0' x 0'			x	1	Main	4	No		
Main	Dining Room	0' x 0'			x	2	Main	4	No		
Main	Family Room	0' x 0'			x	3					
Main	Kitchen	0' x 0'			x	4					
Main	Bedroom	0' x 0'			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **RE/MAX Real Estate Services**

Introducing Crystallis, your gateway to urban living! Nestled at the heart of the city, this residential tower offers unparalleled convenience, with shopping, recreation, and public transit just moments away. Step into this spacious 2-bedroom, 2-bathroom unit boasting a generous patio showcasing stunning views of both water and cityscapes. Imagine the possibilities as you explore the option to acquire the adjacent unit, seamlessly merging them into a grand 4-bedroom residence. With direct access between units 1602 & 1603 already in place, the potential for creating your dream home is limitless. While unit 1603 is also available (Listing R2842873), unit 1602 presents a canvas awaiting your personal touch, ready to be transformed according to your vision.



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Active
R2837708
Board: V
Apartment/Condo

1106 3487 BINNING ROAD

Vancouver West
University VW
V6S 0A5

Residential Attached

\$1,263,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,263,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,236.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-645-425	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **Upper 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: **Torch-On**

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

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

Legal: **STRATA LOT 103 LOT 15 DISTRICT LOT 6494 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS 5421 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden**

Site Influences:
Features:

Finished Floor (Main):	893
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	893 sq. ft.
Unfinished Floor:	0
Grand Total:	893 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$412.33**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management**

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

Locker:

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

of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., 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	11'6" x 10'			x	1	Main	4	Yes
Main	Dining Room	11'6" x 8'2"			x	2	Main	3	No
Main	Kitchen	10' x 10'			x	3			
Main	Bedroom	10' x 10'			x	4			
Main	Primary Bedroom	9' x 9'			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Amex - Fraseridge Realty**

Eton by Polygon - a prestigious parkside tower at UBC's Wesbrook Village. This community features dramatic landscaping and an impressive water feature. This is a 2-bedroom, 2-bath East-facing home. Bedrooms are located at the opposite ends of the home to maximize privacy. Enjoy the convenience of double sinks and a generous walk-in shower in the ensuite.



Presented by:
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Active
R2849658
Board: V
Apartment/Condo

2703 788 RICHARDS STREET

Vancouver West
Downtown VW
V6B 0C7

Residential Attached

\$1,488,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,488,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,732.75
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 027-478-963	Tax Inc. Utilities?:
View: Yes : Beautiful Ocean Mountain		Tour:
Complex / Subdiv: L'Hermitage		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2009**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Other, Carpet**

Legal: **STRATA LOT 172, PLAN BCS2835, DISTRICT LOT 541, 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: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Storage, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 1,374	Units in Development: 247	Tot Units in Strata: 247	Locker: Yes
Finished Floor (Above): 0	Exposure: North, West	Storeys in Building: 30	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$1,238.58	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Hot Water, Management, Other		
Finished Floor (Total): 1,374 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,374 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed, Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No air b n b		
# of Levels: 1			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'3 x 12'2	Main	Storage	6'3 x 5'10	1	Main	5	Yes
Main	Dining Room	9'7 x 8'6			x	2	Main	3	No
Main	Eating Area	9'4 x 8'11			x	3			
Main	Kitchen	12'7 x 8'11			x	4			
Main	Foyer	4'8 x 3'6			x	5			
Main	Primary Bedroom	12'6 x 10'7			x	6			
Main	Bedroom	16'2 x 10'2			x	7			
Main	Bedroom	9'8 x 8'8			x	8			

Listing Broker(s): **Royal LePage Sussex**

Original Developer Display Suite. This 1374 sqft Sky Home Luxury Condo features Vancouver's most beautiful Panoramic Skyline Views from the North Shore Mountains to English Bay. L'Hermitage, an elegant boutique 5 star luxury residence in the heart of Downtown Vancouver! Meticulously maintained & Grand Lobby entrance. 2 Bedroom & den (can be a 3rd Bedroom) 2 spa bathrooms, 9-ft ceilings, 2 balconies & 2 Parking. This Air Conditioned open plan Dream Home features a Millenium open kitchen w/ centre island, S/S Bosch Appliances & Hood Fan, SubZero fridge, Eggersman German Cabinetry, gas cooktop, limestone counter tops. Two spa inspired marble bathrooms with Custom millwork throughout & wood paneling, California closets, Automated Lutron Roller Shades, Custom drapery & Bocci lighting.



Presented by:
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Active
R2837722
Board: V
Apartment/Condo

2202 1211 MELVILLE STREET

Vancouver West
Coal Harbour
V6E 0A7

Residential Attached

\$1,490,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,590,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,549.22
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 027-616-495	Tax Inc. Utilities?:
View: Yes : OCEAN, MOUNTAINS, CITY, PARK		Tour:
Complex / Subdiv: RITZ		
First Nation:		
Services Connctd: Community, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
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: **Laminate, Mixed, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 119, PLAN BCS3053, DISTRICT LOT 185, 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: **None**

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

Finished Floor (Main): 1,268			Units in Development:			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 38					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: ASSOCIA			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$803.00			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal								
Finished Floor (Total): 1,268 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,268 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
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: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	15'3 x 15'			x	1	Main	5	Yes		
Main	Kitchen	9' x 10'			x	2	Main	4	No		
Main	Nook	8' x 5'			x	3					
Main	Den	7' x 6'5			x	4					
Main	Foyer	5'5 x 10'			x	5					
Main	Primary Bedroom	12' x 11'			x	6					
Main	Bedroom	10' x 10'			x	7					
Main	Bedroom	9' x 10'			x	8					

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

Prime Coal Harbour location, just steps to the Waterfront, Stanley park, shopping and entertainment. Luxury The Ritz complex. Spacious 1,268 sq feet 3 bedrooms, 2 full bathrooms apartment with beautiful views of the Ocean, park and mountains. Modern open floor plan, floor to ceiling windows, 9' feet ceilings, big balcony, breakfast nook. Very clean, move in condition.



Presented by:
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Active
R2849716
Board: V
Apartment/Condo

2103 1211 MELVILLE STREET

Vancouver West
Coal Harbour
V6E 0A7

Residential Attached

\$1,550,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **3**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **027-616-444**
View: **Yes : Water view**
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,550,000**
Approx. Year Built: **2008**
Age: **16**
Zoning: **CD-1**
Gross Taxes: **\$4,526.98**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour:

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 114, PLAN BCS3053, DISTRICT LOT 185, 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, Pool; Indoor, Sauna/Steam Room, Storage, Concierge**

Site Influences:
Features: **Air Conditioning**

Finished Floor (Main): **1,268**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,268 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,268 sq. ft.**

Units in Development: **192**
Exposure:
Mgmt. Co's Name: **Associa**
Maint Fee: **\$879.80**
Maint Fee Includes: **Gardening, Gas, Management, Sewer**

Tot Units in Strata: Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: Cats: Dogs:
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	Kitchen	17'8 x 8'8			x	1	Main	3	Yes
Main	Living Room	18' x 18'5			x	2	Main	3	No
Main	Dining Room	18' x 7'7			x	3			
Main	Den	7' x 6'8			x	4			
Main	Primary Bedroom	12' x 12'			x	5			
Main	Bedroom	9'9 x 9'8			x	6			
Main	Bedroom	10'3 x 9'8			x	7			
		x			x	8			

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

The Ritz at Coal Harbour. 3 bedroom and den, 9 foot ceilings, Gourmet Kitchen with gas stove, Quartz counter tops. Updated flooring, roller blinds, tiled patio. Storage locker, 2 parking spots side by side and storage locker. Amenities include, Gym, indoor pool, Sauna and Concierge. Sweeping water view. Call today to view.



Presented by:
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Active
R2848733
Board: V
Apartment/Condo

501 5077 CAMBIE STREET

Vancouver West
Cambie
V5Z 0H7

Residential Attached

\$1,599,900 (LP)

(SP)



PHOTOS ARE FROM ANOTHER UNIT WITH A SIMILAR LAYOUT. THE COLOUR SCHEME OF THE ACTUAL HOME IS SLIGHTLY DARKER.

Sold Date:	If new,GST/HST inc?:	Original Price: \$1,599,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 3	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,593.71
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-880-696	Tax Inc. Utilities?:
View: Yes :Open SW Views		Tour:
Complex / Subdiv: 35 PARK WEST		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 178, BLOCK 839, PLAN EPS4950, 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 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Garden, In Suite Laundry**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,370	Units in Development: 183	Tot Units in Strata: 183	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$811.59	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,370 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,370 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 day lease term		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'1 x 12'9	1	Main	5	Yes
Main	Dining Room	12'4 x 9'7	2	Main	4	No
Main	Kitchen	13'4 x 8'6	3	Main	2	No
Main	Primary Bedroom	14'11 x 9'8	4			
Main	Walk-In Closet	6'2 x 5'9	5			
Main	Bedroom	12' x 10'4	6			
Main	Bedroom	10' x 9'2	7			
		x	8			

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Welcome home to this stunning 3-bedroom and den sub-penthouse in 35 Park West. Enjoy breathtaking sunsets from the comfort of your large peaceful west facing balcony. This concrete building comes with the added convenience of AIR CONDITIONING. Step inside to discover engineered wood flooring, overheight ceilings and a pantry wall and high-end Miele appliances with a gas stove in your chef's kitchen. The open and spacious living and dining areas are perfect for entertaining. Situated in the desirable Cambie Corridor, you'll have easy access to King Ed Skytrain Station, Q.E. Park, Hillcrest Ctr, Riley Park Farmer's Market, Oakridge & more. 2 parking spaces & 1 locker included. Don't miss the opportunity to make this exceptional property your own.



Presented by:
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Active
R2848736
Board: V
Apartment/Condo

604 5033 CAMBIE STREET

Vancouver West
Cambie
V5Z 0H6

Residential Attached

\$2,098,000 (LP)

(SP)



PHOTOS ARE TAKEN FROM ANOTHER UNIT WITH A SIMILAR LAYOUT.

Sold Date:	If new, GST/HST inc?:	Original Price: \$2,098,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 3	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,822.78
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-880-114	Tax Inc. Utilities?:
View: Yes : From Roof Deck: Mountain & City		Tour:
Complex / Subdiv: 35 PARK WEST		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Penthouse, Upper Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 120, BLOCK 839, PLAN EPS4950, 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 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Garden, In Suite Laundry**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,463	Units in Development: 183	Tot Units in Strata: 183	Locker: Yes
Finished Floor (Above): 58	Exposure: Southwest	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$901.06	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,521 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,521 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 day lease term		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'4 x 15'10	Main	Foyer	10'2 x 9'10	1	Main	5	Yes
Main	Dining Room	12' x 7'6			x	2	Main	4	No
Main	Kitchen	15'7 x 8'7			x	3	Main	2	No
Main	Primary Bedroom	13'11 x 9'11			x	4			
Main	Bedroom	18'4 x 8'8			x	5			
Main	Walk-In Closet	5'1 x 4'5			x	6			
Main	Bedroom	9'10 x 8'8			x	7			
Main	Storage	11'6 x 3'4			x	8			

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Welcome home to this stunning 3 bdrm + den PENTHOUSE in 35 Park West. This luxurious corner home offers a private & spacious 755 SF rooftop patio, perfect for outdoor entertaining & enjoying sunsets & mountain views. This concrete bldg comes with the added convenience of AIR CONDITIONING. Step inside to discover engineered wood flooring, overheight ceilings and a pantry wall & high-end Miele appliances with a gas stove in your chef's kitchen. The open and spacious living and dining areas are perfect for hosting guests. Situated in the desirable Cambie Corridor, you'll have easy access to King Ed Skytrain Station, Q.E. Park, Hillcrest Ctr, Riley Park Farmer's Market, Oakridge & more. 2 parking spaces & 1 locker included. Don't miss the opportunity to make this exceptional property your own.