



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

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**Active** **R3063362** **2301 1850 COMOX STREET** Residential Attached  
 Board: V Vancouver West **\$260,000** (LP)  
 Apartment/Condo West End VW (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: **57**  
 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** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage Underbuilding**  
 Exterior: **Concrete, Other** Dist. to Public Transit: **close by** Dist. to School Bus: **close by**  
 Foundation: **Concrete Perimeter** Title to Land: **Leasehold prepaid-NonStrata**  
 Property Disc.: **No**  
 Renovations: **Completely** Reno. Year: **2005** Fixtures Leased: **No**  
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**  
 Fireplace Fuel: Metered Water: Floor Finish: **Hardwood**  
 Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing:  
 Outdoor Area: **Balcony(s), Rooftop Deck, Sundeck(s)**  
 Type of Roof: **Torch-On**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'10 x 11'11			x	1	Main	4	No
Main	Dining Room	7'10 x 5'3			x	2			
Main	Kitchen	7'0 x 5'6			x	3			
Main	Primary Bedroom	12'2 x 9'10			x	4			
Main	Foyer	11'0 x 3'6			x	5			
					x	6			
					x	7			
					x	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, Some photos virtually staged. Tenant has moved out**



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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:	If new,GST/HST inc?:	Original Price: <b>\$334,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>0</b>	Approx. Year Built: <b>1994</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>32</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$982.47</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>018-665-977</b>	For Tax Year: <b>2024</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>Queen's Court</b>	First Nation	Tour:
Services Connctd: <b>Community, Electricity</b>	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

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

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

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

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

Legal: **STRATA LOT 33, PLAN LMS1299, DISTRICT LOT 51, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Shared Laundry**

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

Finished Floor (Main): <b>400</b>	Units in Development:	Tot Units in Strata: <b>150</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>14</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-3900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$147.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water</b>		
Finished Floor (Total): <b>400 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>400 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allowed</b>	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b> # of Rooms: <b>3</b>	Short Term Lse-Details:		

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

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

**Renovator alert!! South facing studio/bachelor suite close to Collingwood skytrain station. Condo needs a renovation. Sold as is where is. Least expensive condo in Vancouver.**



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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: <b>\$309,900</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1968</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>58</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-5B</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$243,164.0</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>800-176-106</b>	For Tax Year: <b>2024</b>
Flood Plain:	View: <b>Yes : City</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>El Cid</b>	First Nation:	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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): <b>600</b>	Units in Development:	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>SHERIDAN INVESTMENTS LTD.</b>	Mgmt. Co's #: <b>604-684-1743</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$720.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes, Water</b>		
Finished Floor (Total): <b>600 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>600 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>		

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16' x 11'			x	1	Main	3	No
Main	Dining Room	7' x 7'			x	2			
Main	Kitchen	7' x 5'			x	3			
Main	Bedroom	12' x 10'			x	4			
Main	Foyer	9' x 2'			x	5			
		x			x	6			
		x			x	7			
		x			x	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: **8**  
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: : Toured:  
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** Dist. to School Bus:  
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 Levels: **1**  
# of Kitchens: **1** # of Rooms: **4**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	10' x 10'			x	1	Main	3	No
Main	Living Room	10' x 11'			x	2			
Main	Kitchen	6' x 12'			x	3			
Main	Den	4'3 x 8'11			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	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 Court date to approve sale is January 8, 2026**



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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: <b>\$529,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2000</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>26</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,914.48</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>024-660-191</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :River</b>		Tour:
Complex / Subdiv: <b>RIVER DANCE</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
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): <b>767</b>	Units in Development: <b>210</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>12</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>KORECKI</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$588.10</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal</b>		
Finished Floor (Total): <b>767 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>767 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite:	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

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?: <b>No</b>	Original Price: <b>\$574,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1997</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>29</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,849.18</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>023-787-864</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : PANORAMIC</b>		Tour:
Complex / Subdiv: <b>The King's Courtyard</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
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): <b>802</b>	Units in Development: <b>84</b>	Tot Units in Strata: <b>84</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>CENTURY 21 PRUDENTIAL ESTATES</b>	Mgmt. Co's #: <b>604-273-1744</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$413.35</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management</b>		
Finished Floor (Total): <b>802 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>802 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

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**

**Good morning, Please be advised that subjects have been removed on the above property (#423 – 2238 Kingsway, Vancouver, BC, MLS R3040993), and the buyers' deposit is now in place with their brokerage. The accepted offer is pending, and the Court proceedings will take place at the Supreme Court on Smyth Street, Vancouver, BC, on Monday, January 5, 2026, at 9:00 a.m.**



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

**\$579,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$645,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2000</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>26</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,995.70</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>024-770-361</b>	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: <b>THE SAVOY</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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**  
**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: <b>\$599,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1990</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>36</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,276.34</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>016-658-680</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : OCEAN AND CITY</b>		Tour:
Complex / Subdiv: <b>THE ELLINGTON</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, 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**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **740 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **740 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **DWELL MANAGEMENT**  
Maint Fee: **\$550.64**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management**  
Tot Units in Strata:  
Storeys in Building: **20**  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?: **No**  
Locker: **No**

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

Bylaws Restrictions: **Pets Allowed w/Rest.**  
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	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	6			
					x	7			
					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**  
**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?:	Original Price: <b>\$749,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1980</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>46</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>FCCDD</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,255.47</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>006-521-797</b>	Tax Inc. Utilities?:
View: <b>Yes : MARINA AND FALSE CREEK</b>		Tour:
Complex / Subdiv: <b>ALDER BAY PLACE</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 21, PLAN VAS691, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, HISTORIC MEVA - NO #, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**  
Features:

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

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

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

Locker: **Yes**

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

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

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

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

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

**Macdonald Realty**

**Experience the best of Vancouver living in this beautifully renovated townhome with 1,057 sqft over 3 floors. Located in a boutique waterfront building surrounded by mature gardens, this home offers expansive views of False Creek. The prime seawall location is perfect for morning jogs or dog walks, with Granville Island, Olympic Village, and Charleson Park just steps away. The property features a home office with built-in workspace, in-suite laundry, fireplace, and two private outdoor spaces: a main-level balcony + secluded rooftop sundeck. Includes 1 parking & storage locker. Pets & rentals are permitted w/ 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: <b>\$789,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1989</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>37</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,686.20</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>015-175-863</b>	Tax Inc. Utilities?:
View: <b>Yes :City,Water</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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:

Finished Floor (Main): **876**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **876 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **876 sq. ft.**

Units in Development: **152** Tot Units in Strata: **163** Locker: **Yes**  
Exposure: **East** Storeys in Building:  
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**  
Maint Fee: **\$540.11** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

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

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

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



Presented by:  
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**Active**  
**R3048846**  
Board: V  
Apartment/Condo

**602 1238 BURRARD STREET**

Vancouver West  
Downtown VW  
V6Z 3E1

Residential Attached

**\$699,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$749,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2003</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>23</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,503.98</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>025-728-318</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Court Yard</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>ALTADENA</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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



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

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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?: <b>No</b>	Original Price: <b>\$779,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2006</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>20</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,558.56</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>026-826-763</b>	For Tax Year: <b>2024</b>
Flood Plain:	View: <b>No</b>	Tax Inc. Utilities?: <b>Yes</b>
Complex / Subdiv: <b>THE HUDSON</b>	Complex / Subdiv: <b>THE HUDSON</b>	Tour: <b>Virtual Tour URL</b>
First Nation:	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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**

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): <b>546</b>	Units in Development: <b>423</b>	Tot Units in Strata: <b>423</b>	Locker: <b>No</b>
Finished Floor (Above): <b>321</b>	Exposure: <b>Northwest</b>	Storeys in Building: <b>33</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$498.47</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal, Water</b>		
Finished Floor (Total): <b>867 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>867 sq. ft.</b>	Bylaws Restrictions: <b>Rentals Allwd w/Restrctns</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>

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

Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: **NO SHORT TERM RENTAL LESS THAN ONE MONTH**

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



Presented by:  
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**Active**  
**R3052648**  
Board: V  
Apartment/Condo

**605 53 W HASTINGS STREET**

Vancouver West  
Downtown VW  
V6B 1G4

Residential Attached

**\$702,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$780,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2008</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>18</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,765.91</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>027-739-741</b>	For Tax Year: <b>2025</b>
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: <b>PARIS BLOCK</b>	View: :	Tour:
First Nation:	Services Connctd: <b>Electricity, Natural Gas, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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**

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
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 30 OLD GRANVILLE TOWNSITE STRATA PLAN BCS3221 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Finished Floor (Main): <b>1,047</b>	Units in Development:	Tot Units in Strata: <b>50</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>6</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Bayside Property Management</b>	Mgmt. Co's #: <b>604-432-7774</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$861.31</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management</b>		
Finished Floor (Total): <b>1,047 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,047 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'10 x 9'5			x	1	Main	5	Yes
Main	Dining Room	11'7 x 8'1			x	2			
Main	Kitchen	8'7 x 8'5			x	3			
Main	Primary Bedroom	12'5 x 10'3			x	4			
Main	Foyer	6'0 x 4'11			x	5			
					x	6			
					x	7			
					x	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: <b>\$725,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1990</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>36</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>HA-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,588.17</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>016-764-471</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Mountains, Partial Water, Tree</b>	Tour:	
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

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

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

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

Finished Floor (Main):	<b>1,047</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,047 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,047 sq. ft.</b>

Units in Development: **23** Tot Units in Strata: **23** Locker: **Yes**  
Exposure: **North** Storeys in Building: **7**  
Mgmt. Co's Name: **Goldstream Properties** Mgmt. Co's #: **604-988-0321**  
Maint Fee: **\$557.17** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management**

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

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?: **Yes**  
Short Term Lse-Details: **Minimum 6 months**

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

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

**Sutton Group-West Coast Realty**

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



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

**PH4 1238 BURRARD STREET**

Vancouver West  
Downtown VW  
V6Z 3E1

Residential Attached

**\$740,000** (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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



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

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info@mylyne.com



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

**111 3188 RIVERWALK AVENUE**

Vancouver East  
South Marine  
V5S 0E7

Residential Attached

**\$749,888** (LP)

(SP)



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

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

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

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

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

Legal: **STRATA LOT 11, PLAN EPS7633, DISTRICT LOT 330, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Playground**

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

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

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

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

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

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

**COURT ORDERED SALE! UNIT IS ONLY 4 YEARS OLD!!** The Currents at Waters Edge is built by the reputable Polygon and boasts a handful of features! This ground-floor corner unit impresses with ease of access to the backdoor right off the street. No elevator waiting which is amazing for not having to wait when people move in and out! This is also super efficient for pet owners who don't want to wait for elevators! This 886 sq. ft unit has an amazing layout with an open concept floor plan, 2 bed/2 bath & den, an oversized chef's kitchen, marble style backsplash, Fantastic S/S Bosch appliances, and an oversized patio. Enjoy a nearby gym, local restaurants, a boardwalk, nearby park for children to play, beautiful walk/biking trails along the river. **LOWEST PRICE - RIVER FRONT! Open House 1-2pm SAT**



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

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**Active**  
**R3048957**  
Board: V  
Apartment/Condo

**303 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

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

(SP)



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

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

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

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

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

Legal: **STRATA LOT 19, PLAN EPS9999, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

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

Finished Floor (Main): **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.**

Units in Development: **46** Tot Units in Strata: **46** Locker: **Yes**  
Exposure: **East** Storeys in Building: **5**  
Mgmt. Co's Name: **RANCHO** Mgmt. Co's #: **604-684-4508**  
Maint Fee: **\$458.07** 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	12' x 10'			x	1	Main	4	No
Main	Dining Room	8'6 x 7'			x	2			
Main	Kitchen	11'5 x 5'			x	3			
Main	Bedroom	10'9 x 9'3			x	4			
Main	Patio	10' x 7'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Oakwyn Realty Ltd.**

**Oakwyn Realty Ltd.**

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



Presented by:  
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**Active**  
**R3073177**  
Board: V  
Apartment/Condo

**1603 1001 HOMER STREET**  
Vancouver West  
Yaletown  
V6B 1M9

Residential Attached  
**\$880,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$880,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2005</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>21</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>026-347-164</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Community, Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
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: **Lane**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **close** Dist. to School Bus: **close**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **STRATA LOT 91 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1399 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, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub**

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

Finished Floor (Main): <b>872</b>	Units in Development: <b>150</b>	Tot Units in Strata: <b>150</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>24</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Wynford</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$598.23</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Snow removal, Water</b>		
Finished Floor (Total): <b>872 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>872 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		

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

Restricted Age: # of Pets: **2** Cats: Dogs:  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

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

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

**Location, location, and Location.** Welcome to The Bentley by Polygon in the sought-after Yaletown neighborhood. The 2br +1 den unit features an open-concept layout with high ceilings, a spacious living room surrounded with large windows, bringing tons of natural light& beautiful city views. Functional layout includes an enclosed solarium off the kitchen, a balcony, a den/storage,& a cozy fireplace. The modern kitchen features stainless steel appliances, granite countertops,& a gas stove. Top amenities including a club lounge with a pool table and library, gym, hot tub, garden courtyard, and bike room. Just steps from the Canada Line SkyTrain, Seawall, parks, shops, restaurants, and cultural attractions. Everything is just convenience.



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**Active**  
**R3072925**  
Board: V  
Apartment/Condo

**108 3188 RIVERWALK AVENUE**

Vancouver East  
South Marine  
V5S 0E7

Residential Attached

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

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$899,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,034.07</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>031-417-892</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: <b>Currents At Water's Edge</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 8, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Recreation Center**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>983</b>	Units in Development:	Tot Units in Strata: <b>141</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>7</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM Alliance</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$590.02</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water</b>		
Finished Floor (Total): <b>983 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>983 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **7**  
# of Kitchens: **1** # of Rooms: **9**

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	Foyer	6'3 x 3'6	Main	Patio	10'11 x 9'1	1	Main	4	Yes
Main	Kitchen	12'0 x 8'2			x	2	Main	4	No
Main	Dining Room	7'10 x 11'0			x	3			
Main	Living Room	12'1 x 11'0			x	4			
Main	Primary Bedroom	11'2 x 10'9			x	5			
Main	Bedroom	12'8 x 9'1			x	6			
Main	Den	5'3 x 4'5			x	7			
Main	Walk-In Closet	5'6 x 5'0			x	8			

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

**Largest floorplan in the building! This rarely available 983 sq.ft. ground-floor corner home offers a bright and spacious 2 bed + den, 2 bath layout with an oversized private patio—ideal for entertaining or relaxing. Beautifully maintained and showing exceptionally well, this home features 9 ft ceilings, large windows, modern finishings, and a highly functional open-concept design. Built by renowned Polygon with exceptional quality and concrete construction. Located in the heart of the vibrant River District waterfront community, enjoy walkable access to shops, restaurants, grocery, banks, daycare, parks, and scenic riverside trails. Central Vancouver location with quick access to Burnaby. Safe, quiet, family-friendly neighbourhood. Open House Sun Dec 21, 2–4 PM.**



Presented by:  
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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: <b>\$999,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,288.73</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-884-942</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Water &amp; City</b>		Tour:
Complex / Subdiv: <b>The ARC</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 100, PLAN EPP5890, DISTRICT LOT FC, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

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

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

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



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

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

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

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

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

Legal: **STRATA LOT 47, PLAN LMS4661, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Microwave, Other - See Remarks, Sprinkler - Fire**

Finished Floor (Main): <b>926</b>	Units in Development: <b>83</b>	Tot Units in Strata: <b>83</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>29</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Northwest</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$801.72</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>926 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>926 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		

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

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	Bedroom	7'4 x 11'4			x	1	Main	4	Yes
Main	Primary Bedroom	14'9 x 12'10			x	2	Main	4	No
Main	Walk-In Closet	3'6 x 5'2			x	3			
Main	Storage	7'8 x 4'7			x	4			
Main	Kitchen	9'5 x 10'9			x	5			
Main	Living Room	11'0 x 14'1			x	6			
Main	Dining Room	11'1 x 8'2			x	7			
Main	Patio	10'7 x 6'3			x	8			

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

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



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

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**Active**  
**R3074638**  
 Board: V  
 Apartment/Condo

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

Residential Attached  
**\$1,009,900 (LP)**  
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,009,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,725.07</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-886-201</b>	Tax Inc. Utilities?:
View: <b>Yes : FALSE CREEK CAMBIE BRIDGE</b>	Tour:	
Complex / Subdiv: <b>THE ARC</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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  
**\$1,020,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,075,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,293.86</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>031-441-343</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

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): <b>884</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$419.22</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Management</b>		
Finished Floor (Total): <b>884 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>884 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	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	6			
					x	7			
					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 Snaidero 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?: <b>No</b>	Original Price: <b>\$1,149,900</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2024</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>C-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,053.75</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>032-299-869</b>	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: <b>CHLOE KERRISDALE</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 39, PLAN EPS9999, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): <b>697</b>	Units in Development: <b>46</b>	Tot Units in Strata: <b>46</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Storeys in Building: <b>5</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>RANCHO</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$607.64</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>697 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>697 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'8 x 10'6			x	1	Main	4	No
Main	Dining Room	8'9 x 8'5			x	2			
Main	Kitchen	10'6 x 6'			x	3			
Main	Bedroom	12'8 x 10'6			x	4			
Main	Den	7'11 x 4'2			x	5			
Main	Patio	42' x 14'9			x	6			
					x	7			
					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**  
**R3074900**

Board: V  
Townhouse

**938 BEATTY STREET**

Vancouver West  
Yaletown  
V6Z 3G6

Residential Attached

**\$1,285,000** (LP)

(SP)



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

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

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

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: **1/2 block** Dist. to School Bus: **1 block**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate**

Legal: **STRATA LOT 2, PLAN BCS1437, DISTRICT LOT FC, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Concierge**

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

Finished Floor (Main):	<b>487</b>
Finished Floor (Above):	<b>473</b>
Finished Floor (AbvMain2):	<b>150</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,110 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,110 sq. ft.</b>

Units in Development: **300**  
Exposure:  
Mgmt. Co's Name: **Rancho**  
Maint Fee: **\$627.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **300** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

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

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

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

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

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

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



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

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**Active**  
**R3052767**  
Board: V  
Apartment/Condo

**1401 1365 DAVIE STREET**  
Vancouver West  
West End VW  
V6E 1N5

Residential Attached  
**\$1,399,000** (LP)  
(SP)



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

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

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

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

Legal: **STRATA LOT 64 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7359 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PORPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	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	6			
					x	7			
					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: <b>\$1,680,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C-2</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,173.82</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-320-112</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :Ocean, Mountain and City view</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **STRATA LOT 16 DISTRICT LOT 540 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5777 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

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

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

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

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

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'7 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:  
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**Active**  
**R3048952**  
Board: V  
Apartment/Condo

**309 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

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

(SP)



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

Style of Home: **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): <b>1,158</b>	Units in Development: <b>46</b>	Tot Units in Strata: <b>46</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Southwest</b>	Storeys in Building: <b>5</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>RANCHO</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,009.62</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,158 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,158 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: <b># of Levels: 1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>		

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

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

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

**203 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

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

(SP)



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

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

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

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

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

Legal: **STRATA LOT 3, PLAN EPS9999, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): <b>1,190</b>	Units in Development: <b>46</b>	Tot Units in Strata: <b>46</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>RANCHO</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,037.67</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,190 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,190 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>		

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

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

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



Presented by:  
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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: <b>\$1,899,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,822.78</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>030-880-114</b>	Tax Inc. Utilities?:
View: <b>Yes :From Roof Deck: Mountain &amp;City</b>		Tour:
Complex / Subdiv: <b>35 PARK WEST</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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):	<b>1,463</b>
Finished Floor (Above):	<b>58</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,521 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,521 sq. ft.</b>

Units in Development: **183** Tot Units in Strata: **183** Locker: **Yes**  
Exposure: **Southwest** Storeys in Building: **6**  
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**  
Maint Fee: **\$901.06** Council/Park Apprv?:  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

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

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

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

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

**Welcome home to this stunning 3 brdm + 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:  
**Mylyne Santos PREC\***

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

Style of Home: **1 Storey, Corner Unit**  
Construction: **Concrete**  
Exterior: **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** Dist. to School Bus:  
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): <b>1,828</b>	Units in Development: <b>440</b>	Tot Units in Strata: <b>440</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Rancho Management</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,529.88</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal</b>		
Finished Floor (Total): <b>1,828 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Grand Total: <b>1,828 sq. ft.</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>			

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.**



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**Active**  
**R3038485**  
Board: V  
Apartment/Condo

**PH 1403 BEACH AVENUE**  
Vancouver West  
West End VW  
V6G 1Y3

Residential Attached  
**\$3,750,000 (LP)**  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$3,988,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1992</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>34</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-5A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$13,188.30</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>017-954-177</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :English Bay</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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**  
Finished Floor (Above): **736**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,931 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,931 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **KORECKI REAL ESTATE SERVICES**  
Maint Fee: **\$1,848.49**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**  
Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-233-7772**  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
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	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				4			No
Main	Bedroom	12'10 x 13'8				5			No
Main	Recreation Room	14'7 x 9'9				6			No
						7			No
Above	Primary Bedroom	15'11 x 18'11				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.**



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**Active**  
**R3002080**

**550 W 64TH AVENUE**

Residential Attached

Board: V  
 1/2 Duplex

Vancouver West  
 Marpole  
 V6P 2K9

**\$5,550,000** (LP)



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: **2**  
 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**

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): <b>2,041</b>	Units in Development: _____	Tot Units in Strata: _____	Locker: _____
Finished Floor (Above): <b>1,618</b>	Exposure: _____	Storeys in Building: _____	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): <b>2,014</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: _____		
Finished Floor (Total): <b>5,673 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>5,673 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets: _____	Cats: _____ Dogs: _____

Suite: **Unauthorized Suite**  
 Basement: **Fully Finished**  
 Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **13**  
 Restricted Age: \_\_\_\_\_  
 # or % of Rentals Allowed: \_\_\_\_\_  
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **No restrictions**

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.**