



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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info@mylyne.com



Active
R3063362

Board: V
Apartment/Condo

2301 1850 COMOX STREET

Vancouver West
West End VW
V6G 1R3

Residential Attached

\$280,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$280,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1969
Frontage(feet):	Bathrooms: 1	Age: 56
Frontage(metres):	Full Baths: 1	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 800-182-191	Tax Inc. Utilities?:
View: Yes :CITY MNT ROOFTOP WATER VIEW		Tour:
Complex / Subdiv: EL-CID		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Reno. Year: **2005**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **LOT V BLOCK 70 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN12143**

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

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

Finished Floor (Main): 585	Units in Development: 208	Tot Units in Strata: 208	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 27	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Sheridan Investments	Mgmt. Co's #: 604-684-1743	
Finished Floor (Below): 0	Maint Fee: \$719.62	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Heat, Hot Water, Management, Recreation Facility, Taxes		
Finished Floor (Total): 585 sq. ft.			
Unfinished Floor: 0			
Grand Total: 585 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Min 6 month rental term		
# of Levels: 1			
# of Rooms: 5			
Floor	Type	Dimensions	Bath
Main	Living Room	15'10 x 11'11	1
Main	Dining Room	7'10 x 5'3	2
Main	Kitchen	7'0 x 5'6	3
Main	Primary Bedroom	12'2 x 9'10	4
Main	Foyer	11'0 x 3'6	5
			6
			7
			8

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

El CID Best priced 1 bedroom,1 bathroom 585 sqft renovated condo with a 50 sqft East facing balcony. Kitchen & bathroom was updated & Kitchen wall opened up, floors updated as well. Building has been repiped for the next 48 years of its prepaid lease. Steps to ICONIC world famous Stanley Park, English Bay, Denman St, shops & buses out your door Lifestyle & Location! Prepaid Lease to Dec.31, 2073, Lease Pmt \$719.62 per month includes Indoor pool, sauna, weight rm, bike rm, taxes, heat & hot water. Shared laundry. 360 degree shared rooftop Panoramic Ocean Mtn & Vancouver English Bay Penthouse View Deck on the 27 floor. Rentals allowed 6 month min. NO PETS. 1 Parking 1 Locker. Court Ordered Sale, tenanted 24hrs notice to show. Some photos virtually staged



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Active
R3038972
Board: V
Apartment/Condo

304 3455 ASCOT PLACE

Vancouver East
Collingwood VE
V5R 6B7

Residential Attached

\$295,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:
View: :
Complex / Subdiv: **Queen's Court**
First Nation
Services Connctd: **Community, Electricity**
Sewer Type: **City/Municipal**

If new,GST/HST inc?:
Bedrooms: **0**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
P.I.D.: **018-665-977**

Original Price: **\$334,000**
Approx. Year Built: **1994**
Age: **31**
Zoning: **CD-1**
Gross Taxes: **\$982.47**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

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): **400**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **400 sq. ft.**
Unfinished Floor: **0**
Grand Total: **400 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$147.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water**

Tot Units in Strata: **150** Locker: **Yes**
Storeys in Building: **14**
Mgmt. Co's #: **604-683-3900**
Council/Park Apprv?:

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

of Levels: **1**
of Rooms: **3**

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: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	15'6 x 11'3
Main	Kitchen	5'0 x 4'6
Main	Dining Room	6'0 x 6'2
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

Renovator alert!! South facing studio/bachelor suite close to Collingwood skytrain station. Condo needs major renovation. Sold as is where is.



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Active
R3045088

Board: V
Apartment/Condo

2003 1850 COMOX STREET

Vancouver West
West End VW
V6G 1R3

Residential Attached

\$309,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$309,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1968
Frontage(feet):	Bathrooms: 1	Age: 57
Frontage(metres):	Full Baths: 1	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$243,164.0
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 800-176-106	Tax Inc. Utilities?:
View: Yes : City		Tour:
Complex / Subdiv: El Cid		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
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:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **THIS IS A LEASEHOLD PROPERTY SUITE 2003 LOCATED IN THE APARTMENT BUILDING AT 1850 COMOX STREET, VANCOUVER BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THE NEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 12084 ON THE LANDS OF THE CITY OF VANCOUVER, BRITISH COLUMBIA, LOT V BLOCK 70 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12143.**

Amenities:

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

Finished Floor (Main): 600	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SHERIDAN INVESTMENTS LTD.	Mgmt. Co's #: 604-684-1743	
Finished Floor (Below): 0	Maint Fee: \$720.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes, Water		
Finished Floor (Total): 600 sq. ft.			
Unfinished Floor: 0			
Grand Total: 600 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			
Floor	Type	Dimensions	Bath
Main	Living Room	16' x 11'	1
Main	Dining Room	7' x 7'	2
Main	Kitchen	7' x 5'	3
Main	Bedroom	12' x 10'	4
Main	Foyer	9' x 2'	5
			6
			7
			8

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

Unit 2003 – A Rare Opportunity! This sought-after SW corner unit at El Cid offers breathtaking million-dollar views in the heart of the West End. Just two blocks from Stanley Park, with Denman & Davie's multicultural shops, The Sylvia, and English Bay at your doorstep—live steps from the Seawall, beaches, and vibrant city life. This meticulously maintained home features updated wrap-around windows and a spacious south-facing balcony—perfect for watching the Celebration of Light. The building has been repiped for the next 49 years of its prepaid lease. Amenities include a pool, gym, and a stunning rooftop lounge with 360° panoramic views. Parking & storage included. Rentals allowed. Buy a lifestyle!



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Active
R3019206

Board: V
Apartment/Condo

1003 2221 E 30TH AVENUE

Vancouver East
Victoria VE
V5N 0G6

Residential Attached

\$449,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$499,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 1	Age: 7
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,627.74
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-603-731	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 63, PLAN EPS5134, DISTRICT LOT 393, 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, Pool; Outdoor, Concierge**

Site Influences:
Features:

Finished Floor (Main): **483**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **483 sq. ft.**
Unfinished Floor: **0**
Grand Total: **483 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$440.05**
Maint Fee Includes: **Gardening, Management**

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

Locker:

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

of Levels: **1**
of Rooms: **4**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Primary Bedroom	10' x 10'
Main	Living Room	10' x 11'
Main	Kitchen	6' x 12'
Main	Den	4'3 x 8'11
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

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

Court order sale, 1 bedroom and den condo at Kensington Gardens, built by Westbank. Building features, air conditioning, view, Pool, Media room, Sauna and games room. Easy to show



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Active
R3058206
Board: V
Apartment/Condo

506 2733 CHANDLERY PLACE

Vancouver East
South Marine
V5S 4V3

Residential Attached

\$529,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$529,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 2	Age: 25
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,914.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-660-191	Tax Inc. Utilities?: No
View: Yes : River		Tour:
Complex / Subdiv: RIVER DANCE		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, 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: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 25 DISTRICT LOT 258 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS4074TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

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

Finished Floor (Main): 767			Units in Development: 210			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure: South			Storeys in Building: 12					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: KORECKI			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$588.10			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer,								
Finished Floor (Total): 767 sq. ft.			Snow removal								
Unfinished Floor: 0											
Grand Total: 767 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest.								
Suite:			Restricted Age:			# of Pets: 1			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Rooms: 4											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	8' x 9'			x	1	Main	3	No		
Main	Living Room	17' x 11'			x	2	Main	4	Yes		
Main	Primary Bedroom	10'5 x 11'			x	3			No		
Main	Bedroom	9'5 x 10'			x	4			No		
		x			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

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

Welcome to River Dance, a well-managed concrete mid-rise building nestled in a quiet riverside community. This 2 bed, 2 bath corner unit offers 767 sqft of thoughtfully designed space with floor-to-ceiling windows, a south-facing exposure, and views of the Fraser River. Enjoy abundant natural light and a cozy gas fireplace in the living area. Steps from Riverfront Park and a short 20-minute walk to the River District, you'll love the blend of nature and convenience. Building amenities include a gym, clubhouse, and full-time caretaker. Comes complete with 2 parking stalls and a storage locker.



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Active
R3040993

Board: V
Apartment/Condo

423 2238 KINGSWAY

Vancouver East
Victoria VE
V5N 2T7

Residential Attached

\$548,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$574,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 28
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,849.18
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 023-787-864	Tax Inc. Utilities?: No
View: Yes : PANORAMIC		Tour:
Complex / Subdiv: The King's Courtyard		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **1 KILOMETER**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 84, PLAN LMS2835, DISTRICT LOT 393, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Lane Access, Paved Road, Private Setting, Private Yard**
Features:

Finished Floor (Main): 802		Units in Development: 84	Tot Units in Strata: 84		Locker: Yes				
Finished Floor (Above): 0		Exposure: South	Storeys in Building: 3						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: CENTURY 21 PRUDENTIAL ESTATES	Mgmt. Co's #: 604-273-1744						
Finished Floor (Below): 0		Maint Fee: \$413.35	Council/Park Apprv?: No						
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management							
Finished Floor (Total): 802 sq. ft.									
Unfinished Floor: 0									
Grand Total: 802 sq. ft.		Bylaws Restrictions: Pets Allowed, Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns							
Suite: None		Restricted Age:	# of Pets: 1		Cats: Yes Dogs: Yes				
Basement: None		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term (<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 1									
# of Rooms: 9									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'5 x 8'8	Main	Other	5' x 7'	1	Main	4	No
Main	Living Room	12' x 14'3			x	2	Main	4	Yes
Main	Kitchen	5'6 x 11'10			x	3			
Main	Dining Room	7'7 x 13'3			x	4			
Main	Primary Bedroom	10'2 x 18'5			x	5			
Main	Bedroom	8'4 x 10'			x	6			
Main	Laundry	3'6 x 6'			x	7			
Main	Other	5' x 7'			x	8			

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

Welcome to The King's Courtyard, a centrally located gem in Vancouver. This bright and well-maintained 802 sq ft condo offers 2 bedrooms and 2 full bathrooms with a practical, open-concept layout. Step outside to your private patio—ideal for relaxing or entertaining. Just steps from T&T Supermarket, popular restaurants, the Nanaimo SkyTrain Station, and local parks, this home provides quick access to Downtown Vancouver and is within the catchment of Gladstone Secondary. Perfect for first-time buyers or small families looking for a move-in-ready home with excellent walkability. Includes one secured parking stall and one storage locker. 24-hour notice required for all showings. Showings limited to one Realtor and two clients. Additional photo link available upon request. Thank you, Luke.



Presented by:
Mylyne Santos PREC*

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Active
R3038080

Board: V
Apartment/Condo

1503 928 RICHARDS STREET

Vancouver West
Yaletown
V6B 6P6

Residential Attached

\$589,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$645,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 1	Age: 25
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,995.70
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 024-770-361	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: THE SAVOY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
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:
Parking: **Garage; Underground**
Dist. to Public Transit: **NRBY** Dist. to School Bus: **NRBY**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: REVIEW SCHEDULE A**
Fixtures Rmvd: **: REVIEW SCHEDULE A**
Floor Finish: **Other**

Legal: **STRATA LOT 114, PLAN LMS4155, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 584/139830 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: **Exercise Centre, Pool; Indoor, Sauna/Steam Room**

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

Finished Floor (Main): 584	Units in Development: 214	Tot Units in Strata: 214	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 30	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific Property	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$400.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Management, Recreation Facility		
Finished Floor (Total): 584 sq. ft.			
Unfinished Floor: 0			
Grand Total: 584 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'8 x 8'5			x	1	Main	4	Yes
Main	Kitchen	8'2 x 14'2			x	2			
Main	Primary Bedroom	10'5 x 9'5			x	3			
Main	Eating Area	7'8 x 5'4			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

The Savoy in Downtown Vancouver. This bright corner unit features high ceilings and a fully functional layout with no wasted space. 584 sq.ft. - 1 bedroom and 1 bathroom apartment features a well equipped kitchen and a living room with gas fireplace. Renovated suite with updated kitchen, bathroom, and tile flooring. City views over Yaletown and Rainbow Park from the private balcony. Amenities include an indoor pool, sauna, fitness centre, party room. Pets and rentals are permitted. Located a short walk to groceries, parks, transit, restaurants, sporting events and all that Yaletown has to offer. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C



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Active
R3015281

Board: V
Apartment/Condo

2403 1155 HOMER STREET

Vancouver West
Yaletown
V6B 5T5

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$689,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 1	Age: 30
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,261.75
Sq. Footage: 0.00		For Tax Year: 1995
Flood Plain: No	P.I.D.: 018-511-554	Tax Inc. Utilities?: No
View: Yes : CITY AND WATER LOOKING SOUTH	Tour:	
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Dist. to School Bus:

Legal: **PL LMS1114 LT 131 DL 541 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

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

Finished Floor (Main): 684	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$404.22	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 684 sq. ft.			
Unfinished Floor: 0			
Grand Total: 684 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'3 x 12'4				1	Main	4	No
Main	Kitchen	8'6 x 8'3				2			
Main	Solarium	8'1 x 8'1				3			
Main	Bedroom	11'9 x 11'9				4			
		x				5			
		x				6			
		x				7			
		x				8			

Listing Broker(s): **Royal Pacific Realty Corp.**

Royal Pacific Realty Corp.

Foreclosure Alert! Stylish 1 Bed + Den in the heart of Yaletown! This 684 SF suite at City Crest (Davie & Homer) comes with new cherry-wood laminate floors and a sleek galley kitchen featuring top-of-the-line stainless steel appliances. Floor-to-ceiling windows showcase spectacular southwest views of Yaletown, False Creek, English Bay, Downtown, and the North Shore Mountains. Bright and airy with a functional layout, including a spacious den/solarium—perfect as a home office or potential second bedroom. Solid concrete building with an excellent reputation. Pets and rentals allowed. 1 parking (#131) & 1 storage locker (#131) included. Best value in downtown Vancouver!



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Active
R3051931
Board: V
Apartment/Condo

1202 1010 BURNABY STREET

Vancouver West
West End VW
V6E 4L8

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$599,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,276.34
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 016-658-680	Tax Inc. Utilities?: No
View: Yes : OCEAN AND CITY		Tour:
Complex / Subdiv: THE ELLINGTON		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
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: **Concrete, Mixed, Tile**

Legal: **STRATA LOT 53 DISTRICT LOT 185 STRATA PLAN VR 2770 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION OF THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

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

Finished Floor (Main): 740			Units in Development:			Tot Units in Strata:			Locker: No		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 20					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: DWELL MANAGEMENT			Mgmt. Co's #: 604-821-2999					
Finished Floor (Below): 0			Maint Fee: \$550.64			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Management								
Finished Floor (Total): 740 sq. ft.											
Unfinished Floor: 0											
Grand Total: 740 sq. ft.											
Suite: None			Bylaws Restrictions: Pets Allowed w/Rest.								
Basement: None			Restricted Age:						# of Pets: Cats: Dogs:		
Crawl/Bsmt. Ht:			# or % of Rentals Allowed:								
# of Kitchens: 1			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Levels: 1			Short Term Lse-Details:								
# of Rooms: 5											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	0'0 x 0'0			x	1	Main	4	Yes		
Main	Dining Room	0'0 x 0'0			x	2					
Main	Kitchen	0'0 x 0'0			x	3					
Main	Primary Bedroom	0'0 x 0'0			x	4					
Main	Laundry	0'0 x 0'0			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

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

Experience vibrant West End living in this well-designed 1-bedroom, 1-bathroom corner suite at The Ellington, ready for you to personalize. The suite features a large primary bedroom, a spacious bathroom, and plenty of living space (740 sq. ft.), along with convenient in-suite laundry. Enjoy a covered balcony with stunning city views. Building amenities include a pool, gym, hot tub, and more. Don't miss this rare opportunity to create your dream home in one of Vancouver's most walkable and lively neighborhoods.



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Active
R3031985

Board: V
Apartment/Condo

2709 1008 CAMBIE STREET

Vancouver West
Yaletown
V6B 6J7

Residential Attached

\$617,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$699,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 1	Age: 28
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,025.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 023-935-413	Tax Inc. Utilities?: No
View: Yes : UNOBSTRUCTED YALETOWN &		Tour:
Complex / Subdiv: WATERWORKS		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 167 STRATA PLAN LMS2995 , DISTRICT LOT FC , NWLD**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

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

Finished Floor (Main): 727	Units in Development: 535	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 31	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE	Mgmt. Co's #: 855-683-8900	
Finished Floor (Below): 0	Maint Fee: \$634.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Taxes, Water		
Finished Floor (Total): 727 sq. ft.			
Unfinished Floor: 0			
Grand Total: 727 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

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

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

Well-maintained building in a prime YALETOWN location. Beautiful 1 Bed, 1 Bath, Den and in-suite Storage. Situated on the 27th floor with sweeping views of Yaletown & some Water views. Fabulous SW CORNER Suite features updated engineered walnut H/W throughout & granite countertops. PROTECTED Westerly VIEWS looking over Heritage Yaletown & sunsets are spectacular from the floor-to-ceiling windows. Good-sized den is being used as a 2nd Bedroom. Amenities include 24hr Concierge, Club H2O, which is an indoor 60' salt-water pool, huge gym, party room, steam, sauna, squash court & sun-tanning area. Great location, steps to the Seawall, parks, restaurants, shopping & more. Includes 1 secure PARKING.



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Active
R3042688

Board: V
Townhouse

21 1201 LAMEY'S MILL ROAD

Vancouver West
False Creek
V6H 3S8

Residential Attached

\$689,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **006-521-797**
View: **Yes : MARINA AND FALSE CREEK**
Complex / Subdiv: **ALDER BAY PLACE**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$749,000**
Approx. Year Built: **1980**
Age: **45**
Zoning: **FCCDD**
Gross Taxes: **\$3,255.47**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour:

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.**

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

Units in Development: **47**
Exposure: **Northeast**
Mgmt. Co's Name: **TRIBE**
Maint Fee: **\$616.68**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

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

Locker: **Yes**

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

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Below	Foyer	6'11 x 7'10
Main	Kitchen	9'1 x 10'1
Main	Dining Room	7'5 x 14'7
Main	Living Room	16' x 13'10
Above	Primary Bedroom	11'11 x 11'5
Above	Den	7'1 x 6'9
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Below	1	No
2	Above	4	No
3			
4			
5			
6			
7			
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/ restrictions. 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.



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Active
R3022762
Board: V
Apartment/Condo

B1002 1331 HOMER STREET

Vancouver West
Yaletown
V6B 5M9

Residential Attached

\$699,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$789,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1989
Frontage(feet): 0.00	Bathrooms: 1	Age: 36
Frontage(metres): 0.00	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,686.20
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 015-175-863	Tax Inc. Utilities?:
View: Yes : City, Water		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(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; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **PL VAS2540 LT 119 DL FC LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE ADD'T LEGAL INFO AVAIL**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Finished Floor (Main): 876	Units in Development: 152	Tot Units in Strata: 163	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$540.11	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 876 sq. ft.			
Unfinished Floor: 0			
Grand Total: 876 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

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

Listing Broker(s): **Argus Estates (1983) Ltd.**

1 bedroom+ den condo located in the heart of Yaletown. This well-appointed home features updated flooring, floor-to-ceiling windows, and a private patio overlooking a quiet courtyard. The spacious bedroom offers sweeping city views, & the den is used as 2nd bedroom. Just steps from the Seawall, David Lam Park, transit, shops and some of Vancouver's best restaurants, pet and rental-friendly. Includes one secured parking stall. Parking and storage are right near the building access doors. The building has a terrarium, hot tub/sauna, a secure open courtyard, games room, gym, and guest rental suite. Court-ordered sale. Property sold-"as-is where is". Scheduled A must accompany all offers. Initial offer can have subjects/conditions - please contact for more info on the court process.



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Active
R3034282
Board: V
Apartment/Condo

606 610 GRANVILLE STREET

Vancouver West
Downtown VW
V6C 3T3

Residential Attached

\$699,999 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$779,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 2	Age: 19
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,558.56
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-826-763	Tax Inc. Utilities?: Yes
View: No :		Tour: Virtual Tour URL
Complex / Subdiv: THE HUDSON		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 32, PLAN BCS2044, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): 546	Units in Development: 423	Tot Units in Strata: 423	Locker: No
Finished Floor (Above): 321	Exposure: Northwest	Storeys in Building: 33	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$498.47	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 867 sq. ft.			
Unfinished Floor: 0			
Grand Total: 867 sq. ft.	Bylaws Restrictions: Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: NO SHORT TERM RENTAL LESS THAN ONE MONTH		
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Living Room	13'4 x 11'2	1
Main	Dining Room	12'9 x 10'1	2
Main	Kitchen	8'3 x 6'7	3
Main	Foyer	5'2 x 4'2	4
Main	Den	6'5 x 5'1	5
Above	Bedroom	12'10 x 11'4	6
			7
			8

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

*****COURT ORDERED SALE***** The Hudson, THE unique residential & commercial zoned building located in the heart of Downtown financial district, tech companies & schools where all the actions are. Well priced stylish spacious 1+ Den loft style unit that is PERFECT for those who "work from home", small business owners & start up company tenants. The unique feature of this unit offers 2 independent access, one to the upper level bedroom with 4 piece bathroom which provide total privacy, another door to the main level where the den & powder room are. Entertain your guests or conduct business meetings. 24 hr Concierge, building connected to Granville skytrain station, Malls, steps away to Winners & half a block away to City Centre Canada Line. How much more convenient can you get?



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Active
R3052648
Board: V
Apartment/Condo

605 53 W HASTINGS STREET

Vancouver West
Downtown VW
V6B 1G4

Residential Attached

\$724,100 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$780,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,765.91
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 027-739-741	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: PARIS BLOCK		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Live/Work Studio, Loft/Warehouse Conv.**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
Parking: **None**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 30 OLD GRANVILLE TOWNSITE STRATA PLAN BCS3221 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, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 1,047	Units in Development:	Tot Units in Strata: 50	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Property Management	Mgmt. Co's #: 604-432-7774	
Finished Floor (Below): 0	Maint Fee: \$861.31	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management		
Finished Floor (Total): 1,047 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,047 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			
Floor	Type	Dimensions	Bath
Main	Living Room	16'10 x 9'5	1
Main	Dining Room	11'7 x 8'1	2
Main	Kitchen	8'7 x 8'5	3
Main	Primary Bedroom	12'5 x 10'3	4
Main	Foyer	6'0 x 4'11	5
			6
			7
			8

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

"PARIS BLOCK", a unique heritage conversion by the Salient Group, perfect for professionals/investors. This highly desirable, New York live/work/industrial/loft style w/ red bricks offers 1047 sqft of exceptionally finished space in a quiet/central location, putting you moments away from Vancouver's best dining, shopping & scenic views. This penthouse unit celebrates its heritage w/ exposed brick walls, Pella windows & doors, polished concrete floors. Modern comforts include a Miele appliance package, wine fridge & spa-like bathroom w/ slate tile, soaker tub, walk-in shower. The true highlight is the massive & private rooftop patio, complete w/ an outdoor kitchen & stunning North Shore mountain views. *Some photos are virtually staged.



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Active
R3067303

Board: V
Apartment/Condo

301 41 ALEXANDER STREET

Vancouver East
Downtown VE
V6A 1B2

Residential Attached

\$725,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$725,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: HA-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,588.17
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 016-764-471	Tax Inc. Utilities?: No
View: Yes : Mountains, Partial Water, Tree		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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): 1,047	Units in Development: 23	Tot Units in Strata: 23	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Goldstream Properties	Mgmt. Co's #: 604-988-0321	
Finished Floor (Below): 0	Maint Fee: \$557.17	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gas, Hot Water, Management		
Finished Floor (Total): 1,047 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,047 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 6 months		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	14' x 4'9	1	Main	4	No
Main	Bedroom	15'4 x 11'1	2			
Main	Kitchen	12'7 x 9'1	3			
Main	Living Room	20'8 x 14'4	4			
Main	Dining Room	9'11 x 9'1	5			
Main	Sauna	4'7 x 4'2	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
R3048846

Board: V
Apartment/Condo

602 1238 BURRARD STREET

Vancouver West
Downtown VW
V6Z 3E1

Residential Attached

\$729,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$749,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,503.98
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 025-728-318	Tax Inc. Utilities?: No
View: Yes : Court Yard		Tour: Virtual Tour URL
Complex / Subdiv: ALTADENA		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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: **1/2 BLOCK** Dist. to School Bus: **1-2 BLKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Sold "As is Where is" basis only**
Fixtures Rmvd: **Yes: Sold As is Where is basis only**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 39 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS478**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room**

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

Finished Floor (Main): 859	Units in Development: 102	Tot Units in Strata: 102	Locker:
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 14	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Wynford Group	Mgmt. Co's #: 604-261-0285	
Finished Floor (Below): 0	Maint Fee: \$541.87	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Other, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 859 sq. ft.			
Unfinished Floor: 0			
Grand Total: 859 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

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

Listing Broker(s): **RE/MAX 2000 Realty**

Altadena - Court Ordered Sale 2 bedroom corner unit with 2 full bathroom plus flex room(enclosed balcony area/den). South-West, not facing Burrard street. Large living room with gas fireplace. 9 foot ceilings through out. Fantastic location just on the edge of the West End with all shopping and restaurants within a short walking distance. Local transit close by. Sold on a "As is Where is " basis only. 1 parking and 1 locker



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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**
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **032-299-664**
View: **:**
Complex / Subdiv: **CHLOE KERRISDALE**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$749,900**
Approx. Year Built: **2024**
Age: **1**
Zoning: **C-2**
Gross Taxes: **\$2,981.07**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour:

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): **522**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **522 sq. ft.**
Unfinished Floor: **0**
Grand Total: **522 sq. ft.**

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

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

Units in Development: **46**
Exposure: **East**
Mgmt. Co's Name: **RANCHO**
Maint Fee: **\$458.07**
Maint Fee Includes: **Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **46** Locker: **Yes**
Storeys in Building: **5**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

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?: **Yes**

Short Term Lse-Details:

No Air BnB, vacation rental, etc. Rental term must be 30+ days

Floor	Type	Dimensions
Main	Living Room	12' x 10'
Main	Dining Room	8'6" x 7'
Main	Kitchen	11'5" x 5'
Main	Bedroom	10'9" x 9'3"
Main	Patio	10' x 7'
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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



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Active
R3069716
Board: V
Apartment/Condo

111 3188 RIVERWALK AVENUE

Vancouver East
South Marine
V5S 0E7

Residential Attached

\$765,400 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$765,400
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,800.21
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-417-922	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv: Current At Water's Edge by Polygon		
First Nation		
Services Connctd: Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal Water Supply: City/Municipal		

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

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! Open House 1-2pm SAT**



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Active
R3067564

Board: V
Apartment/Condo

PH4 1238 BURRARD STREET

Vancouver West
Downtown VW
V6Z 3E1

Residential Attached

\$771,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$771,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,834.50
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 025-728-962	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Altadena		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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**

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

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): 876			Units in Development: 102			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 14					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Winford			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$616.02			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal								
Finished Floor (Total): 876 sq. ft.											
Unfinished Floor: 0											
Grand Total: 876 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite: None Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 5			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
			# or % of Rentals Allowed:								
			Short Term (<1yr)Rnt/Lse Alwd?: Yes								
			Short Term Lse-Details: upon strata approval								
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.



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Active
R3035108

Board: V
Apartment/Condo

2910 610 GRANVILLE STREET

Vancouver West
Downtown VW
V6C 3T3

Residential Attached

\$899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 2	Age: 19
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,000.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 026-830-302	Tax Inc. Utilities?:
View: Yes : Burrard Inlet		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, 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 Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 386, PLAN BCS2044, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, In Suite Laundry, Concierge**

Site Influences:
Features:

Finished Floor (Main): **888**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **888 sq. ft.**
Unfinished Floor: **0**
Grand Total: **888 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Macdonald Commercial**
Maint Fee: **\$504.62**
Maint Fee Includes: **Caretaker, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **423** Locker: **No**
Storeys in Building: **33**
Mgmt. Co's #: **604-714-5717**
Council/Park Apprv?:

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

of Levels: **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: Cats: **Yes** Dogs: **Yes**

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

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

Welcome to The Hudson. This 29th floor 2 Bedroom + Flex + Solarium corner unit boasts breathtaking panoramic views of the water, city, and mountains, stunning by day and magical at night. Residents enjoy a fitness centre, recreation and lounge rooms, and 24-hour concierge service. Direct building access to the SkyTrain makes city living effortless. This well-managed, pet- and rental-friendly building offers both convenience and lifestyle. Don't miss your chance to own this exceptional home.



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Active
R3035764
Board: V
Apartment/Condo

907 1833 CROWE STREET

Vancouver West
False Creek
V5Y 0A2

Residential Attached

\$980,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____
Meas. Type: **Feet** Bedrooms: **2**
Frontage(feet): _____ Bathrooms: **2**
Frontage(metres): _____ Full Baths: **2**
Depth / Size (ft.): _____ Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: _____ P.I.D.: **027-851-591**
View: **Yes : City & Mountain**
Complex / Subdiv: **The Foundry**
First Nation _____
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,072,500**
Approx. Year Built: **2009**
Age: **16**
Zoning: **CD**
Gross Taxes: **\$3,567.31**
For Tax Year: **2025**
Tax Inc. Utilities?: _____
Tour: _____

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

Renovations: _____
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel: _____
Fuel/Heating: **Baseboard, Hot Water**
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, Visitor Parking**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 67, PLAN BCS3365, DISTRICT LOT 302, 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, Playground, Wheelchair Access**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,089**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,089 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,089 sq. ft.**

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

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

Units in Development: **106**
Exposure: _____
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$764.33**
Maint Fee Includes: **Caretaker, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

Tot Units in Strata: **106** Locker: **No**
Storeys in Building: **16**
Mgmt. Co's #: **604-648-6991**
Council/Park Apprv?: _____

Bylaws Restrictions: **Pets Allowed w/Rest., 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: **No air bnb**

Floor	Type	Dimensions
Main	Living Room	17'2 x 11'0
Main	Dining Room	11'1 x 11'8
Main	Kitchen	9'6 x 9'10
Main	Primary Bedroom	10'10 x 10'2
Main	Walk-In Closet	7'4 x 4'1
Main	Bedroom	9'0 x 9'9
Main	Walk-In Closet	5'4 x 6'8
Main	Den	6'11 x 7'0

Floor	Type	Dimensions
Main	Storage	8'10 x 4'4
Main	Foyer	3'8 x 15'9
		x
		x
		x
		x
		x
		x

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

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

Welcome to The Foundry by Polygon in False Creek. This spacious 2 Bed, 2 Bath + Den home offers 1,089 sqft with walk-in closets in both bedrooms, a functional den, in-suite storage, and a patio with downtown views. Features include updated stainless appliances, Bosch flattop stove, laminate flooring, and in-suite laundry. LEED-certified building with gym, playground, EV charging, visitor parking, and bike storage. One secured parking stall included. Heat & hot water in strata fees. Steps to the Seawall, Olympic Village, SkyTrain, shops & more. Pets & rentals allowed. Accepted offer now public at \$980,000.



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Active
R3045164

Board: V
Apartment/Condo

684 87 NELSON STREET

Vancouver West
Yaletown
V6Z 0E8

Residential Attached

\$999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,288.73
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-884-942	Tax Inc. Utilities?: No
View: Yes : Water & City		Tour:
Complex / Subdiv: The ARC		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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): 872	Units in Development: 520	Tot Units in Strata: 520	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$637.09	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 872 sq. ft.			
Unfinished Floor: 0			
Grand Total: 872 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

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

Listing Broker(s): **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!



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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: \$999,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet): 926.00	Bathrooms: 2	Age: 23
Frontage(metres): 282.24	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,371.86
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-398-326	Tax Inc. Utilities?:
View: Yes : Panoramic City Ocean Mountains		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **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): 926	Units in Development: 83	Tot Units in Strata: 83	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 29	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Northwest	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$801.72	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 926 sq. ft.			
Unfinished Floor: 0			
Grand Total: 926 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

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:
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Active
R3049590

Board: V
Apartment/Condo

1284 87 NELSON STREET

Vancouver West
Yaletown
V6Z 0E8

Residential Attached

\$1,039,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,059,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,725.07
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-886-201	Tax Inc. Utilities?:
View: Yes : FALSE CREEK CAMBIE BRIDGE		Tour:
Complex / Subdiv: THE ARC		
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**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, 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: **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): 872	Units in Development: 558	Tot Units in Strata: 558	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$637.09	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility		
Finished Floor (Total): 872 sq. ft.			
Unfinished Floor: 0			
Grand Total: 872 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	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.



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Active
R3054819
Board: V
Apartment/Condo

402 889 PACIFIC STREET

Vancouver West
Downtown VW
V6Z 1C3

Residential Attached

\$1,075,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-441-343**
View: :
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$1,075,000**
Approx. Year Built: **2021**
Age: **4**
Zoning: **RES**
Gross Taxes: **\$4,293.86**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour:

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

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

Legal: **STRATA LOT 11, PLAN EPS7738, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Concierge**

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

Finished Floor (Main): **884**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **884 sq. ft.**
Unfinished Floor: **0**
Grand Total: **884 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$419.22**
Maint Fee Includes: **Caretaker, Gardening, Management**

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

Locker:

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

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

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

of Pets: Cats: Dogs:

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

Listing Broker(s): **Royal Pacific Realty Corp.**

Experience refined living at The Pacific by Grosvenor in Downtown Vancouver. This functional 2 bed, 2 bath home offers open-concept design with a chef's kitchen featuring Wolf 30" gas cooktop/oven, Sub-Zero fridge, custom Italian Snidero cabinetry, Miele dishwasher, marble backsplash, and quartz counters. Wide-plank oak flooring, over-height windows/doors, and air-conditioning add comfort and style. A full-width balcony brings in natural light. Building amenities include 24-hr concierge, fitness centre, and a landscaped terrace with outdoor dining and kitchen. Includes 1 parking, 1 storage, and balance of 2-5-10 warranty.



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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?: No	Original Price: \$1,149,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 1	Age: 1
Frontage(metres):	Full Baths: 1	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,053.75
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-299-869	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: **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): 697	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$607.64	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 697 sq. ft.			
Unfinished Floor: 0			
Grand Total: 697 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: 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	12'8 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 effortless city living in a serene, historic neighborhood.



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Active
R3050785
Board: V
Apartment/Condo

3005 1028 BARCLAY STREET

Vancouver West
West End VW
V6E 0B1

Residential Attached

\$1,249,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **028-446-704**
View: **Yes : English Bay, Mountain, Water**
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$1,299,000**
Approx. Year Built: **2011**
Age: **14**
Zoning: **CD-1**
Gross Taxes: **\$4,000.00**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **STRATA LOT 198, PLAN BCS4016, 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: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences:
Features:

Finished Floor (Main): **1,027**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,027 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,027 sq. ft.**

Units in Development: **256**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$547.48**
Maint Fee Includes: **Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **256** Locker:
Storeys in Building: **42**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
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: Cats: **Yes** Dogs: **Yes**

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

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

COURT-ORDERED SALE. Iconic Ocean & Mountain views from every room! | Comes with 2 Side by Side Parking Stalls! | Soak in unforgettable English Bay sunsets and sweeping North Shore vistas from this luxury residence at the prestigious PATINA by Concert Properties. Floor-to-ceiling windows flood the space with natural light, while the gourmet Miele/Liebherr kitchen with oversized island is perfect for entertaining. Expansive living and dining areas flow seamlessly to a view balcony overlooking the water. World-class amenities include a dramatic double-height lobby, fitness centre, resident lounge, and sky garden. All this, just steps from the YMCA, premier shopping, and fine dining. Side-by-side parking stalls close to elevator. Court Date TBD



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Active
R3052767

Board: V
Apartment/Condo

1401 1365 DAVIE STREET

Vancouver West
West End VW
V6E 1N5

Residential Attached

\$1,420,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,440,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: RM-5D
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,487.88
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-489-915	Tax Inc. Utilities?: No
View: Yes :CITY AND OCEAN		Tour:
Complex / Subdiv: MIRABEL ENGLISH BAY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, 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): 956	Units in Development: 149	Tot Units in Strata: 149	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 17	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #: 604-257-0325	
Finished Floor (Below): 0	Maint Fee: \$719.80	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 956 sq. ft.			
Unfinished Floor: 0			
Grand Total: 956 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

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.



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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: \$1,680,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet): 0.00	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,173.82
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-320-112	Tax Inc. Utilities?: No
View: Yes : Ocean, Mountain and City view		Tour: Virtual Tour URL
Complex / Subdiv:		
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: **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 DISTRICT STRATA 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			Units in Development: 29			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure: North			Storeys in Building: 4					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$889.14			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal								
Finished Floor (Total): 1,244 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,244 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	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
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?: No	Original Price: \$1,724,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$6,102.45
Sq. Footage: 0.00	P.I.D.: 032-299-729	For Tax Year: 2025
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: CHLOE KERRISDALE		Tour:
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: **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): 1,158	Units in Development: 46	Tot Units in Strata: 46	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$1,009.62	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,158 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,158 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: 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			x	8			

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Discover Chloé in the prestigious heart of 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*

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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?: **No**
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **3**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **032-299-508**
View: :
Complex / Subdiv: **CHLOE KERRISDALE**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,899,900**
Approx. Year Built: **2024**
Age: **1**
Zoning: **C-2**
Gross Taxes: **\$7,402.76**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour:

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): **1,190**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,190 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,190 sq. ft.**

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

Units in Development: **46** Tot Units in Strata: **46** Locker: **Yes**
Exposure: **East** Storeys in Building: **4**
Mgmt. Co's Name: **RANCHO** Mgmt. Co's #: **604-684-4508**
Maint Fee: **\$1,037.67** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal**

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?: **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	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			x	7			
		x			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.



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Active
R3054194

Board: V
Apartment/Condo

604 5033 CAMBIE STREET

Vancouver West
Cambie
V5Z 0H6

Residential Attached

\$1,899,900 (LP)

(SP)



PHOTOS ARE TAKEN FROM ANOTHER UNIT WITH A SIMILAR LAYOUT.

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 3	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,822.78
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-880-114	Tax Inc. Utilities?:
View: Yes : From Roof Deck: Mountain & City		Tour:
Complex / Subdiv: 35 PARK WEST		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 120, BLOCK 839, PLAN EPS4950, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

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

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

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

Finished Floor (Main): 1,463		Units in Development: 183	Tot Units in Strata: 183		Locker: Yes				
Finished Floor (Above): 58		Exposure: Southwest	Storeys in Building: 6						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900						
Finished Floor (Below): 0		Maint Fee: \$901.06	Council/Park Apprv?:						
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal							
Finished Floor (Total): 1,521 sq. ft.									
Unfinished Floor: 0									
Grand Total: 1,521 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Suite:		Restricted Age:	# of Pets: 2		Cats: Yes Dogs: Yes				
Basement: None		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: Yes							
# of Kitchens: 1		Short Term Lse-Details: Minimum 30 day lease term							
# of Levels: 1									
# of Rooms: 9									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'4 x 15'10	Main	Foyer	10'2 x 9'10	1	Main	5	Yes
Main	Dining Room	12' x 7'6			x	2	Main	4	No
Main	Kitchen	15'7 x 8'7			x	3	Main	2	No
Main	Primary Bedroom	13'11 x 9'11			x	4			
Main	Bedroom	18'4 x 8'8			x	5			
Main	Walk-In Closet	5'1 x 4'5			x	6			
Main	Bedroom	9'10 x 8'8			x	7			
Main	Storage	11'6 x 3'4			x	8			

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

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



Presented by:
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Active
R3017220

Board: V
Row House (Non-Strata)

122 1228 MARINASIDE CRESCENT

Vancouver West
Yaletown
V6Z 2W4

Residential Attached

\$2,399,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **3**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **023-755-474**
View: :
Complex / Subdiv: **CRESTMARK II**
First Nation
Services Connctd: **Community, Electricity, Natural Gas**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$2,398,000**
Approx. Year Built: **1997**
Age: **28**
Zoning: **CD-1**
Gross Taxes: **\$9,480.85**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **Ground Level Unit**
Construction: **Brick, Concrete, Concrete Frame**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Block**

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

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

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

Legal: **PL LMS2781 LT 103 DL F C LD 36 UNDIV 86/11250 SHARE IN COM PROP THEREIN.**

Amenities: **Elevator, Exercise Centre, Recreation Center, Concierge**

Site Influences:
Features: **Clothes Washer/Dryer, Dishwasher**

Finished Floor (Main): **1,160**
Finished Floor (Above): **850**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **85**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,095 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,095 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name: **RANCHO MANAGEMENT SERVICES**
Maint Fee: **\$1,524.56**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**
Tot Units in Strata: **221** Locker:
Storeys in Building:
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
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	20' x 13'			x	1	Above	5	Yes
Main	Dining Room	10' x 13'			x	2	Above	4	No
Main	Kitchen	8'3 x 9'10			x	3	Main	2	No
Main	Nook	7'0 x 7'0			x	4			
Above	Primary Bedroom	12'8 x 12'			x	5			
Above	Bedroom	11' x 9'			x	6			
Above	Bedroom	10' x 9'			x	7			
Above	Family Room	14'0 x 14'0			x	8			

Listing Broker(s): **Royal Pacific Realty Corp.**

WATERFRONT TOWNHOUSE built by **CONCORD PACIFIC**. This **SPACIOUS 3 LEVEL 3 BEDROOM + FAMILY ROOM** BOASTS THE best **WATERFRONT LOCATION**. This townhome has **FALSE CREEK WATER & CITY SKYLINE**. NO TRAFFIC NOISE HERE!! **16 F OT CEILINGS** in the Living room. **OVER 800 SQ FT OF OUTDOOR SPACE INCLUDING ROOF DECK OFF THE FAMILY ROOM**. **PRIVATE CAR GARAGE** attached to the home. This home is perfect for those in search of urban living in a waterfront setting. Also makes a perfect summer of 2nd home for those visiting from afar. The Crestmark offers full amenities.



Presented by:
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Active
R3069187
Board: V
Apartment/Condo

5901 1289 HORNBY STREET

Vancouver West
Downtown VW
V6Z 0G7

Residential Attached

\$3,368,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,368,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 4	Age: 3
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$11,238.30
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-750-621	Tax Inc. Utilities?: No
View: Yes : Ocean, Mountain, City		Tour:
Complex / Subdiv: One Burrard Place		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: As is condition**
Fixtures Rmvd: **Yes: As is condition**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 391, PLAN EPS8296, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Garden, Playground, Pool; Indoor**

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

Finished Floor (Main): 1,828			Units in Development: 440			Tot Units in Strata: 440			Locker: Yes		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Rancho Management			Mgmt. Co's #: 604-684-4508					
Finished Floor (Below): 0			Maint Fee: \$1,529.88			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal								
Finished Floor (Total): 1,828 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,828 sq. ft.											
Suite: None			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Basement: None			Restricted Age:						# of Pets: 2		
			# or % of Rentals Allowed:						Cats: Yes Dogs: Yes		
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Family Room	9'9 x 15'0			x	1	Main	5	Yes		
Main	Dining Room	10'6 x 8'0			x	2	Main	3	Yes		
Main	Living Room	18'9 x 11'6			x	3	Main	3	Yes		
Main	Kitchen	15'9 x 11'4			x	4	Main	2	No		
Main	Laundry	10'0 x 6'0			x	5					
Main	Primary Bedroom	9'11 x 12'0			x	6					
Main	Bedroom	13'0 x 9'10			x	7					
Main	Bedroom	11'0 x 12'0			x	8					

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

A rare sub-penthouse at One Burrard Place, occupying half of the 59th floor with only two homes on the level. This 3 bed 4 bath residence showcases sweeping, unobstructed views of False Creek, the city skyline, North Shore mountains, Stanley Park. Luxury finishes include GAGGENAU appliances, Italian MITON kitchen, KICO closets, ANTONIO LUPI sink, and BOCCI lighting. The 1,130 sq.ft. wraparound terrace extends the living space outdoors. Smart-home features, A/C, and 24/7 concierge offer elevated comfort. CLUB ONE's 30,000 sq.ft. of amenities includes a pool, spa, gym, wine and music rooms, salon, private dining, and guest suite.



Presented by:
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info@mylyne.com



Active
R3038485

Board: V
Apartment/Condo

PH 1403 BEACH AVENUE

Vancouver West
West End VW
V6G 1Y3

Residential Attached

\$3,888,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,988,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 3	Age: 33
Frontage(metres):	Full Baths: 3	Zoning: RM-5A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$13,188.30
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 017-954-177	Tax Inc. Utilities?: No
View: Yes :English Bay		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Penthouse**
Construction: **Concrete**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 9 DISTRICT LOT 185 STRATA PLAN LMS575 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Storage**

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

Finished Floor (Main): 2,195	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 736	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: KORECKI REAL ESTATE SERVICES	Mgmt. Co's #: 604-233-7772	
Finished Floor (Below): 0	Maint Fee: \$1,848.49	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 2,931 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,931 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite: None	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'7 x 16'7	Above	Den	14'6 x 7'11	1	Main	3	No
Main	Kitchen	12'10 x 12'	Above	Solarium	10'7 x 5'	2	Main	4	No
Main	Dining Room	15'1 x 19'7	Above	Family Room	14'8 x 17'0	3	Above	5	Yes
Main	Bedroom	11'7 x 12'5			x	4			No
Main	Bedroom	12'10 x 13'8			x	5			No
Main	Recreation Room	14'7 x 9'9			x	6			No
		x			x	7			No
Above	Primary Bedroom	15'11 x 18'11			x	8			No

Listing Broker(s): **Homelife Benchmark Realty Corp.**

English Bay penthouse unit in an exclusive boutique building with unobstructed and expansive Ocean Views. Features over 3,100 sq feet over 2 stories, 4 bedrooms, 2 dens, 3 full bathrooms and 3 parking stalls. Elegant spiral staircase with floor to ceiling windows. Multiple decks for entertaining and enjoying the spectacular views. Exceptional location, close to Stanley Park, restaurants and shopping. Court Ordered Sale.



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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Active
R3061762
Board: V
Apartment/Condo

2502 323 JERVIS STREET

Vancouver West
Coal Harbour
V6C 3P8

Residential Attached

\$4,000,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,498,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 4	Age: 23
Frontage(metres):	Full Baths: 3	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$24,737.60
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 025-396-242	Tax Inc. Utilities?:
View: Yes : Water, Mountain, Coal Harbour		Tour: Virtual Tour URL
Complex / Subdiv: Escala		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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: **3** Covered Parking: **3** Parking Access: **Rear, Side**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **STRATA LOT 88 & 89, PLAN LMS4650, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, UNDIV 264/15612 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 RELIST**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Garden, Pool; Indoor, Recreation Center**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Private Setting, Shopping Nearby, Waterfront Property**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Oven - Built In, Security System, Wet Bar**

Finished Floor (Main): 2,862	Units in Development: 92	Tot Units in Strata: 92	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast, South	Storeys in Building: 29	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Stratawest Management Ltd.	Mgmt. Co's #: 604-904-9595	
Finished Floor (Below): 0	Maint Fee: \$2,340.39	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 2,862 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,862 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 13			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	26'11 x 15'	Main	Bedroom	12'4 x 17'8	1	Main	2	No
Main	Dining Room	26'11 x 9'7	Main	Bedroom	12'1 x 11'10	2	Main	6	Yes
Main	Kitchen	12'8 x 17'10	Main	Storage	4'6 x 8'2	3	Main	3	Yes
Main	Family Room	12'8 x 22'1	Main	Storage	8'2 x 5'3	4	Main	4	Yes
Main	Solarium	10'5 x 7'5	Main	Laundry	6'3 x 5'9	5			
Main	Foyer	13'4 x 3'11			x	6			
Main	Primary Bedroom	20'4 x 14'6			x	7			
Main	Walk-In Closet	9'0 x 11'11			x	8			

Listing Broker(s): **The Partners Real Estate**

The Partners Real Estate

THE ESCALA – Best Positioned Waterfront Living. Set on the very point of Coal Harbour, this iconic James K.M. Cheng/ASPAC masterpiece is Vancouver's most prestigious waterfront address. Rarely available half-floor home on the 25th floor offers over 2,800 sq. ft. with forever water, mountain & city views. A rare blank canvas to create your ultimate waterfront retreat. Offering the finest amenities_ pool, private theatre, and fitness centre. Includes 3 parking—featuring a PRIVATE 2-CAR GARAGE—plus 24/7 concierge, advanced security. Direct access to the seawall, marina, Urban Fare, cafés & fine dining. A true WOW residence showcasing the very best of West Coast luxury living. Accepted offer is now public at \$4,000,000. Court date DEC 11TH, 2025



Presented by:
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Active
R3002080

Board: V
1/2 Duplex

550 W 64TH AVENUE

Vancouver West
Marpole
V6P 2K9

Residential Attached

\$5,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$5,800,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2024
Frontage(feet): 66.00	Bathrooms: 5	Age: 1
Frontage(metres): 20.12	Full Baths: 5	Zoning: RS-1
Depth / Size (ft.): 121.52	Half Baths: 0	Gross Taxes: \$17,088.70
Sq. Footage: 8,020.00	P.I.D.: 004-204-549	For Tax Year: 2024
Flood Plain:		Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 148, PLAN VAP1640, DISTRICT LOT 323, GROUP 1, NEW WESTMINSTER LAND DISTRICT, CENTRE PORTION OF**

Amenities: **None**

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

Finished Floor (Main): **2,041**
Finished Floor (Above): **1,618**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **2,014**
Finished Floor (Basement): **0**
Finished Floor (Total): **5,673 sq. ft.**
Unfinished Floor: **0**
Grand Total: **5,673 sq. ft.**

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

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

Locker:

Suite: **Unauthorized Suite**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **2** # of Rooms: **13**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	22'8 x 11'6	Bsmt	Recreation Room	16'7 x 12'9	1	Main	4	No
Main	Dining Room	13'4 x 10'4	Bsmt	Living Room	12'6 x 12'1	2	Above	4	Yes
Main	Kitchen	15'0 x 9'5	Bsmt	Kitchen	12'1 x 9'3	3	Above	4	No
Main	Family Room	13'2 x 11'10	Bsmt	Bedroom	10'2 x 9'8	4	Bsmt	4	No
Main	Den	9'6 x 8'10	Bsmt	Bedroom	9'8 x 8'3	5	Bsmt	4	No
Above	Primary Bedroom	19'6 x 10'4			x	6			
Above	Bedroom	10'5 x 10'2			x	7			
Above	Bedroom	11'3 x 9'8			x	8			

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

Court ordered sale of the whole property of side by side duplex. The two 1/2 duplexes are not legally strata approved yet, which could be a great benefit for some buyers. Top quality built 3 levels with 3 bedrooms 3 bathrooms up and a 2 bedrooms legal rental suite in basement of each 1/2 duplex. Property is facing north, with very sunny fenced backyards, 4 parking spaces for each unit (1 in garage, 2 open spaces, 1 street parking), located in a great area, close to shopping area, restaurants, skytrain station.