



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3063362**

Board: V  
Apartment/Condo

**2301 1850 COMOX STREET**

Vancouver West  
West End VW  
V6G 1R3

Residential Attached

**\$280,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$280,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1969</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>56</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-5B</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>800-182-191</b>	Tax Inc. Utilities?:
View: <b>Yes : City and Mountain View</b>		Tour:
Complex / Subdiv: <b>EL-CID</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

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

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

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

Features:

Finished Floor (Main): <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>			
Grand Total: <b>585 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets:	Cats: <b>No</b> Dogs: <b>No</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Min 6 month rental term</b>		
Floor	Type	Dimensions	Bath
Main	Living Room	15'10 x 11'11	1
Main	Dining Room	7'10 x 5'3	2
Main	Kitchen	7'0 x 5'6	3
Main	Primary Bedroom	12'2 x 9'10	4
Main	Foyer	11'0 x 3'6	5
			6
			7
			8

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

**El CID Best priced 1 bedroom,1 bathroom 585 sqft renovated condo with a 50 sqft East facing balcony. Kitchen & bathroom was updated & Kitchen wall opened up. S/S appliances, floors & fixtures. Building has been repiped for the next 49 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 Payment \$719.62 per month. Fee includes Indoor pool, sauna, weight rm, bike rm, storage locker & shared laundry. A stunning 360 degree shared rooftop Panoramic Ocean Mountain & Vancouver English Bay Penthouse View Deck on the 27 floor. 1 parking 1 locker. Rentals allowed 6 month min. NO PETS. Court Ordered Sale, tenanted property, 24hrs notice to show. Photos coming soon**



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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>57</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>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>800-176-106</b>	Tax Inc. Utilities?:
View: <b>Yes :City</b>		Tour:
Complex / Subdiv: <b>El Cid</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: **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: <b>None</b>	Restricted Age:	# of Pets:	Cats: <b>No</b> Dogs: <b>No</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

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

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

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



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**Active**  
**R3038972**  
Board: V  
Apartment/Condo

**304 3455 ASCOT PLACE**

Vancouver East  
Collingwood VE  
V5R 6B7

Residential Attached

**\$334,000** (LP)

(SP)



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

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

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

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

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

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

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

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

Amenities: **Elevator, Shared Laundry**

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

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

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

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

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

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

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

# of Pets: Cats: Dogs:

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

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

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



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**Active**  
**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?: <b>No</b>	Original Price: <b>\$499,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2018</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,627.74</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>030-603-731</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv:		
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: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 63, PLAN EPS5134, DISTRICT LOT 393, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Pool; Outdoor, Concierge**

Site Influences:  
Features:

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

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

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

Locker:

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

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

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	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 condo at Kensington Gardens, built by Westbank. Building features Pool, Media room, Sauna and games room. Easy to show**





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**Active**  
**R3058206**  
Board: V  
Apartment/Condo

**506 2733 CHANDLERY PLACE**

Vancouver East  
South Marine  
V5S 4V3

Residential Attached

**\$529,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$529,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2000</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>25</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**

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

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

Legal: **STRATA LOT 25 DISTRICT LOT 258 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4074 TOGETHER 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>								
Suite:			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:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>4</b>											
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>28</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:		Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>							
# of Kitchens: <b>1</b>		Short Term Lse-Details:							
# of Levels: <b>1</b>									
# of Rooms: <b>9</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'5' x 8'8	Main	Other	5' x 7'	1	Main	4	No
Main	Living Room	12' x 14'3			x	2	Main	4	Yes
Main	Kitchen	5'6' x 11'10			x	3			
Main	Dining Room	7'7' x 13'3			x	4			
Main	Primary Bedroom	10'2' x 18'5			x	5			
Main	Bedroom	8'4' x 10'			x	6			
Main	Laundry	3'6' x 6'			x	7			
Main	Other	5' x 7'			x	8			

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

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



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

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**Active**  
**R3053469**

Board: V  
Apartment/Condo

**1603 939 HOMER STREET**

Vancouver West  
Yaletown  
V6B 2W6

Residential Attached

**\$574,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **1**  
Frontage(feet): Bathrooms: **1**  
Frontage(metres): Full Baths: **1**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **023-924-241**  
View: :  
Complex / Subdiv: **The Pinnacle**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**  
Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$574,900**  
Approx. Year Built: **1998**  
Age: **27**  
Zoning: **DD**  
Gross Taxes: **\$1,786.85**  
For Tax Year: **2024**  
Tax Inc. Utilities?:  
Tour:

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Glass, Mixed**  
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:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **STRATA LOT 132 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2969 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Concierge**

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

Finished Floor (Main): <b>583</b>	Units in Development: <b>312</b>	Tot Units in Strata: <b>312</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>34</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Tribe Management</b>	Mgmt. Co's #: <b>604-343-2601</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$436.38</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Sewer, Water</b>		
Finished Floor (Total): <b>583 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>583 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>Fully Finished</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Minimum 30 Days</b>		

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

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

**Welcome to 939 Homer Street, an exceptional 1-bedroom residence in the heart of Yaletown. Offering 583 sq.ft. of thoughtfully designed living space, this bright home features an open layout and expansive windows that maximize natural light. The building provides outstanding amenities including an indoor pool, hot tub, sauna, fitness center, 24-hour concierge, Party Room and Guest Suite. Pet friendly and rentals permitted with restrictions, it appeals to both end users and investors. Perfectly positioned in vibrant Yaletown, just steps from renowned dining, cafés, boutiques, and transit, this property combines comfort, convenience, and lifestyle in one of Vancouver's most sought-after neighbourhoods.**



Presented by:  
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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>35</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): <b>740</b>			Units in Development:			Tot Units in Strata:			Locker: <b>No</b>		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building: <b>20</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>DWELL MANAGEMENT</b>			Mgmt. Co's #: <b>604-821-2999</b>					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$550.64</b>			Council/Park Apprv?: <b>No</b>					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gas, Hot Water, Management</b>								
Finished Floor (Total): <b>740 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>740 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>5</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	0'0 x 0'0			x	1	Main	4	Yes		
Main	Dining Room	0'0 x 0'0			x	2					
Main	Kitchen	0'0 x 0'0			x	3					
Main	Primary Bedroom	0'0 x 0'0			x	4					
Main	Laundry	0'0 x 0'0			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

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

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





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**Active**  
**R3038080**

Board: V  
Apartment/Condo

**1503 928 RICHARDS STREET**

Vancouver West  
Yaletown  
V6B 6P6

Residential Attached

**\$599,000** (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>25</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:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>4</b>			

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**



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

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**Active**  
**R3031985**

Board: V  
Apartment/Condo

**2709 1008 CAMBIE STREET**

Vancouver West  
Yaletown  
V6B 6J7

Residential Attached

**\$617,000** (LP)

(SP)



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

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

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

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

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

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

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

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

Finished Floor (Main): <b>727</b>	Units in Development: <b>535</b>	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>Southwest</b>	Storeys in Building: <b>31</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>FIRST SERVICE</b>	Mgmt. Co's #: <b>855-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$634.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Taxes, Water</b>		
Finished Floor (Total): <b>727 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>727 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., 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:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

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

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

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



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3015281**

Board: V  
Apartment/Condo

**2403 1155 HOMER STREET**

Vancouver West  
Yaletown  
V6B 5T5

Residential Attached

**\$668,800** (LP)

(SP)



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

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

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

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

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

Dist. to School Bus:

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

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

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

Finished Floor (Main): <b>684</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	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>\$404.22</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water</b>		
Finished Floor (Total): <b>684 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>684 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., 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: <b>100</b>		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>4</b>			

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

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

**Royal Pacific Realty Corp.**

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



Presented by:  
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**Active**  
**R3042688**

Board: V  
Townhouse

**21 1201 LAMEY'S MILL ROAD**

Vancouver West  
False Creek  
V6H 3S8

Residential Attached

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

(SP)



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

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

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

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

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

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

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

Amenities: **In Suite Laundry**

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

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

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

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

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

Locker: **Yes**

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

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

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

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

**Macdonald Realty**

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





Presented by:  
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**Active**  
**R3022762**

Board: V  
Apartment/Condo

**B1002 1331 HOMER STREET**

Vancouver West  
Yaletown  
V6B 5M9

Residential Attached

**\$724,999** (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>36</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**

Dist. to School Bus:

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

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

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

Finished Floor (Main): **876**  
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.**

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

# of Levels: **1**  
# of Rooms: **7**

Units in Development: **152**  
Exposure: **East**  
Mgmt. Co's Name: **First Service Residential**  
Maint Fee: **\$540.11**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **163** Locker: **Yes**  
Storeys in Building:  
Mgmt. Co's #: **604-683-8900**  
Council/Park Apprv?:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	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			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 and water views, and the den is ideal for a home office or guests area. The layout provides comfortable open-plan living, perfect for both everyday use and entertaining. 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. Court-ordered sale. property is being 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**  
**R3052648**  
Board: V  
Apartment/Condo

**605 53 W HASTINGS STREET**

Vancouver West  
Downtown VW  
V6B 1G4

Residential Attached

**\$737,100** (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>17</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>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>027-739-741</b>	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: <b>PARIS BLOCK</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: **Live/Work Studio, Loft/Warehouse Conv.**  
Construction: **Concrete**  
Exterior: **Brick, Concrete**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Dist. to Public Transit: 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:
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>\$798.12</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:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			
Floor	Type	Dimensions	Bath
Main	Living Room	16'10 x 9'5	1
Main	Dining Room	11'7 x 8'1	2
Main	Kitchen	8'7 x 8'5	3
Main	Primary Bedroom	12'5 x 10'3	4
Main	Foyer	6'0 x 4'11	5
			6
			7
			8

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

**"PARIS BLOCK", a unique heritage conversion by the Salient Group, perfect for professionals/investors. This highly desirable, New York live/work/industrial/loft style w/ red bricks offers 1047 sqft of exceptionally finished space in a quiet/central location, putting you moments away from Vancouver's best dining, shopping & scenic views. This penthouse unit celebrates its heritage w/ exposed brick walls, Pella windows & doors, polished concrete floors. Modern comforts include a Miele appliance package, wine fridge & spa-like bathroom w/ slate tile, soaker tub, walk-in shower. The true highlight is the massive & private rooftop patio, complete w/ an outdoor kitchen & stunning North Shore mountain views. \*Some photos are virtually staged. Open house: Nov 8, Sat, 2-4pm**



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3048846**

Board: V  
Apartment/Condo

**602 1238 BURRARD STREET**

Vancouver West  
Downtown VW  
V6Z 3E1

Residential Attached

**\$749,000** (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>22</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:			Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>8</b>											
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:  
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**Active**  
**R3008811**

Board: V  
Apartment/Condo

**301 41 ALEXANDER STREET**

Vancouver East  
Downtown VE  
V6A 1B2

Residential Attached

**\$759,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1990</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>35</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>HA-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,543.72</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</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**

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: **Front**  
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, Softwood**

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>	Units in Development: <b>23</b>	Tot Units in Strata: <b>23</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Storeys in Building: <b>7</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Goldstream Properties</b>	Mgmt. Co's #: <b>604-988-0321</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$557.17</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gas, Hot Water, Management</b>		
Finished Floor (Total): <b>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:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Minimum 6 months</b>		
# of Levels: <b>1</b>			
# of Rooms: <b>6</b>			
Floor	Type	Dimensions	Bath
Main	Foyer	14' x 4'9	1
Main	Bedroom	15'4 x 11'1	2
Main	Kitchen	12'7 x 9'1	3
Main	Living Room	20'8 x 14'4	4
Main	Dining Room	9'11 x 9'1	5
Main	Sauna	4'7 x 4'2	6
			7
			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 and rich flooring that add depth and personality. Oversized windows capture panoramic views of the mountains, adding natural beauty to the everyday. The open concept living area includes a gas fireplace for cozy evenings, while the kitchen offers great layout with a breakfast bar and plenty of counter space. Whether it's a quiet workspace, extra storage, or a reading retreat, the flexible layout delivers. All of this just steps from Gastown cafes, boutiques and more. Residents enjoy access to a rooftop patio with BBQ, secure underground parking and a spacious storage locker.**





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**Active**  
**R3036015**  
Board: V  
Apartment/Condo

**PH4 1238 BURRARD STREET**

Vancouver West  
Downtown VW  
V6Z 3E1

Residential Attached

**\$771,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$771,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2003</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>22</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>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>025-728-962</b>	Tax Inc. Utilities?:
View: <b>:</b>		Tour:
Complex / Subdiv: <b>ALTADENA</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 104 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS478 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): <b>876</b>			Units in Development: <b>102</b>			Tot Units in Strata:			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>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:			Restricted Age:			# of Pets: <b>2</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details: <b>Upon Strata Approval</b>								
# of Levels: <b>1</b>											
# of Rooms: <b>5</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.**



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**Active**  
**R3034282**

Board: V  
Apartment/Condo

**606 610 GRANVILLE STREET**

Vancouver West  
Downtown VW  
V6C 3T3

Residential Attached

**\$779,000** (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>19</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>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>026-826-763</b>	Tax Inc. Utilities?: <b>Yes</b>
View: <b>No :</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>THE HUDSON</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**

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

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

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

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

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

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

Finished Floor (Main): <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>								
Suite: <b>None</b> Basement: <b>None</b> Crawl/Bsmt. Ht: # of Levels: <b>2</b> # of Kitchens: <b>1</b> # of Rooms: <b>6</b>			Restricted Age:			# of Pets: <b>1</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
			# or % of Rentals Allowed:								
			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
			Short Term Lse-Details: <b>NO SHORT TERM RENTAL LESS THAN ONE MONTH</b>								
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?



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**Active**  
**R3052779**  
Board: V  
Apartment/Condo

**111 3188 RIVERWALK AVENUE**

Vancouver East  
South Marine  
V5S 0E7

Residential Attached

**\$799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$825,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>4</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>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>031-417-922</b>	Tax Inc. Utilities?:
View: <b>No</b>		Tour:
Complex / Subdiv: <b>Current at Water's Edge by Polygon</b>		
First Nation:		
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, Drapes/Window Coverings**

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: **None**  
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! Welcome to your next forever home! 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. EASY TO SHOW!!**



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**Active**  
**R3046064**

Board: V  
Apartment/Condo

**302 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

**\$799,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$799,900</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2024</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>1</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>C-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,205.59</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>032-299-656</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: **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 18, 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>584</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>\$495.46</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>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: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'6 x 9'6				1	Main	4	No
Main	Dining Room	9'6 x 7'				2			
Main	Kitchen	10'11 x 8'5				3			
Main	Bedroom	10'7 x 8'10				4			
Main	Foyer	6'11 x 4'2				5			
Main	Patio	11'5 x 6'1				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 584 SF 1-bedroom + den features Parisian-inspired interiors by CHIL Interior Design, overheight ceilings, herringbone engineered hardwood floors, Italian porcelain tile, and Gaggenau appliances including a gas cooktop. Bath boasts quartz counters, Kohler sink and fixtures, plus Nu Heat in-floor heating. Air conditioning included. Quality concrete construction ensures durability, complemented by a 2-5-10 year warranty. Enjoy concierge service, elegant lounge & music room, fitness studio, landscaped courtyard with seating, and a rooftop terrace. Steps from boutique shops, cafés, parks, and top schools, offering effortless city living in a serene, historic neighborhood.**





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

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Stonehaus Realty Corp.  
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<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3028451**  
Board: V  
Apartment/Condo

**405 7638 CAMBIE STREET**

Vancouver West  
Marpole  
V6P 3H7

Residential Attached

**\$828,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$925,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,193.11</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>031-694-331</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>WINONA RESIDENCES</b>		
First Nation		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>		

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

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

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

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

Legal: **STRATA LOT 29, PLAN EPS8350, DISTRICT LOT 323, 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, Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In**

Finished Floor (Main): **857**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **857 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **857 sq. ft.**

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

Units in Development: **38**  
Exposure: **West**  
Mgmt. Co's Name: **AA PROPERTY MANAGEMMNT LTD.**  
Maint Fee: **\$520.07**  
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Tot Units in Strata: **38** Locker:  
Storeys in Building: **6**  
Mgmt. Co's #: **604-207-2004**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **1**  
# 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?
Main	Living Room	10' x 9'11			x	1	Main	3	Yes
Main	Dining Room	7'2 x 5'			x	2	Main	4	No
Main	Kitchen	8'6 x 8'			x	3			
Main	Primary Bedroom	12'5 x 8'10			x	4			
Main	Bedroom	11'8 x 9'10			x	5			
Main	Flex Room	6'2 x 6'2			x	6			
Main	Foyer	3'7 x 6'8			x	7			
		x			x	8			

Listing Broker(s): **Dracco Pacific Realty**

**Experience modern living at Winona Residences—a sleek 2beds + flex room and 2 full baths unit nestled in Vancouver's sought-after Cambie Corridor. This residence boasts a smart and open layout floor plan, wide-plank flooring, and upscale finishes throughout. The chef-inspired kitchen features integrated Bosch appliances, quartz countertops, a gas cooktop, plus premium additions like a SUB-ZERO refrigerator and ASKO dishwasher. Enjoy year-round comfort with air conditioning, generous in-suite storage, and a private balcony showcasing stunning views of the city, Winona Park, and Mt. Baker. Just steps to Marine Gateway, SkyTrain, and top-rated schools including J.W. Sexsmith Elementary and Sir Winston Churchill Secondary—this is urban convenience at its finest.**



Presented by:  
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**Active**  
**R3035108**

Board: V  
Apartment/Condo

**2910 610 GRANVILLE STREET**

Vancouver West  
Downtown VW  
V6C 3T3

Residential Attached

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

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **2**  
Frontage(feet): Bathrooms: **2**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **026-830-302**  
View: **Yes : Burrard Inlet**  
Complex / Subdiv:  
First Nation  
Services Connctd: **Electricity, Storm Sewer, Water**  
Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$999,000**  
Approx. Year Built: **2006**  
Age: **19**  
Zoning: **CD-1**  
Gross Taxes: **\$2,000.00**  
For Tax Year: **2025**  
Tax Inc. Utilities?:  
Tour:

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

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

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

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

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

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

Site Influences:  
Features:

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

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

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

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

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

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

Floor	Type	Dimensions
Main	Flex Room	5' x 5'
Main	Bedroom	10' x 10'
Main	Primary Bedroom	11' x 11'
Main	Kitchen	8' x 9'
Main	Dining Room	9' x 7'
Main	Living Room	16' x 12'
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

**Court-Ordered Sale - Welcome to The Hudson. This 29th floor 2 Bedroom + Flex + Solarium corner unit boasts breathtaking panoramic views of the water, city, and mountains, stunning by day and magical at night. Residents enjoy a fitness centre, recreation and lounge rooms, and 24-hour concierge service. Direct building access to the SkyTrain makes city living effortless. This well-managed, pet- and rental-friendly building offers both convenience and lifestyle. Don't miss your chance to own this exceptional home. No locker, and there's 1 parking stall included in P3. FIRM OFFER IN PLACE - PENDING COURT APPROVAL, COURT DATE TBD**



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

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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>6</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**

Dist. to School Bus:

Legal: **STRATA LOT 100, PLAN EPS5890, DISTRICT LOT FC, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Concierge**

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

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

Finished Floor (Main): **872**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **872 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **872 sq. ft.**

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

Tot Units in Strata: **520** Locker: **Yes**  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	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			x	5			
		x			x	6			
		x			x	7			
		x			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>23</b>
Frontage(metres): <b>282.24</b>	Full Baths: <b>2</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,371.86</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>025-398-326</b>	Tax Inc. Utilities?:
View: <b>Yes : Panoramic City Ocean Mountains</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

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

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

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

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

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

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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[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3049590**

Board: V  
Apartment/Condo

**1284 87 NELSON STREET**

Vancouver West  
Yaletown  
V6Z 0E8

Residential Attached

**\$1,049,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,059,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>6</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>		
Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

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

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

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



Presented by:  
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**Active**  
**R3035764**  
Board: V  
Apartment/Condo

**907 1833 CROWE STREET**

Vancouver West  
False Creek  
V5Y 0A2

Residential Attached

**\$1,072,500** (LP)

(SP)



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

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

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

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

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

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

Legal: **STRATA LOT 67, PLAN BCS3365, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Wheelchair Access**

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

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

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

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

Units in Development: **106** Tot Units in Strata: **106** Locker: **No**  
Exposure: \_\_\_\_\_ Storeys in Building: **16**  
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-648-6991**  
Maint Fee: **\$764.33** Council/Park Apprv?: \_\_\_\_\_  
Maint Fee Includes: **Caretaker, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

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

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

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

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



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**Active**  
**R3054819**  
Board: V  
Apartment/Condo

**402 889 PACIFIC STREET**

Vancouver West  
Downtown VW  
V6Z 1C3

Residential Attached

**\$1,075,000** (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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

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

Locker:

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

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

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	12'10 x 9'4
Main	Dining Room	9'4 x 7'
Main	Kitchen	15'8 x 8'5
Main	Primary Bedroom	11'7 x 10'2
Main	Bedroom	9'4 x 8'2
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

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

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



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**Active**  
**R3048959**

Board: V  
Apartment/Condo

**404 2096 W 47TH AVENUE**

Vancouver West  
Kerrisdale  
V6M 0E5

Residential Attached

**\$1,149,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <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>1</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:	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	Bath
Main	Living Room	12'8 x 10'6	1
Main	Dining Room	8'9 x 8'5	2
Main	Kitchen	10'6 x 6'	3
Main	Bedroom	12'8 x 10'6	4
Main	Den	7'11 x 4'2	5
Main	Patio	42' x 14'9	6
			7
			8

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

**Oakwyn Realty Ltd.**

**Oakwyn Realty Ltd.**

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





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**Active**  
**R3050785**  
Board: V  
Apartment/Condo

**3005 1028 BARCLAY STREET**

Vancouver West  
West End VW  
V6E 0B1

Residential Attached

**\$1,249,000** (LP)

(SP)



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

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

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

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

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

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

Legal: **STRATA LOT 198, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences:  
Features:

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

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

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

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

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

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

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

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



Presented by:  
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**Active**  
**R2991315**  
Board: V  
Apartment/Condo

**508 528 W KING EDWARD AVENUE**

Vancouver West  
Cambie  
V5Z 2C3

Residential Attached

**\$1,249,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **Yes**  
Meas. Type: **Feet** Bedrooms: **3**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **3**  
Frontage(metres): \_\_\_\_\_ Full Baths: **2**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: \_\_\_\_\_ P.I.D.: **031-112-749**  
View: **Yes : Mountains**  
Complex / Subdiv: **Cambie & King Edward**  
First Nation \_\_\_\_\_  
Services Connctd: **Electricity, Natural Gas, Water**  
Sewer Type: \_\_\_\_\_ Water Supply: **City/Municipal**

Original Price: **\$1,599,000**  
Approx. Year Built: **2020**  
Age: **5**  
Zoning: **CD-1**  
Gross Taxes: **\$5,114.17**  
For Tax Year: **2024**  
Tax Inc. Utilities?: \_\_\_\_\_  
Tour: **Virtual Tour URL**

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

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **R.I.** Fireplaces: **Full**  
Fireplace Fuel: \_\_\_\_\_  
Fuel/Heating: **Heat Pump**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

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

Legal: **STRATA LOT 64 DISTRICT LOT 526 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6699 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: \_\_\_\_\_  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>686</b>	Units in Development: <b>70</b>	Tot Units in Strata: <b>70</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>671</b>	Exposure: _____	Storeys in Building: <b>6</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$904.62</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal</b>		
Finished Floor (Total): <b>1,357 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,357 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		

Suite: _____	Restricted Age: _____	# of Pets: _____	Cats: _____	Dogs: _____
Basement: <b>None</b>	# or % of Rentals Allowed: _____			
Crawl/Bsmt. Ht: _____	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>			
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>see bylaws</b>			

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

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

**Quiet side of the building! This spacious 3 bed, 2 bath split-level home in Cambie feels more like a house than a condo. Featuring 9' ceilings, hardwood floors, A/C & floor-to-ceiling windows, it's flooded with natural light. Gourmet Miele kitchen opens to a large wrap-around balcony, perfect for entertaining. Upstairs, 2 beds (incl. primary) access a 2nd private balcony w/ stunning city & mtn views. Thoughtful layout offers separated bedrooms & a flex/den for added storage or office. Solid concrete construction, 2 side-by-side parking, locker, plus building amenities: rooftop deck, BBQ area, lounge & playground. Steps to Canada Line, QE Park, Hillcrest & Cambie Village. A rare find offering comfort, style & unbeatable location!**



Presented by:  
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[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3052767**

Board: V  
Apartment/Condo

**1401 1365 DAVIE STREET**

Vancouver West  
West End VW  
V6E 1N5

Residential Attached

**\$1,420,000** (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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

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



Presented by:  
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**Active**  
**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>4</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 DISTRICT STRATA PLAN EPS5777 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

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

Finished Floor (Main): <b>1,244</b>			Units in Development: <b>29</b>			Tot Units in Strata:			Locker: <b>Yes</b>					
Finished Floor (Above): <b>0</b>			Exposure: <b>North</b>			Storeys in Building: <b>4</b>								
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name:			Mgmt. Co's #:								
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$889.14</b>			Council/Park Apprv?:								
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal</b>											
Finished Floor (Total): <b>1,244 sq. ft.</b>														
Unfinished Floor: <b>0</b>														
Grand Total: <b>1,244 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>											
Suite: <b>None</b> Basement: <b>None</b> Crawl/Bsmt. Ht: # of Levels: <b>1</b> # of Kitchens: <b>1</b> # of Rooms: <b>8</b>			Restricted Age:						# of Pets:			Cats:	Dogs:	
			# or % of Rentals Allowed:											
			Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>											
			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>1</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>		Tour:
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, 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 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:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No Air BnB, vacation rental, etc. Rental term must be 30+ days</b>		

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

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

**Oakwyn Realty Ltd.**

**Oakwyn Realty Ltd.**

**Discover Chloé in the prestigious heart of Kerrisdale. This 1,158 SF 2-bed, 2-bath, den + flex SW corner home features abundant natural light and a functional open layout. Parisian-inspired interiors by CHIL Interior Design include overheight ceilings, herringbone hardwood floors, Italian porcelain tile, Gaggenau appliances, Wolf steam oven and wine fridge. Relax in the luxurious 5-piece spa bath with standalone tub, quartz counters, Kohler fixtures, and Nu Heat in-floor heating. Air conditioning included. 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**  
**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>6</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>		Units in Development: <b>183</b>	Tot Units in Strata: <b>183</b>		Locker: <b>Yes</b>				
Finished Floor (Above): <b>58</b>		Exposure: <b>Southwest</b>	Storeys in Building: <b>6</b>						
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>						
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$901.06</b>	Council/Park Apprv?:						
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal</b>							
Finished Floor (Total): <b>1,521 sq. ft.</b>									
Unfinished Floor: <b>0</b>									
Grand Total: <b>1,521 sq. ft.</b>		Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>							
Suite:		Restricted Age:	# of Pets: <b>2</b>		Cats: <b>Yes</b> Dogs: <b>Yes</b>				
Basement: <b>None</b>		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>							
# of Kitchens: <b>1</b>		Short Term Lse-Details: <b>Minimum 30 day lease term</b>							
# of Levels: <b>1</b>									
# of Rooms: <b>9</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'4 x 15'10	Main	Foyer	10'2 x 9'10	1	Main	5	Yes
Main	Dining Room	12' x 7'6			x	2	Main	4	No
Main	Kitchen	15'7 x 8'7			x	3	Main	2	No
Main	Primary Bedroom	13'11 x 9'11			x	4			
Main	Bedroom	18'4 x 8'8			x	5			
Main	Walk-In Closet	5'1 x 4'5			x	6			
Main	Bedroom	9'10 x 8'8			x	7			
Main	Storage	11'6 x 3'4			x	8			

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

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



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

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**Active**  
**R3017220**

Board: V  
Row House (Non-Strata)

**122 1228 MARINASIDE CRESCENT**

Vancouver West  
Yaletown  
V6Z 2W4

Residential Attached

**\$2,749,999** (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Royal Pacific Realty Corp.**

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





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**Active**  
**R3038485**

Board: V  
Apartment/Condo

**PH 1403 BEACH AVENUE**

Vancouver West  
West End VW  
V6G 1Y3

Residential Attached

**\$3,888,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <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>33</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): <b>2,195</b>			Units in Development:			Tot Units in Strata:			Locker: <b>Yes</b>		
Finished Floor (Above): <b>736</b>			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>KORECKI REAL ESTATE SERVICES</b>			Mgmt. Co's #: <b>604-233-7772</b>					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$1,848.49</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>								
Finished Floor (Total): <b>2,931 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>2,931 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets:			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>2</b>											
# of Rooms: <b>10</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	20'7 x 16'7	Above	Den	14'6 x 7'11	1	Main	3	No		
Main	Kitchen	12'10 x 12'	Above	Solarium	10'7 x 5'	2	Main	4	No		
Main	Dining Room	15'1 x 19'7	Above	Family Room	14'8 x 17'0	3	Above	5	Yes		
Main	Bedroom	11'7 x 12'5			x	4			No		
Main	Bedroom	12'10 x 13'8			x	5			No		
Main	Recreation Room	14'7 x 9'9			x	6			No		
		x			x	7			No		
Above	Primary Bedroom	15'11 x 18'11			x	8			No		

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

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



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**Active**  
**R3061762**  
Board: V  
Apartment/Condo

**2502 323 JERVIS STREET**

Vancouver West  
Coal Harbour  
V6C 3P8

Residential Attached

**\$4,498,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,498,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2002</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>23</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$24,737.60</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>025-396-242</b>	Tax Inc. Utilities?:
View: <b>Yes : Water, Mountain, Coal Harbour</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Escala</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: **Mixed, Stone**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Heat Pump**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Rear, Side**  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **STRATA LOT 88 & 89, PLAN LMS4650, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, UNDIV 264/15612 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE RELIST**

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

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

Finished Floor (Main): <b>2,862</b>	Units in Development: <b>92</b>	Tot Units in Strata: <b>92</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northeast, South</b>	Storeys in Building: <b>29</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Stratawest Management Ltd.</b>	Mgmt. Co's #: <b>604-904-9595</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$2,340.39</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>2,862 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>2,862 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:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>13</b>			

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

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

**The Partners Real Estate**

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



Presented by:  
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**Active**  
**R3002080**

Board: V  
1/2 Duplex

**550 W 64TH AVENUE**

Vancouver West  
Marpole  
V6P 2K9

Residential Attached

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

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$5,800,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>66.00</b>	Bathrooms: <b>5</b>	Age: <b>1</b>
Frontage(metres): <b>20.12</b>	Full Baths: <b>5</b>	Zoning: <b>RS-1</b>
Depth / Size (ft.): <b>121.52</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$17,088.70</b>
Sq. Footage: <b>8,020.00</b>	P.I.D.: <b>004-204-549</b>	For Tax Year: <b>2024</b>
Flood Plain:		Tax Inc. Utilities?: <b>No</b>
View: <b>No</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: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

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

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

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

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

Amenities: **None**

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

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

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

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

Locker:

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

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

# of Pets: Cats: Dogs:

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

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

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