



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
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**Active**  
**R3077242**  
Board: V  
Apartment/Condo

**304 3455 ASCOT PLACE**

Vancouver East  
Collingwood VE  
V5R 6B7

Residential Attached

**\$265,000** (LP)

(SP)



|   |                                   |                                     |
|---|-----------------------------------|-------------------------------------|
| Sold Date:                                      | If new,GST/HST inc?:              | Original Price: <b>\$265,000</b>    |
| Meas. Type: <b>Feet</b>                         | Bedrooms: <b>0</b>                | Approx. Year Built: <b>1994</b>     |
| Frontage(feet):                                 | Bathrooms: <b>1</b>               | Age: <b>32</b>                      |
| Frontage(metres):                               | Full Baths: <b>1</b>              | Zoning: <b>CD-1</b>                 |
| Depth / Size (ft.):                             | Half Baths: <b>0</b>              | Gross Taxes: <b>\$1,016.55</b>      |
| Sq. Footage: <b>0.00</b>                        | P.I.D.: <b>018-665-977</b>        | For Tax Year: <b>2025</b>           |
| Flood Plain:                                    | View: <b>:</b>                    | Tax Inc. Utilities?:                |
| Complex / Subdiv: <b>Queen's Court</b>          | First Nation                      | Tour:                               |
| Services Connctd: <b>Community, Electricity</b> | Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |

Style of Home: **Inside Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** 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: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **Close** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Vinyl/Linoleum**

Legal: **STRATA LOT 33, PLAN LMS1299, DISTRICT LOT 51, 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, Shared Laundry**

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

|  |  |                                   |                                 |
|--|--|-----------------------------------|---------------------------------|
| Finished Floor (Main): <b>400</b>            | Units in Development:  | Tot Units in Strata: <b>150</b>   | Locker: <b>Yes</b>              |
| Finished Floor (Above): <b>0</b>             | Exposure:  | Storeys in Building: <b>14</b>    |                                 |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>First Service Residential</b>                          | Mgmt. Co's #: <b>604-683-3900</b> |                                 |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$181.71</b>   | Council/Park Apprv?:              |                                 |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water</b> |                                   |                                 |
| Finished Floor (Total): <b>400 sq. ft.</b>   |  |                                   |                                 |
| Unfinished Floor: <b>0</b>                   |  |                                   |                                 |
| Grand Total: <b>400 sq. ft.</b>              | Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allowed</b>              | # of Pets:                        | Cats: <b>No</b> Dogs: <b>No</b> |
| Suite:                                       | Restricted Age:  |                                   |                                 |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:   |                                   |                                 |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                                  |                                   |                                 |
| # of Kitchens: <b>1</b> # of Rooms: <b>3</b> | Short Term Lse-Details:  |                                   |                                 |

| Floor | Type        | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room | 15'6 x 11'3 |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Kitchen     | 5'0 x 4'6   |       |      | x          | 2    |       |             |          |
| Main  | Dining Room | 6'0 x 6'2   |       |      | x          | 3    |       |             |          |
|       |             |             |       |      | x          | 4    |       |             |          |
|       |             |             |       |      | x          | 5    |       |             |          |
|       |             |             |       |      | x          | 6    |       |             |          |
|       |             |             |       |      | x          | 7    |       |             |          |
|       |             |             |       |      | x          | 8    |       |             |          |

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

**Renovator alert!! South facing studio/bachelor suite close to Collingwood skytrain station. Condo needs a renovation. Sold as is where is. Least expensive condo in Vancouver. Open House Sun Mar 29th 12-1pm**



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3089731**  
Board: V  
Apartment/Condo

## 309 1435 NELSON STREET

Vancouver West  
West End VW  
V6G 2Z3

Residential Attached

**\$475,000** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$525,000</b> |
| Meas. Type:  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>1976</b>  |
| Frontage(feet):  | Bathrooms: <b>1</b>                 | Age: <b>50</b>                   |
| Frontage(metres):  | Full Baths: <b>1</b>                | Zoning: <b>RM-5</b>              |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,952.97</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain: <b>No</b>   | P.I.D.: <b>003-895-408</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>:</b>   |                                     | Tour:                            |
| Complex / Subdiv: <b>WESTPORT</b>  |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 27, PLAN VAS361, 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: **Exercise Centre, Sauna/Steam Room**

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

|                            |                    |
|----------------------------|--------------------|
| Finished Floor (Main):     | <b>687</b>         |
| Finished Floor (Above):    | <b>0</b>           |
| Finished Floor (AbvMain2): | <b>0</b>           |
| Finished Floor (Below):    | <b>0</b>           |
| Finished Floor (Basement): | <b>0</b>           |
| Finished Floor (Total):    | <b>687 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>           |
| Grand Total:               | <b>687 sq. ft.</b> |

Units in Development: **54** Tot Units in Strata: **54** Locker: **Yes**  
Exposure: Storeys in Building: **4**  
Mgmt. Co's Name: **Associa BC** Mgmt. Co's #: **604-591-6060**  
Maint Fee: **\$587.96** Council/Park Apprv?: **No**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility**

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

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

| Floor | Type        | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room | 17'0 x 12'0 |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Kitchen     | 9'0 x 5'0   |       |      | x          | 2    |       |             |          |
| Main  | Dining Room | 8'0 x 7'0   |       |      | x          | 3    |       |             |          |
| Main  | Solarium    | 12'0 x 5'0  |       |      | x          | 4    |       |             |          |
| Main  | Bedroom     | 13'0 x 12'0 |       |      | x          | 5    |       |             |          |
|       |             | x           |       |      | x          | 6    |       |             |          |
|       |             | x           |       |      | x          | 7    |       |             |          |
|       |             | x           |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Royal LePage Elite West**

**Royal LePage Elite West**

**COURT ORDERED SALE AT THE WESTPORT!** This very well maintained building (rainscreened, re-piped, newer windows, updated common areas) is located in the heart of the West End, steps to parks and transit & close to Denman yet away from the hustle & bustle that comes with it! With a Walkscore of 99/100, get rid of the car & experience all the West End has to offer. Suite is a spacious 1 bedroom w/updated kitchen, 4pc bathroom w/oversized tub/shower combo, living/dining area, large bedroom w/WALK IN CLOSET plus huge enclosed balcony/solarium. Comes w/1 parking, 1 storage, pet friendly building w/on-site caretaker & pro-active management. In-suite laundry has been permitted in the building & shared laundry accommodations also available. Amenities include an exercise centre & sauna. Call now!!!



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**Active**  
**R3090770**  
Board: V  
Apartment/Condo

**308 1823 E GEORGIA STREET**

Vancouver East  
Hastings  
V5L 2B5

Residential Attached

**\$523,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: **Yes** Original Price: **\$523,000**  
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1993**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **1** Age: **33**  
Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **RM-4**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,008.17**  
Sq. Footage: **0.00** P.I.D.: **017-955-904** For Tax Year: **2025**  
Flood Plain: \_\_\_\_\_ View: **No** Tax Inc. Utilities?: **No**  
Tour: \_\_\_\_\_  
Complex / Subdiv: **GEORGIA COURT**  
First Nation \_\_\_\_\_  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
# of Fireplaces: \_\_\_\_\_ R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: \_\_\_\_\_  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **Yes: ALL**  
Floor Finish: \_\_\_\_\_

Legal: **STRATA LOT 27, PLAN LMS582, DISTRICT LOT 183, NEW WESTMINSTER LAND DISTRICT, UNDIV 59/2532 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, Garden, In Suite Laundry, Storage**

Site Influences: **Recreation Nearby, Shopping Nearby**  
Features: \_\_\_\_\_

|  |   |                                |                    |
|--|---|--------------------------------|--------------------|
| Finished Floor (Main): <b>650</b>          | Units in Development: _____   | Tot Units in Strata: <b>39</b> | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure: <b>South</b>  | Storeys in Building: <b>4</b>  |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>ADVANTAGE PROPERTY MANAGEMENT</b>                                   | Mgmt. Co's #: _____            |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$491.47</b>  | Council/Park Apprv?: <b>No</b> |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Garbage Pickup, Gardening, Recreation Facility, Sewer, Water</b> |                                |                    |
| Finished Floor (Total): <b>650 sq. ft.</b> |   |                                |                    |
| Unfinished Floor: <b>0</b>                 |   |                                |                    |
| Grand Total: <b>650 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>                       |                                |                    |

Suite: \_\_\_\_\_  
Basement: **None**  
Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**  
Restricted Age: \_\_\_\_\_ # of Pets: **2** 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  | Living Room     | 11'2 x 15'0 |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Dining Room     | 11'2 x 6'2  |       |      | x          | 2    |       |             |          |
| Main  | Kitchen         | 9'3 x 9'10  |       |      | x          | 3    |       |             |          |
| Main  | Foyer           | 7'2 x 3'3   |       |      | x          | 4    |       |             |          |
| Main  | Storage         | 8'1 x 4'4   |       |      | x          | 5    |       |             |          |
| Main  | Primary Bedroom | 9'4 x 13'10 |       |      | x          | 6    |       |             |          |
|       |                 | x           |       |      | x          | 7    |       |             |          |
|       |                 | x           |       |      | x          | 8    |       |             |          |

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

**Large & spacious 1-bed at fully rain screened Georgia Court—an ideal opportunity for 1st time homebuyers looking to be in the heart of East Van Ready for your renovation ideas, this home offers an open floor plan, generous kitchen. 2 pets welcome; building is well managed with a proactive strata. Comes with 1 secure underground parking and storage This unit is steps from Commercial Drive and the vibrant shops, restaurants, and entertainment East Vancouver is known for. Walking distance to transit, parks, and schools including Britannia Elementary and Templeton High. Pictures 3-9 virtually edited. Call your Realtor to arrange showing with minimum 24 hours-notice.**



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**Active**  
**R3042688**

Board: V  
Townhouse

**21 1201 LAMEY'S MILL ROAD**

Vancouver West  
False Creek  
V6H 3S8

Residential Attached

**\$559,000** (LP)

(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$749,000</b> |
| Meas. Type:   | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>1980</b>  |
| Frontage(feet):   | Bathrooms: <b>2</b>                 | Age: <b>46</b>                   |
| Frontage(metres):   | Full Baths: <b>1</b>                | Zoning: <b>FCCDD</b>             |
| Depth / Size (ft.):   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$3,255.47</b>   |
| Sq. Footage: <b>0.00</b>                                    |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:  | P.I.D.: <b>006-521-797</b>          | Tax Inc. Utilities?:             |
| View: <b>Yes : MARINA AND FALSE CREEK</b>                   |                                     | Tour:                            |
| Complex / Subdiv: <b>ALDER BAY PLACE</b>                    |                                     |                                  |
| First Nation:   |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                           | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **NRBY**  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SCHEDULE A**  
Fixtures Rmvd: **: SCHEDULE A**  
Floor Finish: **Other**

Legal: **STRATA LOT 21, PLAN VAS691, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, HISTORIC MEVA - NO #, 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: **Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**  
Features:

Finished Floor (Main): **883**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **174**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,057 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,057 sq. ft.**

Units in Development: **47**  
Exposure: **Northeast**  
Mgmt. Co's Name: **TRIBE**  
Maint Fee: **\$641.35**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

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

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **6**

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

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Below | Foyer           | 6'11 x 7'10  |       |      | x          | 1    | Below | 1           | No       |
| Main  | Kitchen         | 9'1 x 10'1   |       |      | x          | 2    | Above | 4           | No       |
| Main  | Dining Room     | 7'5 x 14'7   |       |      | x          | 3    |       |             |          |
| Main  | Living Room     | 16' x 13'10  |       |      | x          | 4    |       |             |          |
| Above | Primary Bedroom | 11'11 x 11'5 |       |      | x          | 5    |       |             |          |
| Above | Den             | 7'1 x 6'9    |       |      | x          | 6    |       |             |          |
|       |                 |              |       |      | x          | 7    |       |             |          |
|       |                 |              |       |      | x          | 8    |       |             |          |

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

**Macdonald Realty**

**Experience the best of Vancouver living in this beautifully renovated townhome with 1,057 sqft over 3 floors. Located in a boutique waterfront building surrounded by mature gardens, this home offers expansive views of False Creek. The prime seawall location is perfect for morning jogs or dog walks, with Granville Island, Olympic Village, and Charleson Park just steps away. The property features a home office with built-in workspace, in-suite laundry, fireplace, and two private outdoor spaces: a main-level balcony + secluded rooftop sundeck. Includes 1 parking & storage locker. Pets & rentals are permitted w/ restriction. Some images have been digitally staged. Lease to 2040. Option to extend to 2060. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C. OPEN HOUSE SAT MAR 28th 2:30-4**



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**Mylyne Santos PREC\***

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**Active**  
**R3100244**  
Board: V  
Apartment/Condo

**1105 3996 DUMFRIES STREET**

Vancouver East  
Knight  
V5N 0J1

Residential Attached

**\$630,000** (LP)   
(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$630,000</b> |
| Meas. Type:   | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2023</b>  |
| Frontage(feet):   | Bathrooms: <b>1</b>                 | Age: <b>3</b>                    |
| Frontage(metres):   | Full Baths: <b>1</b>                | Zoning: <b>C-2</b>               |
| Depth / Size (ft.):   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,983.23</b>   |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:  | P.I.D.: <b>032-104-243</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: :   |                                     | Tour:                            |
| Complex / Subdiv:   |                                     |                                  |
| First Nation  |                                     |                                  |
| Services Connctd: <b>Community, Electricity, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                   | Water Supply: <b>City/Municipal</b> |                                  |

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
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: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed, Other, Tile**

Legal: **STRATA LOT 142, PLAN EPS9154, DISTRICT LOT 352, 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: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Refrigerator, Smoke Alarm, Sprinkler - Fire**

|  |   |                                 |                    |
|--|---|---------------------------------|--------------------|
| Finished Floor (Main): <b>561</b>          | Units in Development: <b>161</b>                  | Tot Units in Strata: <b>161</b> | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure:   | Storeys in Building: <b>13</b>  |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Dwell Property Management</b> | Mgmt. Co's #:                   |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$305.87</b>                        | Council/Park Apprv?:            |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Other</b>                  |                                 |                    |
| Finished Floor (Total): <b>561 sq. ft.</b> |   |                                 |                    |
| Unfinished Floor: <b>0</b>                 |   |                                 |                    |
| Grand Total: <b>561 sq. ft.</b>            | Bylaws Restrictions: <b>No Restrictions</b>       | # of Pets:                      | Cats: Dogs:        |
| Suite:                                     | Restricted Age:                                   |                                 |                    |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:                        |                                 |                    |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>         |                                 |                    |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:                           |                                 |                    |

| Floor | Type            | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Primary Bedroom | 10' x 11'  |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Living Room     | 9' x 10'   |       |      | x          | 2    |       |             |          |
| Main  | Kitchen         | 11' x 14'  |       |      | x          | 3    |       |             |          |
| Main  | Den             | 8'9 x 4'6  |       |      | x          | 4    |       |             |          |
|       |                 | x          |       |      | x          | 5    |       |             |          |
|       |                 | x          |       |      | x          | 6    |       |             |          |
|       |                 | x          |       |      | x          | 7    |       |             |          |
|       |                 | x          |       |      | x          | 8    |       |             |          |

Listing Broker(s): **RE/MAX City Realty**

**Format by Cressey challenges the status quo with forward thinking design and unparalleled quality. This is a new take on minimalism—one that looks at every aspect of your home to find meaningful ways to improve how you live. With a unique approach to design, this one-bed plus den condo gives you the power to customize your space to suit your lifestyle. A selection of locally made flexible furniture includes closet systems, kitchen islands and room dividers. Concrete flooring, SOUTH facing with high level gives you an unobstructed view. This home features the industry-leading Cressey Kitchen TM, a premium European appliance package, sleek matte black fixtures, one parking stall, one storage locker included. COURT ORDER SALE! All OFFERS MUST INCLUDE SUBJECT TO COURT APPROVAL. OpenHouse2-4pm Sun**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3067303**  
Board: V  
Apartment/Condo

**301 41 ALEXANDER STREET**

Vancouver East  
Downtown VE  
V6A 1B2

Residential Attached

**\$699,000** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$725,000</b> |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>1990</b>  |
| Frontage(feet):  | Bathrooms: <b>1</b>                 | Age: <b>36</b>                   |
| Frontage(metres):  | Full Baths: <b>1</b>                | Zoning: <b>HA-2</b>              |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$2,588.17</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:   | P.I.D.: <b>016-764-471</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : Mountains, Partial Water, Tree</b>                        | Tour:                               |                                  |
| Complex / Subdiv:  |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Inside Unit, Loft/Warehouse Conv.**  
Construction: **Brick, Concrete**  
Exterior: **Brick, Mixed**  
Foundation: **Concrete Block, Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Rooftop Deck**  
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 6, PLAN VAS2797, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, UNDIV 875/16769 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Sauna/Steam Room, Storage**

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

|  |   |                                   |                    |
|--|---|-----------------------------------|--------------------|
| Finished Floor (Main): <b>942</b>          | Units in Development: <b>23</b>   | Tot Units in Strata: <b>23</b>    | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure: <b>North</b>  | Storeys in Building: <b>7</b>     |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Goldstream Properties</b>                               | Mgmt. Co's #: <b>604-988-0321</b> |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$709.36</b>  | Council/Park Apprv?:              |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Garbage Pickup, Gas, Hot Water, Management</b>       |                                   |                    |
| Finished Floor (Total): <b>942 sq. ft.</b> |   |                                   |                    |
| Unfinished Floor: <b>0</b>                 |   |                                   |                    |
| Grand Total: <b>942 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |                                   |                    |

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

Restricted Age: # of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **Minimum 6 months**

| Floor | Type        | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Foyer       | 14' x 4'9   |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Bedroom     | 15'4 x 11'1 |       |      | x          | 2    |       |             |          |
| Main  | Kitchen     | 12'7 x 9'1  |       |      | x          | 3    |       |             |          |
| Main  | Living Room | 20'8 x 14'4 |       |      | x          | 4    |       |             |          |
| Main  | Dining Room | 9'11 x 9'1  |       |      | x          | 5    |       |             |          |
| Main  | Sauna       | 4'7 x 4'2   |       |      | x          | 6    |       |             |          |
|       |             |             |       |      | x          | 7    |       |             |          |
|       |             |             |       |      | x          | 8    |       |             |          |

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

**In vibrant Gastown, The Captain French offers a unique blend of heritage architecture and modern flair. This generously sized 1 bedroom loft showcases timeless details brick feature walls, exposed wood beams, rich flooring that add depth and personality. Oversized windows capture panoramic views of the mountains, adding natural beauty to the everyday. The open concept living area includes a gas fireplace for cozy evenings, while the kitchen offers great layout with a breakfast bar and plenty of counter space. Whether it's a quiet workspace, extra storage, or a reading retreat, the flexible layout delivers. All of this just steps from Gastown cafes, boutiques and more. Residents enjoy access to a rooftop patio with BBQ, secure underground parking and a spacious storage locker.**



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**Active**  
**R3069716**  
Board: V  
Apartment/Condo

**111 3188 RIVERWALK AVENUE**

Vancouver East  
South Marine  
V5S 0E7

Residential Attached

**\$709,888** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$765,400</b> |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2021</b>  |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>5</b>                    |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>CD-1</b>              |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$2,800.21</b>   |
| Sq. Footage: <b>0.00</b>   | P.I.D.: <b>031-417-922</b>          | For Tax Year: <b>2025</b>        |
| Flood Plain:   | View: <b>No</b>                     | Tax Inc. Utilities?:             |
| Complex / Subdiv: <b>Current At Water's Edge by Polygon</b>              | First Nation:                       | Tour:                            |
| Services Connctd: <b>Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Corner Unit, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Concrete, Glass**  
Foundation: **Concrete Perimeter**

Renovations: **Other**  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Patio(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**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 11, PLAN EPS7633, DISTRICT LOT 330, 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: **Bike Room, Elevator, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

|  |  |                                   |                    |
|--|--|-----------------------------------|--------------------|
| Finished Floor (Main): <b>886</b>          | Units in Development: <b>141</b>   | Tot Units in Strata: <b>141</b>   | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure:  | Storeys in Building: <b>7</b>     |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>AWM Alliance</b>   | Mgmt. Co's #: <b>604-685-3227</b> |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$503.05</b>   | Council/Park Apprv?:              |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility</b> |                                   |                    |
| Finished Floor (Total): <b>886 sq. ft.</b> |  |                                   |                    |
| Unfinished Floor: <b>0</b>                 |  |                                   |                    |
| Grand Total: <b>886 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>  |                                   |                    |

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **0** # of Rooms: **4**

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  | Living Room     | 10' x 11'6  |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Primary Bedroom | 9'10 x 10'7 |       |      | x          | 2    | Main  | 3           | No       |
| Main  | Bedroom         | 9'3 x 8'11  |       |      | x          | 3    |       |             |          |
| Main  | Dining Room     | 8'4 x 11'6  |       |      | x          | 4    |       |             |          |
|       |                 | x           |       |      | x          | 5    |       |             |          |
|       |                 | x           |       |      | x          | 6    |       |             |          |
|       |                 | x           |       |      | x          | 7    |       |             |          |
|       |                 | x           |       |      | x          | 8    |       |             |          |

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

**COURT ORDERED SALE! UNIT IS ONLY 4 YEARS OLD!!** The Currents at Waters Edge is built by the reputable Polygon and boasts a handful of features! This ground-floor corner unit impresses with ease of access to the backdoor right off the street. No elevator waiting which is amazing for not having to wait when people move in and out! This is also super efficient for pet owners who don't want to wait for elevators! This 886 sq. ft unit has an amazing layout with an open concept floor plan, 2 bed/2 bath & den, an oversized chef's kitchen, marble style backsplash, Fantastic S/S Bosch appliances, and an oversized patio. Enjoy a nearby gym, local restaurants, a boardwalk, nearby park for children to play, beautiful walk/biking trails along the river. **LOWEST PRICE - RIVER FRONT! CALL - PRIVATE SHOWING**



Presented by:  
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**Active**  
**R3067564**  
Board: V  
Apartment/Condo

**PH4 1238 BURRARD STREET**

Vancouver West  
Downtown VW  
V6Z 3E1

Residential Attached

**\$720,000** (LP)

(SP)



|   |                                   |                                     |
|---|-----------------------------------|-------------------------------------|
| Sold Date:  | If new,GST/HST inc?:              | Original Price: <b>\$771,000</b>    |
| Meas. Type:   | Bedrooms: <b>2</b>                | Approx. Year Built: <b>2003</b>     |
| Frontage(feet):   | Bathrooms: <b>2</b>               | Age: <b>23</b>                      |
| Frontage(metres):   | Full Baths: <b>2</b>              | Zoning: <b>DD</b>                   |
| Depth / Size (ft.):   | Half Baths: <b>0</b>              | Gross Taxes: <b>\$2,834.50</b>      |
| Sq. Footage: <b>0.00</b>  | P.I.D.: <b>025-728-962</b>        | For Tax Year: <b>2025</b>           |
| Flood Plain:  | View: <b>:</b>                    | Tax Inc. Utilities?: <b>No</b>      |
| Complex / Subdiv: <b>Altadena</b>   | First Nation                      | Tour:                               |
| Services Connctd: <b>Community, Electricity, Natural Gas, Storm Sewer</b> | Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 104 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER LAND DISTRICT STRATA PLAN BCS478**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

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

|  |   |                                |                                   |
|--|---|--------------------------------|-----------------------------------|
| Finished Floor (Main): <b>876</b>          | Units in Development: <b>102</b>  | Tot Units in Strata:           | Locker:                           |
| Finished Floor (Above): <b>0</b>           | Exposure:   | Storeys in Building: <b>14</b> |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Winford</b>   | Mgmt. Co's #:                  |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$616.02</b>  | Council/Park Apprv?:           |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal</b> |                                |                                   |
| Finished Floor (Total): <b>876 sq. ft.</b> |   |                                |                                   |
| Unfinished Floor: <b>0</b>                 |   |                                |                                   |
| Grand Total: <b>876 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                           |                                |                                   |
| Suite: <b>None</b>                         | Restricted Age:   | # of Pets: <b>2</b>            | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:  |                                |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>   |                                |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details: <b>upon strata approval</b>   |                                |                                   |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Primary Bedroom | 10' x 9'    |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Kitchen         | 11'3 x 7'4  |       |      | x          | 2    |       |             | No       |
| Main  | Living Room     | 18' x 9'9   |       |      | x          | 3    |       |             | No       |
| Main  | Den             | 7'10 x 4'11 |       |      | x          | 4    |       |             | No       |
| Main  | Bedroom         | 9' x 8'10   |       |      | x          | 5    | Main  | 4           | No       |
|       |                 | x           |       |      | x          | 6    |       |             | No       |
|       |                 | x           |       |      | x          | 7    |       |             | No       |
|       |                 | x           |       |      | x          | 8    |       |             | No       |

Listing Broker(s): **Emily Oh Realty**

**Court-ordered sale. Spacious PH unit in the heart of downtown Vancouver. Being sold as is, where is with no warranties or representations from the seller. All offers subject to court approval and must include Seller's Addendum A. Buyer to verify all measurements, strata fees, and any special levies. No chattels included.**



Presented by:  
**Mylyne Santos PREC\***

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Stonehaus Realty Corp.  
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**Active**  
**R3048957**  
Board: V  
Apartment/Condo

**303 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

**\$749,900** (LP)

(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$749,900**  
Meas. Type: Bedrooms: **1** Approx. Year Built: **2024**  
Frontage(feet): Bathrooms: **1** Age: **2**  
Frontage(metres): Full Baths: **1** Zoning: **C-2**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,981.07**  
Sq. Footage: **0.00** For Tax Year: **2025**  
Flood Plain: P.I.D.: **032-299-664** Tax Inc. Utilities?:  
View: : Tour:  
Complex / Subdiv: **CHLOE KERRISDALE**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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: **1** Covered Parking: **1** Parking Access: **Lane, Side**  
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: **Hardwood, Tile**

Legal: **STRATA LOT 19, PLAN EPS9999, 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, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

|  |   |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>522</b>          | Units in Development: <b>46</b>   | Tot Units in Strata: <b>46</b>    | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>           | Exposure: <b>East</b>   | Storeys in Building: <b>5</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>604 REAL ESTATE SERVICES LTD</b>  | Mgmt. Co's #: <b>604-689-0909</b> |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$458.07</b>  | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>522 sq. ft.</b> |   |                                   |                                   |
| Unfinished Floor: <b>0</b>                 |   |                                   |                                   |
| Grand Total: <b>522 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                         |                                   |                                   |
| Suite:                                     | Restricted Age:   | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:  |                                   |                                   |
| Crawl/Bsmt. Ht:                            | Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>  |                                   |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>       |                                   |                                   |

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

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

**Discover Chloé in the prestigious heart of Kerrisdale. This 533 SF 1-bedroom features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Bath boasts quartz counters, Kohler sink and fixtures, plus Nu Heat in-floor heating. Air conditioning included. Quality concrete construction ensures durability, complemented by a 2-5-10 year warranty. Enjoy concierge service, elegant lounge & music room, fitness studio, landscaped courtyard with seating, and a rooftop terrace. Steps from boutique shops, cafés, parks, and top schools, offering effortless city living in a serene, historic neighborhood.**



Presented by:  
**Mylyne Santos PREC\***

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 Stonehaus Realty Corp.  
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 info@mylyne.com



**Active**  
**R3081811**  
 Board: V  
 Apartment/Condo

**310 3138 RIVERWALK AVENUE**

Vancouver East  
 South Marine  
 V5S 0B6

Residential Attached

**\$769,000** (LP)

(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$799,000</b> |
| Meas. Type:   | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2015</b>  |
| Frontage(feet):   | Bathrooms: <b>2</b>                 | Age: <b>11</b>                   |
| Frontage(metres):   | Full Baths: <b>2</b>                | Zoning: <b>CD-1</b>              |
| Depth / Size (ft.):   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$2,553.85</b>   |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:  | P.I.D.: <b>029-588-782</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes :Fraser River</b>  |                                     | Tour:                            |
| Complex / Subdiv:   |                                     |                                  |
| First Nation:   |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b> |                                  |

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

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

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: :  
 Fixtures Rmvd: :  
 Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 46, PLAN EPS2778, DISTRICT LOT 330, 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: **Elevator, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): **933**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **933 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **933 sq. ft.**

Units in Development: **166**  
 Exposure:  
 Mgmt. Co's Name: **Dwell Property Management**  
 Maint Fee: **\$502.87**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management**

Tot Units in Strata: **166** Locker:  
 Storeys in Building: **4**  
 Mgmt. Co's #:  
 Council/Park Apprv?:

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **0** # of Rooms: **4**

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

| Floor | Type            | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Primary Bedroom | 12'2 x 9'8 |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Bedroom         | 8'4 x 8'4  |       |      | x          | 2    | Main  | 3           | No       |
| Main  | Living Room     | 10'8 x 10' |       |      | x          | 3    |       |             |          |
| Main  | Dining Room     | 10'8 x 10' |       |      | x          | 4    |       |             |          |
|       |                 | x          |       |      | x          | 5    |       |             |          |
|       |                 | x          |       |      | x          | 6    |       |             |          |
|       |                 | x          |       |      | x          | 7    |       |             |          |
|       |                 | x          |       |      | x          | 8    |       |             |          |

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

**Welcome to this inviting two-bedroom, two-bathroom corner condominium located on the third floor in Vancouver's desirable River District, overlooking the Fraser River. This well-appointed home features high ceilings and expansive windows that flood the space with natural light throughout the day. Enjoy a spacious private patio, perfect for outdoor living and entertaining. Ideally located just minutes from transit, shopping, restaurants and recreational amenities, this property presents an exceptional opportunity for homeowners and investors alike in a great location.**



Presented by:  
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**Active**  
**R3088242**  
Board: V  
Apartment/Condo

**301 930 CAMBIE STREET**  
Vancouver West  
Yaletown  
V6B 5X6

Residential Attached  
**\$789,000** (LP)   
(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$809,900</b> |
| Meas. Type:  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1994</b>  |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>32</b>                   |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>DD</b>                |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,090.21</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:   | P.I.D.: <b>018-941-010</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes :CITY</b>   |                                     | Tour:                            |
| Complex / Subdiv: <b>PACIFIC PLACE LANDMARK</b>  |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Aluminum, Glass, Mixed**  
Foundation: **Concrete Block**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **86M** Dist. to School Bus: **300M**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 5, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry, Independent living, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Oven - Built In, Security System, Sprinkler - Fire**

Finished Floor (Main): **1,105**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,105 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,105 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Units in Development:  
Exposure: **Southeast**  
Mgmt. Co's Name: **Ascent Property Management**  
Mgmt. Co's #: **604-431-1800**  
Maint Fee: **\$919.78**  
Council/Park Apprv?: **No**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions**  
Restricted Age: # of Pets: Cats: **No** Dogs: **No**  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: **MINIMUM 6 MONTHS**

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

Listing Broker(s): **RE/MAX Westcoast** **RE/MAX Westcoast**

**Welcome to Landmark 2. This spacious and functional open-concept 2 bedroom, 2 bathroom plus den/solarium home offers over 1,100 sq ft of comfortable living space, ideal for modern city living. Floor-to-ceiling windows fill the home with natural light and showcase stunning city views throughout, while the den/solarium provides excellent flexibility for multiple uses such as a home office or potentially a third bedroom. The expansive living and dining areas flow seamlessly to a beautiful, large balcony, perfect for hosting gatherings or unwinding while enjoying the urban surroundings. Enjoy resort-style amenities including an indoor pool, hot tub, fully equipped gym, and a beautiful garden. Minutes away are numerous restaurants, shopping, transit, and the conveniences of downtown.**



Presented by:  
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**Active**  
**R3091818**  
 Board: V  
 Apartment/Condo

**1104 889 PACIFIC STREET**

Vancouver West  
 Downtown VW  
 V6Z 1C3

Residential Attached

**\$899,000** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$899,000</b> |
| Meas. Type:  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2021</b>  |
| Frontage(feet):  | Bathrooms: <b>1</b>                 | Age: <b>5</b>                    |
| Frontage(metres):  | Full Baths: <b>1</b>                | Zoning: <b>CD-1</b>              |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,264.84</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:   | P.I.D.: <b>031-441-921</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : Water view</b>  |                                     | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv: <b>The Pacific</b>                                     |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **120 mts** Dist. to School Bus: **700 mts**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **Yes: AS IS WHERE IS - See Schedule A**  
 Fixtures Rmvd: **Yes: AS IS WHERE IS - See Schedule A**  
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 69 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7738TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

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

Finished Floor (Main): **636**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **636 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **636 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **AWM Alliance**  
 Maint Fee: **\$461.56**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Snow removal**

Tot Units in Strata: **224** Locker: **Yes**  
 Storeys in Building: **39**  
 Mgmt. Co's #: **604-685-3227**  
 Council/Park Apprv?:

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

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

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Primary Bedroom | 10'5 x 9'5  |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Living Room     | 10'9 x 10'6 |       |      | x          | 2    |       |             |          |
| Main  | Kitchen         | 16'1 x 11'2 |       |      | x          | 3    |       |             |          |
| Main  | Flex Room       | 8'3 x 4'10  |       |      | x          | 4    |       |             |          |
| Main  | Foyer           | 6'4 x 5'8   |       |      | x          | 5    |       |             |          |
|       |                 | x           |       |      | x          | 6    |       |             |          |
|       |                 | x           |       |      | x          | 7    |       |             |          |
|       |                 | x           |       |      | x          | 8    |       |             |          |

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

**FORECLOSURE. The Pacific I A masterclass in quiet sophistication by Grosvenor. This elegant residence offers world-class, panoramic views of English Bay and the City Skyline. Meticulously planned for ultimate form & function, the interior features custom Italian millwork by Snaidero and a professional-grade kitchen with Sub-Zero, Wolf & Miele appliances. Floor-to-ceiling windows and a full-width balcony maximize natural light and sunset vistas. Located steps from the Seawall, Sunset Beach, and world-class dining, it's the ultimate urban retreat. Amenities: 24-hr concierge, fitness centre, lounge, & terrace with outdoor kitchen. Includes Flex space, 1 Parking, & 1 Storage. A timeless home for the discerning buyer seeking luxury without extravagance.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3103295**

**2885 E GEORGIA STREET**

Residential Attached

Board: V  
1/2 Duplex

Vancouver East  
Renfrew VE  
V5K 2K3

**\$899,000** (LP)

(SP)



|                                |  |                                  |
|--------------------------------|--|----------------------------------|
| Sold Date:                     | If new,GST/HST inc?:   | Original Price: <b>\$899,000</b> |
| Meas. Type: <b>Feet</b>        | Bedrooms: <b>3</b>   | Approx. Year Built: <b>2023</b>  |
| Frontage(feet): <b>33.00</b>   | Bathrooms: <b>3</b>  | Age: <b>3</b>                    |
| Frontage(metres): <b>10.06</b> | Full Baths: <b>2</b>   | Zoning: <b>R1-1</b>              |
| Depth / Size (ft.): <b>105</b> | Half Baths: <b>1</b>   | Gross Taxes: <b>\$4,136.21</b>   |
| Sq. Footage: <b>0.00</b>       | P.I.D.: <b>032-101-295</b>   | For Tax Year: <b>2025</b>        |
| Flood Plain:                   | View: :  | Tax Inc. Utilities?:             |
| Complex / Subdiv:              | Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> | Tour:                            |
| First Nation:                  | Sewer Type: <b>City/Municipal</b>  |                                  |

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: Parking Access: **Lane**  
Parking: **Open**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 3, PLAN EPS9723, DISTRICT LOT THSL, 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**

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

Finished Floor (Main): **404**  
Finished Floor (Above): **551**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **955 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **955 sq. ft.**

Units in Development: **3**  
Exposure: **South**  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes:

Tot Units in Strata: **3** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **No Restrictions**  
Restricted Age: # of Pets:  
# or % of Rentals Allowed: Cats: Dogs:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

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

Listing Broker(s): **Stilhavn Real Estate Services**

**COURT ORDERED SALE! Exceptional opportunity to acquire a modern, quality-built rear unit in a tri-plex in the heart of East Vancouver. This detached, 2-storey home offers a functional open-concept layout with contemporary finishes throughout. The main floor living area features engineered hardwood flooring, vaulted ceilings, glass railings, a powder room, and a sleek kitchen complete with marble countertops and modern cabinetry. Upstairs includes a primary bedroom with ensuite, plus 2 additional bedrooms and a full 4-piece bathroom. The home is equipped with radiant in-floor heating, air conditioning, and tankless hot water providing modern comfort and efficiency. Located close to transit, parks, schools, and all the amenities East Vancouver has to offer.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3104417**

Board: V  
Townhouse

**B5 1855 W 10TH AVENUE**

Vancouver West  
Kitsilano  
V6J 2A8

Residential Attached

**\$929,880** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:                             | If new,GST/HST inc?:                | Original Price: <b>\$929,880</b> |
| Meas. Type:                            | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1987</b>  |
| Frontage(feet): <b>225.00</b>          | Bathrooms: <b>2</b>                 | Age: <b>39</b>                   |
| Frontage(metres):                      | Full Baths: <b>2</b>                | Zoning: <b>R5-2</b>              |
| Depth / Size (ft.): <b>125</b>         | Half Baths: <b>0</b>                | Gross Taxes: <b>\$2,725.35</b>   |
| Sq. Footage: <b>28,125.00</b>          |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:                           | P.I.D.: <b>007-838-590</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: :                                |                                     | Tour:                            |
| Complex / Subdiv: <b>Tennyson Mews</b> |                                     |                                  |
| First Nation                           |                                     |                                  |
| Services Connctd: <b>Electricity</b>   |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>      | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **End Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
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: **Rear**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 Km**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **: Court sale**  
Fixtures Rmvd: **: Court sale**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 11, PLAN VAS1909, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 5070/100000 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: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**  
Features:

|  |   |                                   |         |
|--|---|-----------------------------------|---------|
| Finished Floor (Main): <b>1,089</b>          | Units in Development: <b>16</b>                                   | Tot Units in Strata: <b>16</b>    | Locker: |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>Northwest</b>  | Storeys in Building: <b>2</b>     |         |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>Ascent Management</b>                         | Mgmt. Co's #: <b>604-431-1800</b> |         |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$420.00</b>  | Council/Park Apprv?:              |         |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Management</b>                             |                                   |         |
| Finished Floor (Total): <b>1,089 sq. ft.</b> |   |                                   |         |
| Unfinished Floor: <b>0</b>                   |   |                                   |         |
| Grand Total: <b>1,089 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b> |                                   |         |

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

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

| Floor | Type            | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 16' x 15'  |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Dining Room     | 12' x 9'   |       |      | x          | 2    | Main  | 3           | No       |
| Main  | Kitchen         | 10' x 8'   |       |      | x          | 3    |       |             | No       |
| Main  | Primary Bedroom | 12' x 11'  |       |      | x          | 4    |       |             | No       |
| Main  | Bedroom         | 10' x 9'   |       |      | x          | 5    |       |             | No       |
| Main  | Flex Room       | 8' x 7'    |       |      | x          | 6    |       |             | No       |
| Main  | Storage         | 6' x 3'    |       |      | x          | 7    |       |             | No       |
|       |                 |            |       |      | x          | 8    |       |             | No       |

Listing Broker(s): **Homelife Benchmark Titus Realty**

**UPPER UNIT at TENNYSON MEWS (north west corner unit). It's a 2 bedroom, 2 bathroom townhouse with UNDERGROUND PARKING. Lots of potential here, Fixxer-Upper. House size rooms! Spacious one level townhome. Bright, windowed kitchen, eating area, with sunshine ceiling. Gas fireplace, enclosed deck, in-suite laundry, Excellent location. Close to all amenities.**



Presented by:  
**Mylyne Santos PREC\***

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 info@mylyne.com



**Active**  
**R3083039**  
 Board: V  
 Apartment/Condo

**684 87 NELSON STREET**  
 Vancouver West  
 Yaletown  
 V6Z 0E8

Residential Attached  
**\$969,000** (LP)  
 (SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$969,000</b> |
| Meas. Type:  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2019</b>  |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>7</b>                    |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>CD-1</b>              |
| Depth / Size (ft.):                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,218.05</b>   |
| Sq. Footage: <b>0.00</b>                                 |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:   | P.I.D.: <b>030-884-942</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : Water &amp; City</b>                      |                                     | Tour:                            |
| Complex / Subdiv: <b>The ARC</b>                         |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                        | Water Supply: <b>City/Municipal</b> |                                  |

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

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

Dist. to School Bus:

Legal: **STRATA LOT 100, 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, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Concierge**  
 Site Influences: **Adult Oriented, Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

|                            |                    |
|----------------------------|--------------------|
| Finished Floor (Main):     | <b>872</b>         |
| Finished Floor (Above):    | <b>0</b>           |
| Finished Floor (AbvMain2): | <b>0</b>           |
| Finished Floor (Below):    | <b>0</b>           |
| Finished Floor (Basement): | <b>0</b>           |
| Finished Floor (Total):    | <b>872 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>           |
| Grand Total:               | <b>872 sq. ft.</b> |

Units in Development: **520** Locker: **Yes**  
 Exposure:  
 Mgmt. Co's Name: **RANCHO**  
 Maint Fee: **\$637.09**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
 Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

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

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

**Oakwyn Realty Ltd.**

**Welcome to The ARC by Concord Pacific — one of Vancouver's most iconic luxury towers at the gateway to Yaletown. This elegant 2 bedroom + den residence offers stunning water and city views from its bright southeast exposure. Features an open-concept living and dining area, a sleek integrated kitchen with high-end appliances, and luxurious finishes throughout. Enjoy year-round comfort with in-suite heating and cooling, and a private covered balcony overlooking False Creek. Resort-style amenities await at the Sky Club: Vancouver's only glass-bottom swimming pool, a state-of-the-art fitness centre, steam & sauna rooms, and a grand sky lounge with panoramic views. Parking and storage included!**



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R3080192**  
Board: V  
Apartment/Condo

**702 588 BROUGHTON STREET**  
Vancouver West  
Coal Harbour  
V6G 3E3

Residential Attached  
**\$975,000** (LP)  
(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$975,000</b> |
| Meas. Type: <b>Feet</b>   | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1995</b>  |
| Frontage(feet):   | Bathrooms: <b>2</b>                 | Age: <b>31</b>                   |
| Frontage(metres):   | Full Baths: <b>2</b>                | Zoning: <b>CD-1</b>              |
| Depth / Size (ft.):   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,589.94</b>   |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:  | P.I.D.: <b>023-146-605</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : WATER, MOUNTAIN, CITY, OCEAN</b>                                       | Tour:                               |                                  |
| Complex / Subdiv:   |                                     |                                  |
| First Nation:   |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b> |                                  |

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

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

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Legal: **STRATA LOT 44, PLAN LMS2064, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & OF THE PUBLIC HARBOUR OF BURRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

|  |  |                                   |         |
|--|--|-----------------------------------|---------|
| Finished Floor (Main): <b>958</b>          | Units in Development: <b>383</b>   | Tot Units in Strata:              | Locker: |
| Finished Floor (Above): <b>0</b>           | Exposure:  | Storeys in Building: <b>26</b>    |         |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>FIRST SERVICE RESIDENTIAL</b>  | Mgmt. Co's #: <b>604-683-8900</b> |         |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$679.39</b>   | Council/Park Apprv?:              |         |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal</b> |                                   |         |
| Finished Floor (Total): <b>958 sq. ft.</b> |  |                                   |         |
| Unfinished Floor: <b>0</b>                 |  |                                   |         |
| Grand Total: <b>958 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>  |                                   |         |

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

Restricted Age: # of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **Rentals allowed w/ restrictions**

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 10'8 x 9'5  |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Dining Room     | 11' x 9'2   |       |      | x          | 2    | Main  | 4           | No       |
| Main  | Kitchen         | 9'7 x 8'    |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 20'1 x 10'7 |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 11'3 x 8'9  |       |      | x          | 5    |       |             |          |
| Main  | Den             | 7'9 x 6'5   |       |      | x          | 6    |       |             |          |
|       |                 |             |       |      | x          | 7    |       |             |          |
|       |                 |             |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Century 21 AAA Realty Inc.**

**Stunning unobstructed views of Coal Harbour, the marina, Stanley Park & North Shore Mountains. Renovated in 2022, this bright and modern 2-bed + den home features an open-concept layout, expansive windows, granite countertops, wood cabinetry, and stainless steel appliances. Includes oversized parking and a large storage locker. Resort-style amenities: gym, pool, hot tub, rooftop deck, 24-hr security & on-site manager. Steps to waterfront, dining, shopping & entertainment**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
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**Active**  
**R3102134**  
Board: V  
Apartment/Condo

**1284 87 NELSON STREET**  
Vancouver West  
Yaletown  
V6Z 0E8

Residential Attached  
**\$979,900** (LP)   
(SP)



|  |  |                                  |
|--|--|----------------------------------|
| Sold Date:                                   | If new,GST/HST inc?:   | Original Price: <b>\$979,900</b> |
| Meas. Type: <b>Feet</b>                      | Bedrooms: <b>2</b>   | Approx. Year Built: <b>2019</b>  |
| Frontage(feet):                              | Bathrooms: <b>2</b>  | Age: <b>7</b>                    |
| Frontage(metres):                            | Full Baths: <b>2</b>   | Zoning: <b>CD-1</b>              |
| Depth / Size (ft.):                          | Half Baths: <b>0</b>   | Gross Taxes: <b>\$3,725.07</b>   |
| Sq. Footage: <b>0.00</b>                     | Flood Plain:   | For Tax Year: <b>2024</b>        |
| View: <b>Yes : FALSE CREEK CAMBIE BRIDGE</b> | P.I.D.: <b>030-886-201</b>   | Tax Inc. Utilities?:             |
| Complex / Subdiv: <b>THE ARC</b>             | View:  | Tour:                            |
| First Nation:                                | Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                  |
| Sewer Type: <b>City/Municipal</b>            | Water Supply: <b>City/Municipal</b>                                      |                                  |

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

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

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

Legal: **STRATA LOT 226, 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: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Concierge**

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

|  |   |                                 |                                   |
|--|---|---------------------------------|-----------------------------------|
| Finished Floor (Main): <b>872</b>          | Units in Development: <b>558</b>  | Tot Units in Strata: <b>558</b> | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>           | Exposure:   | Storeys in Building:            |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name:  | Mgmt. Co's #:                   |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$637.09</b>  | Council/Park Apprv?:            |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Garbage Pickup, Management, Recreation Facility</b>  |                                 |                                   |
| Finished Floor (Total): <b>872 sq. ft.</b> |   |                                 |                                   |
| Unfinished Floor: <b>0</b>                 | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |                                 |                                   |
| Grand Total: <b>872 sq. ft.</b>            | Restricted Age:   | # of Pets: <b>2</b>             | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Suite:                                     | # or % of Rentals Allowed:  |                                 |                                   |
| Basement: <b>None</b>                      | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                                   |                                 |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term Lse-Details:   |                                 |                                   |
| # of Kitchens: <b>1</b>                    |   |                                 |                                   |

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

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

**The ARC by Concord Pacific is an iconic building at the gateway to Downtown including Yaletown and the stadium district. This luxurious 2-bedroom + den suite features a large living room, dining, and a linear kitchen to maximize space. 2 well appointed bathrooms. In-suite Laundry. Heating and cooling. Large den/storage and covered balcony with False Creek views. The Sky Club offers resort-style amenities, including the exclusive glass-bottom pool, sauna, steam room, grand lounge, state-of-the-art fitness centre, car wash station, EV charging, and concierge service. Just steps from the seawall, Coopers' Park, marina, restaurants, shopping, B.C. Place, Rogers Arena, and transit (including Skytrain). 1 parking stall and 2 storage(bike) lockers. Pet friendly. OPEN SAT APR 4th 2:30-4pm**



Presented by:  
**Mylyne Santos PREC\***

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Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3063165**  
Board: V  
Apartment/Condo

**1404 1228 W HASTINGS STREET**

Vancouver West  
Coal Harbour  
V6E 4S6

Residential Attached

**\$999,000** (LP)

(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$999,000</b> |
| Meas. Type: <b>Feet</b>   | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2002</b>  |
| Frontage(feet): <b>926.00</b>   | Bathrooms: <b>2</b>                 | Age: <b>24</b>                   |
| Frontage(metres): <b>282.24</b>   | Full Baths: <b>2</b>                | Zoning: <b>DD</b>                |
| Depth / Size (ft.):   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,371.86</b>   |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain:  | P.I.D.: <b>025-398-326</b>          | Tax Inc. Utilities?:             |
| View: <b>Yes :Panoramic City Ocean Mountains</b>                                      | Tour:                               |                                  |
| Complex / Subdiv:   |                                     |                                  |
| First Nation:   |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b> |                                  |

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

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

Reno. Year: **2016**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Legal: **STRATA LOT 47, PLAN LMS4661, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Microwave, Other - See Remarks, Sprinkler - Fire**

|  |  |                                   |                                   |
|--|--|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>926</b>          | Units in Development: <b>83</b>  | Tot Units in Strata: <b>83</b>    | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>           | Exposure:  | Storeys in Building: <b>29</b>    |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Northwest</b>  | Mgmt. Co's #: <b>604-591-6060</b> |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$801.72</b>   | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>926 sq. ft.</b> |  |                                   |                                   |
| Unfinished Floor: <b>0</b>                 |  |                                   |                                   |
| Grand Total: <b>926 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>  |                                   |                                   |
| Suite: <b>None</b>                         | Restricted Age:  | # of Pets:                        | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:   |                                   |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>  |                                   |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:  |                                   |                                   |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Bedroom         | 7'4 x 11'4   |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Primary Bedroom | 14'9 x 12'10 |       |      | x          | 2    | Main  | 4           | No       |
| Main  | Walk-In Closet  | 3'6 x 5'2    |       |      | x          | 3    |       |             |          |
| Main  | Storage         | 7'8 x 4'7    |       |      | x          | 4    |       |             |          |
| Main  | Kitchen         | 9'5 x 10'9   |       |      | x          | 5    |       |             |          |
| Main  | Living Room     | 11'0 x 14'1  |       |      | x          | 6    |       |             |          |
| Main  | Dining Room     | 11'1 x 8'2   |       |      | x          | 7    |       |             |          |
| Main  | Patio           | 10'7 x 6'3   |       |      | x          | 8    |       |             |          |

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

**Experience true waterfront living in Unit 1404 at the Palladio, nestled in prestigious Coal Harbour. Enjoy spectacular ocean, marina, and mountain views from floor-to-ceiling windows in this beautifully redesigned home. Featuring an open-concept layout, hardwood flooring, a gourmet kitchen with integrated high-end appliances, spacious bedrooms, and a custom-built den perfect for a home office. Steps to the Seawall, Stanley Park, fine dining, and upscale shopping. This luxury residence includes access to concierge, fitness centre, hot tub, and meeting rooms.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3092190**

Board: V  
Townhouse

**403 E 16TH AVENUE**

Vancouver East  
Mount Pleasant VE  
V5T 2T8

Residential Attached

**\$1,030,000** (LP)   
(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$1,090,000</b> |
| Meas. Type: <b>Feet</b>                                  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2012</b>    |
| Frontage(feet): <b>0.00</b>                              | Bathrooms: <b>2</b>                 | Age: <b>14</b>                     |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>RES</b>                 |
| Depth / Size (ft.):                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,988.27</b>     |
| Sq. Footage: <b>0.00</b>                                 | P.I.D.: <b>028-888-774</b>          | For Tax Year: <b>2025</b>          |
| Flood Plain: <b>No</b>                                   | View: <b>No</b>                     | Tax Inc. Utilities?: <b>No</b>     |
| Complex / Subdiv:  | Complex / Subdiv:                   | Tour:                              |
| First Nation   |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>                        | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Torch-On**

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:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 2, PLAN EPS904, DISTRICT LOT 301, 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: **None**

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

Finished Floor (Main): **1,063**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **237**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,300 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,300 sq. ft.**

Units in Development:  
Exposure: **South**  
Mgmt. Co's Name: **ASSOCIA BC**  
Maint Fee: **\$610.85**  
Maint Fee Includes: **Gardening, Management**

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

Locker: **No**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **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:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

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

Listing Broker(s): **Nu Stream Realty Inc.**

**Nu Stream Realty Inc.**

**Welcome to 16 East, located in Mt Pleasant in the Main Street area! These absolutely stunning townhome with private individual entry-ways come in a striking architectural design. This home offers the latest in designer finishings including: maple H/W engineered flooring, Italian porcelain tile, stunning granite countertops. Also included, S/S appliances package consisting of premium gas range, professional grade wall-mount hood fan, counter-depth fridge with bottom freezer, dishwasher, microwave & efficient front load washer/dryer. Open house: Sun (Apr 5) 2-4 PM.**



Presented by:  
**Mylyne Santos PREC\***

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Phone: 604-723-2000  
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**Active**  
**R3103535**  
Board: V  
Apartment/Condo

**201 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached  
**\$1,099,000** (LP)   
(SP)



|                                      |                                     |                                    |
|--------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                           | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,099,000</b> |
| Meas. Type:                          | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                      | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                    | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,178.48</b>     |
| Sq. Footage: <b>0.00</b>             |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                         | P.I.D.: <b>032-345-976</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                      |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv: <b>THE FIFTEEN</b> |                                     |                                    |
| First Nation                         |                                     |                                    |
| Services Connctd: <b>Community</b>   |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>    | Water Supply: <b>City/Municipal</b> |                                    |

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

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

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

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

Legal: **STRATA LOT 5, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **951**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **951 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **951 sq. ft.**

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$496.23**  
Maint Fee Includes: **Management**

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

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

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
Restricted Age: # of Pets: **No Restriction** Cats: **No** Dogs: **No**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 13'8 x 8'1  |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Dining Room     | 11'6 x 5'4  |       |      | x          | 2    | Main  | 5           | Yes      |
| Main  | Kitchen         | 13'8 x 9'6  |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 10'2 x 17'2 |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 11'3 x 7'5  |       |      | x          | 5    |       |             |          |
| Main  | Foyer           | 12' x 3'8   |       |      | x          | 6    |       |             |          |
| Main  | Solarium        | 9'1 x 4'5   |       |      | x          | 7    |       |             |          |
|       |                 |             |       |      | x          | 8    |       |             |          |

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



Presented by:  
**Mylyne Santos PREC\***

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Stonehaus Realty Corp.  
Phone: 604-723-2000  
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info@mylyne.com



**Active**  
**R3048959**  
Board: V  
Apartment/Condo

**404 2096 W 47TH AVENUE**  
Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached  
**\$1,149,900 (LP)**  
(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,149,900</b> |
| Meas. Type:  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):  | Bathrooms: <b>1</b>                 | Age: <b>2</b>                      |
| Frontage(metres):  | Full Baths: <b>1</b>                | Zoning: <b>C-2</b>                 |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,053.75</b>     |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:   | P.I.D.: <b>032-299-869</b>          | Tax Inc. Utilities?:               |
| View:  |                                     | Tour:                              |
| Complex / Subdiv: <b>CHLOE KERRISDALE</b>                                |                                     |                                    |
| First Nation:  |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Other**  
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: **Lane, Side**  
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: **Hardwood, Tile**

Legal: **STRATA LOT 39, PLAN EPS9999, 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, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

|  |   |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>697</b>          | Units in Development: <b>46</b>   | Tot Units in Strata: <b>46</b>    | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>           | Exposure: <b>East</b>   | Storeys in Building: <b>5</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>604 REAL ESTATE SERCVICES LTD.</b>  | Mgmt. Co's #: <b>604-689-0909</b> |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$607.64</b>  | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>697 sq. ft.</b> |   |                                   |                                   |
| Unfinished Floor: <b>0</b>                 |   |                                   |                                   |
| Grand Total: <b>697 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                         |                                   |                                   |
| Suite:                                     | Restricted Age:   | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:  |                                   |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>  |                                   |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>       |                                   |                                   |

| Floor | Type        | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room | 12'8 x 10'6 |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Dining Room | 8'9 x 8'5   |       |      | x          | 2    |       |             |          |
| Main  | Kitchen     | 10'6 x 6'   |       |      | x          | 3    |       |             |          |
| Main  | Bedroom     | 12'8 x 10'6 |       |      | x          | 4    |       |             |          |
| Main  | Den         | 7'11 x 4'2  |       |      | x          | 5    |       |             |          |
| Main  | Patio       | 42' x 14'9  |       |      | x          | 6    |       |             |          |
|       |             | x           |       |      | x          | 7    |       |             |          |
|       |             | x           |       |      | x          | 8    |       |             |          |

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

**Discover Chloé in the prestigious heart of Kerrisdale. This 697 SF 1-bedroom + den with large 624 sf private deck features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Bath boasts quartz counters, Kohler sink and fixtures, plus Nu Heat in-floor heating. Air conditioning included. Quality concrete construction ensures durability, complemented by a 2-5-10 year warranty. Enjoy concierge service, elegant lounge & music room, fitness studio, landscaped courtyard with seating, and a common rooftop terrace. Steps from boutique shops, cafés, parks, and top schools, offering city living in a serene neighbourhood. .**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3074900**

Board: V  
Townhouse

**938 BEATTY STREET**

Vancouver West  
Yaletown  
V6Z 3G6

Residential Attached

**\$1,183,000** (LP)

(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$1,285,000</b> |
| Meas. Type:  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2005</b>    |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>21</b>                     |
| Frontage(metres):  | Full Baths: <b>1</b>                | Zoning: <b>CD-1</b>                |
| Depth / Size (ft.):  | Half Baths: <b>1</b>                | Gross Taxes: <b>\$4,259.55</b>     |
| Sq. Footage: <b>0.00</b>   | P.I.D.: <b>026-373-998</b>          | For Tax Year: <b>2025</b>          |
| Flood Plain: <b>No</b>   | View: <b>Yes :City</b>              | Tax Inc. Utilities?: <b>No</b>     |
| Complex / Subdiv: <b>The Max</b>   | First Nation                        | Tour:                              |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **3 Storey**  
Construction: **Brick, Concrete**  
Exterior: **Brick, Concrete, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**  
Type of Roof: **Tar & Gravel**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1/2 block** Dist. to School Bus: **1 block**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate**

Legal: **STRATA LOT 2, PLAN BCS1437, 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: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Concierge**

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

|  |   |                                 |                                   |
|--|---|---------------------------------|-----------------------------------|
| Finished Floor (Main): <b>487</b>            | Units in Development: <b>300</b>                                  | Tot Units in Strata: <b>300</b> | Locker:                           |
| Finished Floor (Above): <b>473</b>           | Exposure:   | Storeys in Building:            |                                   |
| Finished Floor (AbvMain2): <b>150</b>        | Mgmt. Co's Name: <b>Rancho</b>                                    | Mgmt. Co's #:                   |                                   |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$627.00</b>  | Council/Park Apprv?:            |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management</b>  |                                 |                                   |
| Finished Floor (Total): <b>1,110 sq. ft.</b> |   |                                 |                                   |
| Unfinished Floor: <b>0</b>                   |   |                                 |                                   |
| Grand Total: <b>1,110 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b> | # of Pets: <b>2</b>             | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Suite: <b>None</b>                           | Restricted Age:   |                                 |                                   |
| Basement: <b>None</b>                        | # or % of Rentals Allowed: <b>100%</b>                            |                                 |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>3</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                         |                                 |                                   |
| # of Kitchens: <b>1</b> # of Rooms: <b>7</b> | Short Term Lse-Details:   |                                 |                                   |

| Floor | Type            | Dimensions  | Floor      | Type  | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|------------|-------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 9'9 x 12'8  |            |       | x          | 1    | Above | 2           | No       |
| Main  | Dining Room     | 10'3 x 5'11 |            |       | x          | 2    | Above | 3           | Yes      |
| Main  | Kitchen         | 10' x 7'11  |            |       | x          | 3    |       |             | No       |
|       |                 | x           |            |       | x          | 4    |       |             | No       |
|       |                 | x           | Abv Main 2 | Den   | 9'1 x 5'1  | 5    |       |             | No       |
|       |                 | x           | Abv Main 2 | Patio | 14' x 25'  | 6    |       |             | No       |
| Above | Primary Bedroom | 11'9 x 9'5  |            |       | x          | 7    |       |             | No       |
| Above | Flex Room       | 6'9 x 5'4   |            |       | x          | 8    |       |             | No       |

Listing Broker(s): **Macdonald Realty (Surrey/152)**

**Have you ever dreamed of your own Rooftop Patio in Yaletown? Welcome to The Max, an immaculate all concrete townhouse on the beautiful tree line Beatty Street. The main level is an open plan with a luxury kitchen, stainless appliances & new hard flooring. Lots of natural light w/ floor to ceiling windows facing both north & south on all levels. The living room opens onto a large patio for BBQ's that opens onto a grassy courtyard. 1 bedroom & 2 baths on the 2nd level with lots of light. The top level is a solarium that opens onto the rooftop deck. Walking distance to the Seawall, Yaletown Restaurants, Skytrain & more! The Max has an indoor pool, gym, & much more! Also includes 1 Parking & 1 Locker. Call your agent and book a private showing.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103613**  
Board: V  
Apartment/Condo

**303 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,199,000** (LP)   
(SP)



|                                    |                                     |                                    |
|------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                         | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,199,000</b> |
| Meas. Type:                        | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                    | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                  | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,764.72</b>     |
| Sq. Footage: <b>0.00</b>           |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                       | P.I.D.: <b>032-346-051</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                    |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv:                  |                                     |                                    |
| First Nation:                      |                                     |                                    |
| Services Connctd: <b>Community</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 13, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|  |   |                      |                                 |
|--|---|----------------------|---------------------------------|
| Finished Floor (Main): <b>1,036</b>          | Units in Development: <b>19</b>                           | Tot Units in Strata: | Locker: <b>Yes</b>              |
| Finished Floor (Above): <b>0</b>             | Exposure:   | Storeys in Building: |                                 |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name:  | Mgmt. Co's #:        |                                 |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$516.22</b>                                | Council/Park Apprv?: |                                 |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Management</b>                     |                      |                                 |
| Finished Floor (Total): <b>1,036 sq. ft.</b> |   |                      |                                 |
| Unfinished Floor: <b>0</b>                   |   |                      |                                 |
| Grand Total: <b>1,036 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b> | # of Pets: <b>2</b>  | Cats: <b>No</b> Dogs: <b>No</b> |
| Suite: <b>None</b>                           | Restricted Age:   |                      |                                 |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:                                |                      |                                 |
| Crawl/Bsmt. Ht: # of Levels: <b>2</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                 |                      |                                 |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:                                   |                      |                                 |

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

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
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**Active**  
**R3103682**  
Board: V  
Apartment/Condo

**304 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,199,000** (LP)   
(SP)



|                          |                                    |                                     |
|--------------------------|------------------------------------|-------------------------------------|
| Sold Date:               | If new,GST/HST inc?: <b>No</b>     | Original Price: <b>\$1,199,000</b>  |
| Meas. Type:              | Bedrooms: <b>2</b>                 | Approx. Year Built: <b>2024</b>     |
| Frontage(feet):          | Bathrooms: <b>2</b>                | Age: <b>2</b>                       |
| Frontage(metres):        | Full Baths: <b>2</b>               | Zoning: <b>C2</b>                   |
| Depth / Size (ft.):      | Half Baths: <b>0</b>               | Gross Taxes: <b>\$4,746.01</b>      |
| Sq. Footage: <b>0.00</b> | P.I.D.: <b>032-346-069</b>         | For Tax Year: <b>2025</b>           |
| Flood Plain:             | View: <b>No</b>                    | Tax Inc. Utilities?: <b>No</b>      |
| Complex / Subdiv:        | Services Connctd: <b>Community</b> | Tour: <b>Virtual Tour URL</b>       |
| First Nation:            | Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 14, PLAN EPS10410, DISTRICT LOT 2027, 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:  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|  |   |                                  |                                 |
|--|---|----------------------------------|---------------------------------|
| Finished Floor (Main): <b>1,040</b>          | Units in Development: <b>19</b>                           | Tot Units in Strata:             | Locker: <b>Yes</b>              |
| Finished Floor (Above): <b>0</b>             | Exposure:   | Storeys in Building:             |                                 |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name:  | Mgmt. Co's #:                    |                                 |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$516.22</b>                                | Council/Park Apprv?:             |                                 |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Management</b>                     |                                  |                                 |
| Finished Floor (Total): <b>1,040 sq. ft.</b> |   |                                  |                                 |
| Unfinished Floor: <b>0</b>                   |   |                                  |                                 |
| Grand Total: <b>1,040 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b> | # of Pets: <b>No Restriction</b> | Cats: <b>No</b> Dogs: <b>No</b> |
| Suite: <b>None</b>                           | Restricted Age:   |                                  |                                 |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:                                |                                  |                                 |
| Crawl/Bsmt. Ht: # of Levels: <b>2</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                 |                                  |                                 |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:                                   |                                  |                                 |

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

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

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**Mylyne Santos PREC\***

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Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103708**  
Board: V  
Apartment/Condo

**305 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,199,000** (LP)   
(SP)



|                          |                                    |                                     |
|--------------------------|------------------------------------|-------------------------------------|
| Sold Date:               | If new,GST/HST inc?: <b>No</b>     | Original Price: <b>\$1,199,000</b>  |
| Meas. Type:              | Bedrooms: <b>2</b>                 | Approx. Year Built: <b>2024</b>     |
| Frontage(feet):          | Bathrooms: <b>2</b>                | Age: <b>2</b>                       |
| Frontage(metres):        | Full Baths: <b>2</b>               | Zoning: <b>C2</b>                   |
| Depth / Size (ft.):      | Half Baths: <b>0</b>               | Gross Taxes: <b>\$4,746.01</b>      |
| Sq. Footage: <b>0.00</b> | P.I.D.: <b>032-346-077</b>         | For Tax Year: <b>2025</b>           |
| Flood Plain:             | View: <b>No</b>                    | Tax Inc. Utilities?: <b>No</b>      |
| Complex / Subdiv:        | Services Connctd: <b>Community</b> | Tour: <b>Virtual Tour URL</b>       |
| First Nation:            | Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 15, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|  |   |                                  |                                 |
|--|---|----------------------------------|---------------------------------|
| Finished Floor (Main): <b>1,046</b>          | Units in Development: <b>19</b>                           | Tot Units in Strata:             | Locker: <b>Yes</b>              |
| Finished Floor (Above): <b>0</b>             | Exposure:   | Storeys in Building:             |                                 |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name:  | Mgmt. Co's #:                    |                                 |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$516.22</b>                                | Council/Park Apprv?:             |                                 |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Management</b>                     |                                  |                                 |
| Finished Floor (Total): <b>1,046 sq. ft.</b> |   |                                  |                                 |
| Unfinished Floor: <b>0</b>                   |   |                                  |                                 |
| Grand Total: <b>1,046 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b> | # of Pets: <b>No Restriction</b> | Cats: <b>No</b> Dogs: <b>No</b> |
| Suite: <b>None</b>                           | Restricted Age:   |                                  |                                 |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:                                |                                  |                                 |
| Crawl/Bsmt. Ht: # of Levels: <b>2</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                 |                                  |                                 |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:                                   |                                  |                                 |

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

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



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Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103715**  
Board: V  
Apartment/Condo

**306 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,199,000** (LP)   
(SP)



|                                    |                                     |                                    |
|------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                         | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,199,000</b> |
| Meas. Type:                        | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                    | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                  | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,755.37</b>     |
| Sq. Footage: <b>0.00</b>           |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                       | P.I.D.: <b>032-346-085</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                    |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv:                  |                                     |                                    |
| First Nation:                      |                                     |                                    |
| Services Connctd: <b>Community</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 16, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **1,052**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,052 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,052 sq. ft.**

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$516.22**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **6**

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

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

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3102118**  
Board: V  
Apartment/Condo

**1703 8588 CORNISH STREET**

Vancouver West  
S.W. Marine  
V6P 0C1

Residential Attached

**\$1,235,000** (LP)

(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$1,300,000</b> |
| Meas. Type:  | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2014</b>    |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>12</b>                     |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>CD-1</b>                |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,209.65</b>     |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:   | P.I.D.: <b>029-442-931</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>Yes :City Views</b>   |                                     | Tour:                              |
| Complex / Subdiv:  |                                     |                                    |
| First Nation:  |                                     |                                    |
| Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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: **Electric, Forced Air, Heat Pump**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel, Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., Garage; Underground, Visitor Parking**  
Dist. to Public Transit:  
Dist. to School Bus:  
Title to Land: **First Nations Lease**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **STRATA LOT 87, PLAN EPS2353, DISTRICT LOT 325, 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, Recreation Center, Sauna/Steam Room, Storage, Concierge**  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Security System, Smoke Alarm, Wine Cooler**

|  |   |                                   |                    |
|--|---|-----------------------------------|--------------------|
| Finished Floor (Main): <b>1,320</b>          | Units in Development: <b>96</b>   | Tot Units in Strata: <b>96</b>    | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>Southeast</b>  | Storeys in Building: <b>15</b>    |                    |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>Associa</b>   | Mgmt. Co's #: <b>604-591-6060</b> |                    |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$995.94</b>  | Council/Park Apprv?: <b>No</b>    |                    |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal</b> |                                   |                    |
| Finished Floor (Total): <b>1,320 sq. ft.</b> |   |                                   |                    |
| Unfinished Floor: <b>0</b>                   |   |                                   |                    |
| Grand Total: <b>1,320 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>  |                                   |                    |

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **0** # of Rooms: **8**

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

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

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

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

**Court Ordered sale, a rare opportunity priced below Market value in one of Vancouver West Side's most sought after & fast-growing neighbourhoods. This elegant 3 bed plus den & flex rm ,2 Bath, corner suite is situated in a well-managed concrete Hi-rise developed by Westbank, offering unobstructed panoramic views of the City and surrounding landscape .With thoughtfully designed floor plan, this residence features floor-to-ceiling windows ,air conditioning, open kitchen with generous sized bed /rms, and a bright airy ambiance. It includes a 42 ft south east facing balcony with stunning city views, two/parking stalls & four storage lockers! Enjoy access to premium amenities, including fitness centre, lounge, 24 hrs concierge, sauna & large roof top garden. Walking distance to transit, shop and schools.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103582**  
Board: V  
Apartment/Condo

**205 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,249,900** (LP)   
(SP)



|                                    |                                     |                                    |
|------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                         | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,249,900</b> |
| Meas. Type:                        | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                    | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                  | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,758.48</b>     |
| Sq. Footage: <b>0.00</b>           |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                       | P.I.D.: <b>032-346-018</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                    |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv:                  |                                     |                                    |
| First Nation:                      |                                     |                                    |
| Services Connctd: <b>Community</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 9, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **1,093**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,093 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,093 sq. ft.**

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$590.75**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

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

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

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

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**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
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**Active**  
**R3103592**  
Board: V  
Apartment/Condo

**206 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,249,900** (LP)   
(SP)



|                                    |                                     |                                    |
|------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                         | If new,GST/HST inc?:                | Original Price: <b>\$1,249,900</b> |
| Meas. Type:                        | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                    | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                  | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,942.46</b>     |
| Sq. Footage: <b>0.00</b>           |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                       | P.I.D.: <b>032-346-026</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                    |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv:                  |                                     |                                    |
| First Nation:                      |                                     |                                    |
| Services Connctd: <b>Community</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 10, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **1,076**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,076 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,076 sq. ft.**

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$584.85**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

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

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

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

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

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Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3098787**

Board: V  
Townhouse

**2412 DUNDAS STREET**

Vancouver East  
Hastings Sunrise  
V5K 1P6

Residential Attached

**\$1,300,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: **No**  
Meas. Type: \_\_\_\_\_ Bedrooms: **4**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **4**  
Frontage(metres): \_\_\_\_\_ Full Baths: **3**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: **No** P.I.D.: **030-504-171**  
View: **No** : \_\_\_\_\_  
Complex / Subdiv: \_\_\_\_\_  
First Nation \_\_\_\_\_  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,300,000**  
Approx. Year Built: **2019**  
Age: **7**  
Zoning: **RM-3A**  
Gross Taxes: **\$4,268.91**  
For Tax Year: **2025**  
Tax Inc. Utilities?: **No**  
Tour: \_\_\_\_\_

Style of Home: **3 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: \_\_\_\_\_ Parking Access: **Side**  
Parking: **Open**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** : \_\_\_\_\_  
Fixtures Rmvd: **No** : \_\_\_\_\_  
Floor Finish: **Mixed**

Legal: **STRATA LOT 5, PLAN EPS4026, DISTRICT LOT THSL, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **700**  
Finished Floor (Above): **314**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **534**  
Finished Floor (Basement): **210**  
Finished Floor (Total): **1,758 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,758 sq. ft.**

Units in Development: \_\_\_\_\_  
Exposure: \_\_\_\_\_  
Mgmt. Co's Name: **Top Vision Realty**  
Maint Fee: **\$475.00**  
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **6** Locker: \_\_\_\_\_  
Storeys in Building: \_\_\_\_\_  
Mgmt. Co's #: **604-498-0070**  
Council/Park Apprv?: \_\_\_\_\_

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: \_\_\_\_\_ # of Pets: \_\_\_\_\_ Cats: \_\_\_\_\_ Dogs: \_\_\_\_\_  
# or % of Rentals Allowed: **6**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: \_\_\_\_\_

| Floor | Type            | Dimensions   | Floor | Type | Dimensions  | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|-------------|------|-------|-------------|----------|
| Main  | Living Room     | 13'8 x 13'4  |       |      |             | 1    | Above | 3           | Yes      |
| Main  | Dining Room     | 13'5 x 9'11  | Bsmt  | Den  | 13' x 12'10 | 2    | Above | 3           | No       |
| Main  | Kitchen         | 10'1 x 8'3   |       |      |             | 3    | Main  | 3           | No       |
|       |                 | x            |       |      |             | 4    | Above | 2           | No       |
| Above | Primary Bedroom | 14'10 x 10'9 |       |      |             | 5    |       |             |          |
| Above | Bedroom         | 11'8 x 8'4   |       |      |             | 6    |       |             |          |
| Above | Bedroom         | 11'5 x 9'8   |       |      |             | 7    |       |             |          |
| Above | Bedroom         | 18'1 x 9'7   |       |      |             | 8    |       |             |          |

Listing Broker(s): **RE/MAX City Realty**

**Court order sale, corner unit, 4 bedrooms, private roof top deck, quartz counter tops, great patio area. Some TLC required, Central location, showing week day after 5 and weekends after 11am**



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R3106406**  
Board: V  
Apartment/Condo

**1401 1365 DAVIE STREET**

Vancouver West  
West End VW  
V6E 1N5

Residential Attached

**\$1,369,900** (LP)

(SP)



|   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| Sold Date:  | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,369,900</b> |
| Meas. Type:   | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2021</b>    |
| Frontage(feet):   | Bathrooms: <b>2</b>                 | Age: <b>5</b>                      |
| Frontage(metres):   | Full Baths: <b>2</b>                | Zoning: <b>RM-5D</b>               |
| Depth / Size (ft.):   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,487.88</b>     |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:  | P.I.D.: <b>031-489-915</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>Yes :CITY AND OCEAN</b>  |                                     | Tour:                              |
| Complex / Subdiv: <b>MIRABEL ENGLISH BAY</b>  |                                     |                                    |
| First Nation:   |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b> |                                    |

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, 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:  
Parking: **Garage Underbuilding, Garage; Underground, Visitor Parking**  
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 64 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7359 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PORPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

|  |  |                                   |                    |
|--|--|-----------------------------------|--------------------|
| Finished Floor (Main): <b>956</b>          | Units in Development: <b>149</b>   | Tot Units in Strata: <b>149</b>   | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure:  | Storeys in Building: <b>17</b>    |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>ASSOCIA</b>  | Mgmt. Co's #: <b>604-257-0325</b> |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$719.80</b>   | Council/Park Apprv?:              |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal</b> |                                   |                    |
| Finished Floor (Total): <b>956 sq. ft.</b> |  |                                   |                    |
| Unfinished Floor: <b>0</b>                 |  |                                   |                    |
| Grand Total: <b>956 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                                    |                                   |                    |

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

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  | Living Room     | 15'2 x 12'7 |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Dining Room     | 9'2 x 9'8   |       |      | x          | 2    | Main  | 4           | Yes      |
| Main  | Kitchen         | 9'5 x 9'8   |       |      | x          | 3    |       |             |          |
| Main  | Bedroom         | 9'8 x 9'1   |       |      | x          | 4    |       |             |          |
| Main  | Primary Bedroom | 10'5 x 10'8 |       |      | x          | 5    |       |             |          |
|       |                 | x           |       |      | x          | 6    |       |             |          |
|       |                 | x           |       |      | x          | 7    |       |             |          |
|       |                 | x           |       |      | x          | 8    |       |             |          |

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

**High above the West End, this two-bedroom, two-bathroom home invites you to enjoy endless city and ocean views with a thoughtful layout in one of Vancouver's most vibrant neighbourhoods. Each bedroom has its own ensuite, offering comfort and privacy, while a spacious covered balcony extends the living space outdoors. The open-concept living and dining areas are filled with natural light and showcase sweeping views. Just minutes from beaches, the seawall, and countless restaurants and cafes, this condo expertly blends comfort with the best of city living.**



Presented by:  
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**Active**  
**R3103570**  
Board: V  
Apartment/Condo

**204 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached  
**\$1,424,900** (LP)   
(SP)



|                                   |                                     |                                    |
|-----------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                        | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,424,900</b> |
| Meas. Type:                       | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                   | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                 | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):               | Half Baths: <b>0</b>                | Gross Taxes: <b>\$5,129.55</b>     |
| Sq. Footage: <b>0.00</b>          | P.I.D.: <b>032-346-000</b>          | For Tax Year: <b>2025</b>          |
| Flood Plain:                      | View: <b>No</b>                     | Tax Inc. Utilities?:               |
| Complex / Subdiv:                 | Complex / Subdiv:                   | Tour: <b>Virtual Tour URL</b>      |
| First Nation:                     | Services Connctd: <b>Community</b>  |                                    |
| Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |                                    |

|  |   |   |                             |
|--|---|---|-----------------------------|
| Style of Home: <b>1 Storey</b>             | Total Parking: <b>2</b>                   | Covered Parking: <b>2</b>               | Parking Access: <b>Side</b> |
| Construction: <b>Concrete</b>              | Parking: <b>Garage; Underground</b>       | Dist. to School Bus: <b>Four Blocks</b> |                             |
| Exterior: <b>Mixed</b>                     | Dist. to Public Transit: <b>One Block</b> | Title to Land: <b>Freehold Strata</b>   |                             |
| Foundation: <b>Concrete Perimeter</b>      | Property Disc.: <b>No</b>                 | Fixtures Leased: <b>No</b>              |                             |
| Renovations:                               | Reno. Year:                               | Fixtures Rmvd: <b>No</b>                |                             |
| # of Fireplaces: <b>0</b> R.I. Fireplaces: | Rain Screen: <b>Full</b>                  | Floor Finish: <b>Hardwood</b>           |                             |
| Fireplace Fuel:                            | Metered Water:                            |   |                             |
| Fuel/Heating: <b>Baseboard, Heat Pump</b>  | R.I. Plumbing:                            |   |                             |
| Outdoor Area: <b>Balcony(s)</b>            |   |   |                             |
| Type of Roof: <b>Other, Torch-On</b>       |   |   |                             |

Legal: **STRATA LOT 8, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|  |   |                                  |                                 |
|--|---|----------------------------------|---------------------------------|
| Finished Floor (Main): <b>1,194</b>          | Units in Development: <b>19</b>                           | Tot Units in Strata:             | Locker: <b>Yes</b>              |
| Finished Floor (Above): <b>0</b>             | Exposure:   | Storeys in Building:             |                                 |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name:  | Mgmt. Co's #:                    |                                 |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$643.93</b>                                | Council/Park Apprv?:             |                                 |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Management</b>                     |                                  |                                 |
| Finished Floor (Total): <b>1,194 sq. ft.</b> |   |                                  |                                 |
| Unfinished Floor: <b>0</b>                   | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b> | # of Pets: <b>No Restriction</b> | Cats: <b>No</b> Dogs: <b>No</b> |
| Grand Total: <b>1,194 sq. ft.</b>            | Restricted Age:   |                                  |                                 |
| Suite: <b>None</b>                           | # or % of Rentals Allowed:                                |                                  |                                 |
| Basement: <b>None</b>                        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                 |                                  |                                 |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>        | Short Term Lse-Details:                                   |                                  |                                 |
| # of Kitchens: <b>1</b>                      | # of Rooms: <b>7</b>                                      |                                  |                                 |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 14'6 x 10'7 |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Dining Room     | 14'6 x 9'3  |       |      | x          | 2    | Main  | 4           | Yes      |
| Main  | Kitchen         | 16'5 x 9'3  |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 11'3 x 10'7 |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 11'4 x 8'10 |       |      | x          | 5    |       |             |          |
| Main  | Bedroom         | 11'4 x 8'8  |       |      | x          | 6    |       |             |          |
| Main  | Foyer           | 10'2 x 5'   |       |      | x          | 7    |       |             |          |
|       |                 |             |       |      | x          | 8    |       |             |          |

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R3103548**  
Board: V  
Apartment/Condo

**202 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached  
**\$1,499,000** (LP)   
(SP)



|                                    |                                     |                                    |
|------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                         | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,499,000</b> |
| Meas. Type:                        | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                    | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                  | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                | Half Baths: <b>0</b>                | Gross Taxes: <b>\$5,432.03</b>     |
| Sq. Footage: <b>0.00</b>           |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                       | P.I.D.: <b>032-345-984</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                    |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv:                  |                                     |                                    |
| First Nation:                      |                                     |                                    |
| Services Connctd: <b>Community</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Heat Pump**  
Outdoor Area: **None**  
Type of Roof: **Other, Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Dist. to School Bus:

Legal: **STRATA LOT 6, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>1,281</b>         |
| Finished Floor (Above):    | <b>0</b>             |
| Finished Floor (AbvMain2): | <b>0</b>             |
| Finished Floor (Below):    | <b>0</b>             |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,281 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,281 sq. ft.</b> |

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$691.18**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

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

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



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**Active**  
**R3103558**  
Board: V  
Apartment/Condo

**203 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,499,000** (LP)   
(SP)



|                          |                                    |                                     |
|--------------------------|------------------------------------|-------------------------------------|
| Sold Date:               | If new,GST/HST inc?: <b>No</b>     | Original Price: <b>\$1,499,000</b>  |
| Meas. Type:              | Bedrooms: <b>3</b>                 | Approx. Year Built: <b>2024</b>     |
| Frontage(feet):          | Bathrooms: <b>2</b>                | Age: <b>2</b>                       |
| Frontage(metres):        | Full Baths: <b>2</b>               | Zoning: <b>C2</b>                   |
| Depth / Size (ft.):      | Half Baths: <b>0</b>               | Gross Taxes: <b>\$5,238.70</b>      |
| Sq. Footage: <b>0.00</b> | P.I.D.: <b>032-345-992</b>         | For Tax Year: <b>2025</b>           |
| Flood Plain:             | View: <b>No</b>                    | Tax Inc. Utilities?:                |
| Complex / Subdiv:        | Services Connctd: <b>Community</b> | Tour: <b>Virtual Tour URL</b>       |
| First Nation:            | Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 7, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>1,230</b>         |
| Finished Floor (Above):    | <b>0</b>             |
| Finished Floor (AbvMain2): | <b>0</b>             |
| Finished Floor (Below):    | <b>0</b>             |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,230 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,230 sq. ft.</b> |

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$661.65**  
Maint Fee Includes: **Management**

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

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

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

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

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103667**  
Board: V  
Apartment/Condo

**302 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,524,900** (LP)

(SP)



|                          |                                    |                                     |
|--------------------------|------------------------------------|-------------------------------------|
| Sold Date:               | If new,GST/HST inc?: <b>No</b>     | Original Price: <b>\$1,524,900</b>  |
| Meas. Type:              | Bedrooms: <b>2</b>                 | Approx. Year Built: <b>2024</b>     |
| Frontage(feet):          | Bathrooms: <b>2</b>                | Age: <b>2</b>                       |
| Frontage(metres):        | Full Baths: <b>2</b>               | Zoning: <b>C2</b>                   |
| Depth / Size (ft.):      | Half Baths: <b>0</b>               | Gross Taxes: <b>\$6,130.52</b>      |
| Sq. Footage: <b>0.00</b> | P.I.D.: <b>032-346-042</b>         | For Tax Year: <b>2025</b>           |
| Flood Plain:             | View: <b>No</b>                    | Tax Inc. Utilities?: <b>No</b>      |
| Complex / Subdiv:        | Services Connctd: <b>Community</b> | Tour:                               |
| First Nation:            | Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 12, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>1,276</b>         |
| Finished Floor (Above):    | <b>0</b>             |
| Finished Floor (AbvMain2): | <b>0</b>             |
| Finished Floor (Below):    | <b>0</b>             |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,276 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,276 sq. ft.</b> |

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$685.28**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht:  
# of Kitchens: **2**

# of Levels: **2**  
# of Rooms: **8**

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Foyer           | 8'8 x 5'5    |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Flex Room       | 8'10 x 4'6   |       |      | x          | 2    | Main  | 4           | Yes      |
| Above | Kitchen         | 11'8 x 15'   |       |      | x          | 3    |       |             |          |
| Above | Dining Room     | 11'8 x 6'2   |       |      | x          | 4    |       |             |          |
| Above | Kitchen         | 12'4 x 10'11 |       |      | x          | 5    |       |             |          |
| Above | Loft            | 8'10 x 5'6   |       |      | x          | 6    |       |             |          |
| Above | Primary Bedroom | 12'2 x 10'8  |       |      | x          | 7    |       |             |          |
| Above | Bedroom         | 10'6 x 9'7   |       |      | x          | 8    |       |             |          |

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (March 28-29) Saturday and Sunday 3-5pm.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103650**  
Board: V  
Apartment/Condo

**301 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,599,000** (LP)

(SP)



|                                   |                                     |                                    |
|-----------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                        | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,599,000</b> |
| Meas. Type:                       | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                   | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                 | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):               | Half Baths: <b>0</b>                | Gross Taxes: <b>\$5,806.20</b>     |
| Sq. Footage: <b>0.00</b>          | P.I.D.: <b>032-346-034</b>          | For Tax Year: <b>2025</b>          |
| Flood Plain:                      | View: <b>No</b>                     | Tax Inc. Utilities?:               |
| Complex / Subdiv:                 | Complex / Subdiv:                   | Tour: <b>Virtual Tour URL</b>      |
| First Nation:                     | Services Connctd: <b>Community</b>  |                                    |
| Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |                                    |

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 11, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>1,366</b>         |
| Finished Floor (Above):    | <b>0</b>             |
| Finished Floor (AbvMain2): | <b>0</b>             |
| Finished Floor (Below):    | <b>0</b>             |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,366 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,366 sq. ft.</b> |

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$714.81**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

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

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

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Presented by:  
**Mylyne Santos PREC\***

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Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3028601**  
Board: V  
Apartment/Condo

**305 3639 W 16TH AVENUE**

Vancouver West  
Point Grey  
V6R 3C3

Residential Attached

**\$1,680,000** (LP)

(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$1,680,000</b> |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2021</b>    |
| Frontage(feet): <b>0.00</b>  | Bathrooms: <b>3</b>                 | Age: <b>5</b>                      |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>C-2</b>                 |
| Depth / Size (ft.):  | Half Baths: <b>1</b>                | Gross Taxes: <b>\$6,173.82</b>     |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2024</b>          |
| Flood Plain:   | P.I.D.: <b>031-320-112</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>Yes :Ocean, Mountain and City view</b>                          |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv:  |                                     |                                    |
| First Nation:  |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

Renovations:  
# of Fireplaces: 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**  
Parking: **Garage Underbuilding, Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 16 DISTRICT LOT 540 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5777 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, Storage, Concierge**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Wet Bar, Wine Cooler**

Finished Floor (Main): **1,244**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,244 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,244 sq. ft.**

Units in Development: **29**  
Exposure: **North**  
Mgmt. Co's Name:  
Maint Fee: **\$889.14**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building: **4**  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

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

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

Listing Broker(s): **Nu Stream Realty Inc.**

**Nu Stream Realty Inc.**

**Breathtaking views of the ocean and mountains await in this elegant 2-bedroom+ flex suite, offering refined comfort and functionality. Stay cool year-round with integrated A/C and enjoy premium wide-plank hardwood flooring throughout. The gourmet Italian kitchen boasts exquisite oak cabinetry, a sleek island, and top-tier Gaggenau appliances. Spa-like master ensuite showcases imported Italian marble tiles, Nu-heat in-floor heating, and a sculptural free-standing bathtub. Smart-home technology, full-sized side-by-side laundry, and meticulous finishings enhance everyday living. Comes with two parking stalls and two storage lockers. Residents enjoy hotel-style amenities including a full-time concierge, well-equipped fitness studio, and a spacious lounge. Open House: Sun (Aug 17), 2-4pm.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103833**  
Board: V  
Apartment/Condo

**308 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached  
**\$1,699,000** (LP)   
(SP)



|                                    |                                     |                                    |
|------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                         | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,699,000</b> |
| Meas. Type:                        | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                    | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                  | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                | Half Baths: <b>0</b>                | Gross Taxes: <b>\$6,604.48</b>     |
| Sq. Footage: <b>0.00</b>           |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                       | P.I.D.: <b>032-346-107</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                    |                                     | Tour:                              |
| Complex / Subdiv:                  |                                     |                                    |
| First Nation:                      |                                     |                                    |
| Services Connctd: <b>Community</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 18, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>1,380</b>         |
| Finished Floor (Above):    | <b>0</b>             |
| Finished Floor (AbvMain2): | <b>0</b>             |
| Finished Floor (Below):    | <b>0</b>             |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,380 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,380 sq. ft.</b> |

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$744.36**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

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

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Foyer           | 13'10 x 6'  |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Den             | 10'4 x 8'3  |       |      | x          | 2    | Main  | 4           | Yes      |
| Above | Living Room     | 18'4 x 11'9 |       |      | x          | 3    |       |             |          |
| Above | Dining Room     | 11'9 x 9'4  |       |      | x          | 4    |       |             |          |
| Above | Flex Room       | 8'5 x 9'1   |       |      | x          | 5    |       |             |          |
| Main  | Primary Bedroom | 11'6 x 13'7 |       |      | x          | 6    |       |             |          |
| Main  | Bedroom         | 11'3 x 10'7 |       |      | x          | 7    |       |             |          |
| Above | Kitchen         | 11'8 x 9'1  |       |      | x          | 8    |       |             |          |

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



Presented by:  
**Mylyne Santos PREC\***

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Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3048952**  
Board: V  
Apartment/Condo

**309 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

**\$1,724,900** (LP)

(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,724,900</b> |
| Meas. Type:  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>C-2</b>                 |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$6,102.45</b>     |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:   | P.I.D.: <b>032-299-729</b>          | Tax Inc. Utilities?:               |
| View: :  |                                     | Tour:                              |
| Complex / Subdiv: <b>CHLOE KERRISDALE</b>                                |                                     |                                    |
| First Nation   |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Side**  
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: **Hardwood, Tile**

Legal: **STRATA LOT 25, PLAN EPS9999, 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, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

|  |   |                                   |                    |
|--|---|-----------------------------------|--------------------|
| Finished Floor (Main): <b>1,158</b>          | Units in Development: <b>46</b>   | Tot Units in Strata: <b>46</b>    | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>Southwest</b>  | Storeys in Building: <b>5</b>     |                    |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>604 REAL ESTATE SERVICES INC.</b>   | Mgmt. Co's #: <b>604-689-0909</b> |                    |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$1,009.62</b>  | Council/Park Apprv?:              |                    |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b> |                                   |                    |
| Finished Floor (Total): <b>1,158 sq. ft.</b> |   |                                   |                    |
| Unfinished Floor: <b>0</b>                   |   |                                   |                    |
| Grand Total: <b>1,158 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                         |                                   |                    |

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

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **No Air BnB, vacation rental, etc. Rental term must be 30+ days**

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

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

**Chloé located in Kerrisdale. This 1,158 SF 2-bed, 2-bath, den + flex SW corner home features abundant natural light and a functional open layout. Parisian-inspired interiors by CHIL Interior Design include overheight ceilings, herringbone hardwood floors, Italian porcelain tile, Gaggenau appliances, Wolf steam oven and wine fridge. Relax in the luxurious 5-piece spa bath with standalone tub, quartz counters, Kohler fixtures, and Nu Heat in-floor heating. Air conditioning included. NOTE THAT 2 PARKING IS INCLUDED. Quality concrete construction ensures durability, complemented by a 2-5-10 yr warranty. Residents enjoy concierge, lounge, fitness studio, music room, landscaped courtyard, and rooftop terrace. Steps to shops, cafés, parks, and top schools.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3078626**  
Board: V  
Apartment/Condo

**2101 1499 W PENDER STREET**

Vancouver West  
Coal Harbour  
V6G 0A7

Residential Attached

**\$1,788,000** (LP)

(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$1,795,000</b> |
| Meas. Type:  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2011</b>    |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>15</b>                     |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>CD-1</b>                |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$5,924.72</b>     |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:   | P.I.D.: <b>028-571-967</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>Yes : COAL HARBOUR (WATER) &amp; MT</b>                             |                                     | Tour:                              |
| Complex / Subdiv: <b>West Pender Place</b>                                   |                                     |                                    |
| First Nation:  |                                     |                                    |
| Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Geothermal**  
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:  
Parking: **Garage Underbuilding, Garage; Underground**  
Dist. to Public Transit:  
Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 58, PLAN EPS390, 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, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**

Site Influences:  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System**

|  |  |                                   |             |
|--|--|-----------------------------------|-------------|
| Finished Floor (Main): <b>1,237</b>          | Units in Development: <b>154</b>   | Tot Units in Strata: <b>154</b>   | Locker:     |
| Finished Floor (Above): <b>0</b>             | Exposure:  | Storeys in Building: <b>36</b>    |             |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>Tribe Management Inc.</b>  | Mgmt. Co's #: <b>604-343-2601</b> |             |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$1,333.04</b>   | Council/Park Apprv?:              |             |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b> |                                   |             |
| Finished Floor (Total): <b>1,237 sq. ft.</b> |  |                                   |             |
| Unfinished Floor: <b>0</b>                   | Bylaws Restrictions: <b>No Restrictions</b>  |                                   |             |
| Grand Total: <b>1,237 sq. ft.</b>            | Restricted Age:  | # of Pets:                        | Cats: Dogs: |

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: **GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN**

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 20'7 x 15'1  | x     |      |            | 1    | Main  | 5           | Yes      |
| Main  | Dining Room     | 16'8 x 9'0   | x     |      |            | 2    | Main  | 4           | No       |
| Main  | Kitchen         | 11' x 9'1    | x     |      |            | 3    |       |             |          |
| Main  | Primary Bedroom | 14'10 x 11'5 | x     |      |            | 4    |       |             |          |
| Main  | Bedroom         | 9'7 x 7'1    | x     |      |            | 5    |       |             |          |
| Main  | Storage         | 9'2 x 4'4    | x     |      |            | 6    |       |             |          |
|       |                 |              | x     |      |            | 7    |       |             |          |
|       |                 |              | x     |      |            | 8    |       |             |          |

Listing Broker(s): **RE/MAX Masters Realty**

**COURT ORDERED SALE! Stunning NW-facing corner 2 Bed & Flex with floor-to-ceiling windows and a large balcony showcasing breathtaking views of Burrard Inlet, the North Shore mountains, and Stanley Park. Chef's kitchen featuring sleek Italian cabinetry, Gaggenau & Sub-Zero appliances, gas range, and bar seating. Open-concept living and dining area ideal for house-sized furniture. Primary bedroom with spa-inspired ensuite, plus A/C for year-round comfort. Includes 2 parking and 1 large locker. Resort-style amenities with 24-hour concierge, pool, fitness centre, and more, all in the heart of Coal Harbour, steps to the waterfront, dining, shopping, and the financial district.\*\*Scheduled access on March 4 and 5 between 5:30 PM and 7:00 PM\*\***



Presented by:  
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**Active**  
**R3046036**  
Board: V  
Apartment/Condo

**203 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

**\$1,899,900** (LP)

(SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,899,900</b> |
| Meas. Type:  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):  | Bathrooms: <b>3</b>                 | Age: <b>2</b>                      |
| Frontage(metres):  | Full Baths: <b>3</b>                | Zoning: <b>C-2</b>                 |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$7,402.76</b>     |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:   | P.I.D.: <b>032-299-508</b>          | Tax Inc. Utilities?:               |
| View: :  |                                     | Tour:                              |
| Complex / Subdiv: <b>CHLOE KERRISDALE</b>                                |                                     |                                    |
| First Nation:  |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

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

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: **2** Covered Parking: **2** Parking Access: **Lane, Side**  
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: **Hardwood, Tile**

Legal: **STRATA LOT 3, PLAN EPS9999, 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, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

|  |   |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>1,190</b>          | Units in Development: <b>46</b>   | Tot Units in Strata: <b>46</b>    | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>East</b>   | Storeys in Building: <b>4</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>604 REAL ESTATE SERVICES INC.</b>   | Mgmt. Co's #: <b>604-689-0909</b> |                                   |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$1,037.67</b>  | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>1,190 sq. ft.</b> |   |                                   |                                   |
| Unfinished Floor: <b>0</b>                   |   |                                   |                                   |
| Grand Total: <b>1,190 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                         |                                   |                                   |
| Suite:                                       | Restricted Age:   | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:  |                                   |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>  |                                   |                                   |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>       |                                   |                                   |

| Floor | Type            | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 11'3 x 10' |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Dining Room     | 11'3 x 9'4 |       |      | x          | 2    | Main  | 3           | Yes      |
| Main  | Kitchen         | 19'4 x 10' |       |      | x          | 3    | Main  | 3           | No       |
| Main  | Primary Bedroom | 10' x 10'  |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 10'6 x 10' |       |      | x          | 5    |       |             |          |
| Main  | Patio           | 45' x 40'  |       |      | x          | 6    |       |             |          |
|       |                 |            |       |      | x          | 7    |       |             |          |
|       |                 |            |       |      | x          | 8    |       |             |          |

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

**Welcome to Chloé in the prestigious heart of Kerrisdale. This nearly 1,200 SF 2-bed, 2-bath + den is a rare find, featuring 1,700+ SF of private terrace—ideal for outdoor living, gardening, and entertaining. Parisian-inspired interiors by CHIL Interior Design include overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances. Baths feature quartz counters, Kohler fixtures, and Nu Heat in-floor heating. Air conditioning included. NOTE THAT 2 PARKING IS INCLUDED. Quality concrete construction with 2-5-10 yr warranty. Residents enjoy concierge, lounge, fitness studio, music room landscaped courtyard, rooftop terrace. Steps to shops, cafés, parks, and top schools.**



Presented by:  
**Mylyne Santos PREC\***

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Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3079201**  
Board: V  
Apartment/Condo

**903 1678 PULLMAN PORTER STREET**

Vancouver East  
Mount Pleasant VE  
V6A 0H4

Residential Attached

**\$1,980,000** (LP)

(SP)



|   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| Sold Date:  | If new,GST/HST inc?: <b>Yes</b>     | Original Price: <b>\$1,980,000</b> |
| Meas. Type:   | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2018</b>    |
| Frontage(feet):   | Bathrooms: <b>2</b>                 | Age: <b>8</b>                      |
| Frontage(metres):   | Full Baths: <b>2</b>                | Zoning: <b>CD-1</b>                |
| Depth / Size (ft.):   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$6,239.67</b>     |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain: <b>No</b>  | P.I.D.: <b>030-438-713</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>Yes :City /Water</b>   |                                     | Tour:                              |
| Complex / Subdiv: <b>Navio North</b>  |                                     |                                    |
| First Nation:   |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b> |                                    |

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: **Forced Air, 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:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 162, PLAN EPS4932, 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, Exercise Centre, In Suite Laundry, Recreation Center, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Intercom, Microwave, Pantry**

|  |   |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>1,365</b>          | Units in Development:   | Tot Units in Strata: <b>177</b>   | Locker: <b>No</b>                 |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>Northwest</b>  | Storeys in Building: <b>12</b>    |                                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>Dwell Property Management</b>   | Mgmt. Co's #: <b>604-821-2999</b> |                                   |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$995.91</b>  | Council/Park Apprv?: <b>No</b>    |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Caretaker, Gardening, Gas, Hot Water, Management, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>1,365 sq. ft.</b> |   |                                   |                                   |
| Unfinished Floor: <b>0</b>                   |   |                                   |                                   |
| Grand Total: <b>1,365 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>               |                                   |                                   |
| Suite: <b>None</b>                           | Restricted Age: <b>OTHER</b>  | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                        | # or % of Rentals Allowed: <b>100%</b>  |                                   |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>   |                                   |                                   |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:   |                                   |                                   |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 18'4 x 14'9  |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Kitchen         | 12'2 x 8'4   |       |      | x          | 2    | Main  | 4           | No       |
| Main  | Dining Room     | 13'8 x 11'3  |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 14'10 x 12'5 |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 12'10 x 9'11 |       |      | x          | 5    |       |             |          |
| Main  | Laundry         | 8'3 x 6'0    |       |      | x          | 6    |       |             |          |
| Main  | Foyer           | 9'7 x 5'10   |       |      | x          | 7    |       |             |          |
|       |                 |              |       |      | x          | 8    |       |             |          |

Listing Broker(s): **RE/MAX Select Realty**

**Welcome to NAVIO at the Creek, a bright and well-kept 2 bedroom, 2 bathroom corner home by Concert Properties, offering a highly functional west-facing layout with beautiful sunset, water, mountain, and unobstructed views. The sought-after split bedroom floor plan provides excellent separation and everyday livability. Features include Bosch Elite appliances with ceramic cooktop, wall oven, and convection/microwave, custom cabinetry with generous storage and pantry, hardwood flooring, NuHeat in-floor heating, and A/C. Enjoy amenities including concierge service, fitness centre, and rooftop garden. Located just steps to Olympic Village, Seawall, shops, restaurants, and transit. Includes two side-by-side parking stalls. Rental and pet friendly! Book your private showing.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103625**  
Board: V  
Apartment/Condo

**307 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,999,000** (LP)   
(SP)



|                                   |                                     |                                    |
|-----------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                        | If new,GST/HST inc?: <b>No</b>      | Original Price: <b>\$1,999,000</b> |
| Meas. Type:                       | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                   | Bathrooms: <b>2</b>                 | Age: <b>2</b>                      |
| Frontage(metres):                 | Full Baths: <b>2</b>                | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):               | Half Baths: <b>0</b>                | Gross Taxes: <b>\$7,776.97</b>     |
| Sq. Footage: <b>0.00</b>          | P.I.D.: <b>032-346-093</b>          | For Tax Year: <b>2025</b>          |
| Flood Plain:                      | View: <b>No</b>                     | Tax Inc. Utilities?:               |
| Complex / Subdiv:                 | Complex / Subdiv:                   | Tour: <b>Virtual Tour URL</b>      |
| First Nation:                     | Services Connctd: <b>Community</b>  |                                    |
| Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |                                    |

|  |   |   |                             |
|--|---|---|-----------------------------|
| Style of Home: <b>2 Storey</b>             | Total Parking: <b>2</b>                   | Covered Parking: <b>2</b>               | Parking Access: <b>Side</b> |
| Construction: <b>Concrete</b>              | Parking: <b>Garage; Underground</b>       | Dist. to School Bus: <b>Four Blocks</b> |                             |
| Exterior: <b>Mixed</b>                     | Dist. to Public Transit: <b>One Block</b> | Title to Land: <b>Freehold Strata</b>   |                             |
| Foundation: <b>Concrete Perimeter</b>      | Property Disc.: <b>No</b>                 | Fixtures Leased: <b>No</b>              |                             |
| Renovations:                               | Reno. Year:                               | Fixtures Rmvd: <b>No</b>                |                             |
| # of Fireplaces: <b>0</b> R.I. Fireplaces: | Rain Screen: <b>Full</b>                  | Floor Finish: <b>Hardwood</b>           |                             |
| Fireplace Fuel:                            | Metered Water:                            |   |                             |
| Fuel/Heating: <b>Baseboard, Heat Pump</b>  | R.I. Plumbing:                            |   |                             |
| Outdoor Area: <b>Balcony(s)</b>            |   |   |                             |
| Type of Roof: <b>Other, Torch-On</b>       |   |   |                             |

Legal: **STRATA LOT 17, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|  |   |                                  |                                 |
|--|---|----------------------------------|---------------------------------|
| Finished Floor (Main): <b>1,755</b>          | Units in Development: <b>19</b>                           | Tot Units in Strata:             | Locker: <b>Yes</b>              |
| Finished Floor (Above): <b>0</b>             | Exposure:   | Storeys in Building:             |                                 |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name:  | Mgmt. Co's #:                    |                                 |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$951.12</b>                                | Council/Park Apprv?:             |                                 |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Management</b>                     |                                  |                                 |
| Finished Floor (Total): <b>1,755 sq. ft.</b> |   |                                  |                                 |
| Unfinished Floor: <b>0</b>                   |   |                                  |                                 |
| Grand Total: <b>1,755 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b> | # of Pets: <b>No Restriction</b> | Cats: <b>No</b> Dogs: <b>No</b> |
| Suite: <b>None</b>                           | Restricted Age:   |                                  |                                 |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:                                |                                  |                                 |
| Crawl/Bsmt. Ht: # of Levels: <b>2</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>                 |                                  |                                 |
| # of Kitchens: <b>8</b>                      | Short Term Lse-Details:                                   |                                  |                                 |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Foyer           | 15' x 5'     |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Kitchen         | 14'3 x 9'8   |       |      | x          | 2    | Main  | 5           | Yes      |
| Main  | Living Room     | 17'1 x 20'   |       |      | x          | 3    |       |             |          |
| Main  | Dining Room     | 12'6 x 12'4  |       |      | x          | 4    |       |             |          |
| Main  | Flex Room       | 8'5 x 6'4    |       |      | x          | 5    |       |             |          |
| Above | Primary Bedroom | 12'4 x 9'9   |       |      | x          | 6    |       |             |          |
| Above | Bedroom         | 11'10 x 9'10 |       |      | x          | 7    |       |             |          |
| Above | Bedroom         | 9'8 x 8'     |       |      | x          | 8    |       |             |          |

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



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**Active**  
**R3103723**  
Board: V  
Apartment/Condo

**309 3590 W 39TH AVENUE**

Vancouver West  
Dunbar  
V6N 3A5

Residential Attached

**\$1,999,000** (LP)

(SP)



|                                    |                                |                                    |
|------------------------------------|--------------------------------|------------------------------------|
| Sold Date:                         | If new,GST/HST inc?: <b>No</b> | Original Price: <b>\$1,999,000</b> |
| Meas. Type:                        | Bedrooms: <b>3</b>             | Approx. Year Built: <b>2024</b>    |
| Frontage(feet):                    | Bathrooms: <b>2</b>            | Age: <b>2</b>                      |
| Frontage(metres):                  | Full Baths: <b>2</b>           | Zoning: <b>C2</b>                  |
| Depth / Size (ft.):                | Half Baths: <b>0</b>           | Gross Taxes: <b>\$6,841.48</b>     |
| Sq. Footage: <b>0.00</b>           |                                | For Tax Year: <b>2025</b>          |
| Flood Plain:                       | P.I.D.: <b>032-346-115</b>     | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>No</b>                    |                                | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv:                  |                                |                                    |
| First Nation:                      |                                |                                    |
| Services Connctd: <b>Community</b> |                                |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>Community</b> |                                    |

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **One Block** Dist. to School Bus: **Four Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 19, PLAN EPS10410, DISTRICT LOT 2027, 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, Golf Course Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>1,588</b>         |
| Finished Floor (Above):    | <b>0</b>             |
| Finished Floor (AbvMain2): | <b>0</b>             |
| Finished Floor (Below):    | <b>0</b>             |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,588 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,588 sq. ft.</b> |

Units in Development: **19**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$862.90**  
Maint Fee Includes: **Management**

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

Locker: **Yes**

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

Bylaws Restrictions: **Pets Not Allowed, Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **No Restriction** Cats: **No** Dogs: **No**

| Floor | Type            | Dimensions  | Floor | Type     | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|----------|------------|------|-------|-------------|----------|
| Main  | Foyer           | 10' x 5'    | Main  | Solarium | 9'1 x 4'5  | 1    | Main  | 4           | No       |
| Main  | Kitchen         | 16'4 x 8'9  |       |          | x          | 2    | Main  | 5           | Yes      |
| Main  | Living Room     | 17'1 x 12'3 |       |          | x          | 3    |       |             |          |
| Main  | Dining Room     | 16' x 10'10 |       |          | x          | 4    |       |             |          |
| Main  | Den             | 9'7 x 7'5   |       |          | x          | 5    |       |             |          |
| Main  | Primary Bedroom | 13'8 x 9'7  |       |          | x          | 6    |       |             |          |
| Main  | Bedroom         | 17'8 x 9'8  |       |          | x          | 7    |       |             |          |
| Main  | Bedroom         | 9'8 x 9'1   |       |          | x          | 8    |       |             |          |

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

**Welcome to THE FIFTEEN. These are 15 beautiful designed solid concrete Estates are located in the Heart of DUNBAR, a prime WESTSIDE neighbourhood. Each home offers an amazing floor plan, fantastic living, dining areas, stunning huge gourmet kitchens with Miele appliances and tons of storage, the bedrooms are very well appointed, the bathrooms are a gorgeous relaxing oasis. At THE FIFTEEN all homes feature with plank flooring, beautiful finishing, air conditioning and much more. LOCATION. LOCATION walking distance to great shopping, Crofton House School, Saint Georges and minutes away from UBC Pacific Spirit Park. THIS IS A COURT ORDERED SALE; HURRY WILL NOT LAST. VERY EASY TO SHOW. BOOK YOUR APPOINTMENT TODAY. BUY NOW, MOVE IN NOW! OPEN HOUSE (April 4) Saturday 3-5pm.**



Presented by:  
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**Active**  
**R3082690**

Board: V  
1/2 Duplex

**7353 YEW STREET**

Vancouver West  
Southlands  
V6P 5W4

Residential Attached

**\$2,600,000** (LP)

(SP)



Court Date: April 14, 2026  
Court Location: 651 Carnarvon St  
New Westminster BC V3M 1C9 court room 418  
Court Time: Arrive before 9:45AM  
Property Address: 7353 Yew St., Vancouver, BC V6P 5W4

|   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$2,600,000</b> |
| Meas. Type:   | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>1982</b>    |
| Frontage(feet): <b>3,691.00</b>                                   | Bathrooms: <b>6</b>                 | Age: <b>44</b>                     |
| Frontage(metres):   | Full Baths: <b>5</b>                | Zoning: <b>CD-1</b>                |
| Depth / Size (ft.):   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$9,127.67</b>     |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain: <b>No</b>  | P.I.D.: <b>006-339-832</b>          | Tax Inc. Utilities?: <b>No</b>     |
| View: <b>Yes :Golf Course</b>                                     |                                     | Tour:                              |
| Complex / Subdiv:   |                                     |                                    |
| First Nation  |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>                                 | Water Supply: <b>City/Municipal</b> |                                    |

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **STRATA LOT 13, PLAN VAS1055, DISTRICT LOT 316, NEW WESTMINSTER LAND DISTRICT, UNDIV 1/13 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: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **1,680**  
Finished Floor (Above): **31**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **1,563**  
Finished Floor (Basement): **988**  
Finished Floor (Total): **4,262 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **4,262 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Strataco Management Ltd**  
Maint Fee: **\$900.00**  
Maint Fee Includes: **Other**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-294-4141**  
Council/Park Apprv?:

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

# of Pets: Cats: Dogs:

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **4**  
# of Kitchens: **1** # of Rooms: **12**

| Floor | Type            | Dimensions   | Floor | Type          | Dimensions   | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|---------------|--------------|------|-------|-------------|----------|
| Main  | Living Room     | 18' x 15'11  |       |               | x            | 1    | Main  | 3           | No       |
| Main  | Dining Room     | 17'8 x 10'10 | Below | Dressing Room | 12'5 x 10'   | 2    | Below | 4           | Yes      |
| Main  | Kitchen         | 11'4 x 11'1  |       |               | x            | 3    | Below | 3           | No       |
| Main  | Den             | 19'2 x 19'11 | Bsmt  | Bedroom       | 17'10 x 10'9 | 4    | Below | 3           | No       |
|       |                 | x            | Bsmt  | Games Room    | 10'2 x 10'   | 5    | Bsmt  | 3           | No       |
| Below | Primary Bedroom | 22'6 x 19'5  | Bsmt  | Great Room    | 18'4 x 11'11 | 6    | Below | 2           | No       |
| Below | Bedroom         | 13' x 10'0   | Bsmt  | Utility       | 12'2 x 10'5  | 7    |       |             |          |
| Below | Bedroom         | 22'2 x 10'10 |       |               | x            | 8    |       |             |          |

Listing Broker(s): **RE/MAX City Realty**

**Unique bare land strata complex at Yewbrook Place, corner unit. Overlooking 18th fairway of the Marine Drive Golf Course. Home features large principal rooms, air conditioning in Kitchen, Dining room, Master Bedroom. 4 bedrooms, 4 baths, wood flooring, 3 terraces and 500 square foot Garage. Well maintained. Showings Wednesday, Thursday and Saturday with 24 hours notice Court date to approve sale April 14, New Westminster Court 651 Carnarvon court room 418 time 9:45 am**