



Presented by:
Mylyne Santos PREC*

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



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	Units in Development:	Tot Units in Strata: 150	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 14	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-3900	
Finished Floor (Below): 0	Maint Fee: \$147.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water		
Finished Floor (Total): 400 sq. ft.			
Unfinished Floor: 0			
Grand Total: 400 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 3			
Floor	Type	Dimensions	Bath
Main	Living Room	15'6 x 11'3	1
Main	Kitchen	5'0 x 4'6	2
Main	Dining Room	6'0 x 6'2	3
			4
			5
			6
			7
			8

Listing Broker(s): **RE/MAX Crest 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
R2964533
Board: V
Apartment/Condo

303 458 E 44TH AVENUE

Vancouver East
Fraser VE
V5W 1W3

Residential Attached

\$455,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$529,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,516.15
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 015-769-119	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
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: **Add. Parking Avail., None**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 12, PLAN VAS2600, DISTRICT LOT 645, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Refrigerator, Stove**

Finished Floor (Main): 642			Units in Development: 16			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$185.65			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Gardening, Hot Water								
Finished Floor (Total): 642 sq. ft.											
Unfinished Floor: 0											
Grand Total: 642 sq. ft.			Bylaws Restrictions: Rentals Allowed								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	16'6 x 12'4			x	1	Main	4	No		
Main	Dining Room	9' x 7'5			x	2			No		
Main	Kitchen	7'2 x 7'1			x	3			No		
Main	Primary Bedroom	14' x 10'			x	4			No		
		x			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **YPA Your Property Agent**

Well-maintained 1-bedroom suite in the Fraser neighborhood, located on East 44th. This bright and spacious unit is just one block from John Oliver Secondary and close to markets, cafes, restaurants, shops, and more. Convenient bus or drive access to UBC, SkyTrain, Oakridge, Langara College, Downtown, and Richmond. Features shared laundry and low maintenance fees (covering hot water and gardening). No pets allowed. Self-managed, ideal for first-time buyers. Note: No elevator.



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Active
R3028528

Board: V
Apartment/Condo

509 8181 CHESTER STREET

Vancouver East
South Vancouver
V5X 0J9

Residential Attached

\$478,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$504,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 1	Age: 4
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,733.42
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-571-646	Tax Inc. Utilities?:
View: Yes : Panoramic City View		Tour:
Complex / Subdiv: Fraser Commons		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **None**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 260, PLAN EPS7519, DISTRICT LOT 327, 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, Day Care Centre, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage, Concierge**

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

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

Finished Floor (Main): **523**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **523 sq. ft.**
Unfinished Floor: **0**
Grand Total: **523 sq. ft.**

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

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

Units in Development: **363**
Exposure: **South**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$381.81**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**

Tot Units in Strata: **363** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 30 days**

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

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

Bright and efficient 1 Bed + Den home at Fraser Commons by Serracan Properties, offering south-facing views and modern design. This air-conditioned unit features a sleek kitchen with Bosch appliances, gas cooktop, quartz countertops, and stylish Armony cabinetry. Enjoy a spacious layout with a covered balcony, perfect for relaxing or entertaining. Exceptional amenities include a concierge, gym, rooftop terrace with BBQ, resident lounge, and an on-site daycare with outdoor play area. Conveniently located near Superstore, Marine Gateway, transit, and shops. Includes 1 locker. No parking.



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Active
R3019206

Board: V
Apartment/Condo

1003 2221 E 30TH AVENUE

Vancouver East
Victoria VE
V5N 0G6

Residential Attached

\$499,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$499,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 1	Age: 7
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,587.98
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 030-603-731	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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: **\$398.61**
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: **3**

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			
		x			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. Allow time for showings.



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Active
R3000826
Board: V
Apartment/Condo

506 2733 CHANDLERY PLACE

Vancouver East
South Marine
V5S 4V3

Residential Attached

\$549,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$619,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 2	Age: 25
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,914.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-660-191	Tax Inc. Utilities?: No
View: Yes : River		Tour:
Complex / Subdiv: RIVER DANCE		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 25 DISTRICT LOT 258 GROUP 1 NEW WESTMINSTER 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): 767			Units in Development: 210			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure: South			Storeys in Building: 12					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: KORECKI			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$588.10			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal								
Finished Floor (Total): 767 sq. ft.											
Unfinished Floor: 0											
Grand Total: 767 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest.								
Suite:			Restricted Age:			# of Pets: 1			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Rooms: 4											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	8' x 9'			x	1	Main	3	No		
Main	Living Room	17' x 11'			x	2	Main	4	Yes		
Main	Primary Bedroom	10'5 x 11'			x	3			No		
Main	Bedroom	9'5 x 10'			x	4			No		
		x			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

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

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



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Active
R3040993

Board: V
Apartment/Condo

423 2238 KINGSWAY

Vancouver East
Victoria VE
V5N 2T7

Residential Attached

\$574,000 (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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



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Mylyne Santos PREC*

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Active
R2987019

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: **\$599,000**
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): 583	Units in Development: 312	Tot Units in Strata: 312	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 34	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Tribe Management	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$436.38	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water		
Finished Floor (Total): 583 sq. ft.			
Unfinished Floor: 0			
Grand Total: 583 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Fully Finished	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 Days		
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Living Room	10'7 x 18'6	1
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
			7
			8

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

Welcome to 939 Homer St, a fantastic 1-bedroom condo in the heart of vibrant Yaletown! This bright and well-designed home offers an open layout and large windows that bring in plenty of natural light. Enjoy top-tier building amenities, including a fitness center, indoor pool, hot tub, sauna, and concierge service. Located just steps from trendy restaurants, cafes, shopping, and transit, this home offers the ultimate urban lifestyle. Don't miss this incredible opportunity to own in one of Vancouver's most sought-after neighborhoods! Viewing by request only



Presented by:
Mylyne Santos PREC*

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Active
R2964531
Board: V
Apartment/Condo

204 431 E 44TH AVENUE

Vancouver East
Fraser VE
V5W 1W2

Residential Attached

\$615,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$659,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 1	Age: 33
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,997.58
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 017-346-614	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(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: **Carport; Single**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 4, PLAN LMS53, DISTRICT LOT 645, 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: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 916			Units in Development: 12			Tot Units in Strata:			Locker: No		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$298.96			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management								
Finished Floor (Total): 916 sq. ft.											
Unfinished Floor: 0											
Grand Total: 916 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite: None			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: Yes								
# of Kitchens: 1			Short Term Lse-Details: month to month								
# of Levels: 1											
# of Rooms: 6											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'1 x 12'2			x	1	Main	3	No		
Main	Dining Room	9'6 x 7'4			x	2			No		
Main	Kitchen	7'11 x 7'4			x	3			No		
Main	Primary Bedroom	11'10 x 10'3			x	4			No		
Main	Bedroom	10'7 x 10'			x	5			No		
Main	Laundry	12'3 x 5'			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **YPA Your Property Agent**

Great location! This two-bedroom condo is just off Main Street, next to Macdonald Park with tennis courts and a playground. Featuring laminate flooring, stainless steel appliances, a cozy gas fireplace, and a sunny south-facing patio. The spacious layout includes a large living/dining area, two generous bedrooms, a walk-in closet in the master, in-suite laundry, and ample storage. Well-managed building with secure parking and a pet-friendly policy. Exceptional value in a sought-after neighborhood—call today to schedule a showing!*OPEN HOUSE JUNE 7TH & 8TH 2:00PM TO 4:00 PM*****



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Active
R2974663

Board: V
Apartment/Condo

605 822 HOMER STREET

Vancouver West
Downtown VW
V6B 6M3

Residential Attached

\$640,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$710,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 2	Age: 26
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,220.20
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-572-039	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Unknown		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Other**
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: **Add. Parking Avail., Garage Underbuilding, 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: **Other**

Legal: **STRATA LOT 25, PLAN LMS3970, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPR**

Amenities: **Elevator**

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

Finished Floor (Main): **793**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **793 sq. ft.**
Unfinished Floor: **0**
Grand Total: **793 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$590.83**
Maint Fee Includes: **Caretaker**

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: **6**

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

of Pets: Cats: Dogs:

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

Listing Broker(s): **eXp Realty of Canada, Inc.**

THE BEST DEAL IN DOWNTOWN VANCOUVER! Welcome to your new home at THE GALILEO! 2 bedrooms and 2 bathrooms with a bonus den/sun room with almost 800 square feet awaiting your decorating talents. Terrific amenities and great location make this home a must see. Call now to schedule your private showing.



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Active
R3038080

Board: V
Apartment/Condo

1503 928 RICHARDS STREET

Vancouver West
Yaletown
V6B 6P6

Residential Attached

\$645,000 (LP)

(SP)



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

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

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

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

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

Legal: **STRATA LOT 114, PLAN LMS4155, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 584/139830 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, Pool; Indoor, Sauna/Steam Room**

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

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

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

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

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



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Active
R3030613

Board: V
Apartment/Condo

1806 838 W HASTINGS STREET

Vancouver West
Downtown VW
V6C 0A6

Residential Attached

\$649,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$669,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2010
Frontage(feet):	Bathrooms: 1	Age: 15
Frontage(metres):	Full Baths: 1	Zoning: CD1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,077.20
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 028-436-962	Tax Inc. Utilities?: No
View: Yes :CITY TALL BUILDINGS		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Tile**

Legal: **STRATA LOT 35 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS4006 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): 601	Units in Development: 148	Tot Units in Strata: 37	Locker: No
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 37	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: STRATA WEST PROPERTY MANAGMENT	Mgmt. Co's #: 604-904-9595	
Finished Floor (Below): 0	Maint Fee: \$649.68	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 601 sq. ft.			
Unfinished Floor: 0			
Grand Total: 601 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 4			
Floor	Type	Dimensions	Bath
Main	Living Room	15'8 x 12'2	1
Main	Kitchen	15'8 x 7'3	2
Main	Primary Bedroom	11'9 x 10'5	3
Main	Laundry	3'4 x 2'4	4
			5
			6
			7
			8

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

WOW!! JAMESON HOUSE. Built by Bosa Properties.24 hour concierge service. Prime downtown building with a great location close to Coal Harbour, Canada Place, Stanley Park, the Seawall and all the fun and amenities of the downtown core. Great 1 bedroom unit facing south/west with a awesome city view of all the tall buildings. Unit shows good. Bathroom features tile floor, large over sized tile wall, full length mirror and a deep tub. The laundry is a convenient in suite closet style. The kitchen features gas stove, white arborite cabinetry stainless counter and is open to the formal area. This is a must see on your list.



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Active
R3031985

Board: V
Apartment/Condo

2709 1008 CAMBIE STREET

Vancouver West
Yaletown
V6B 6J7

Residential Attached

\$668,000 (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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

Well-maintained building in a prime YALETOWN location. Beautiful 1 Bed, 1 Bath, Den and in-suite Storage 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.



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Active
R3015281

Board: V
Apartment/Condo

2403 1155 HOMER STREET

Vancouver West
Yaletown
V6B 5T5

Residential Attached

\$689,000 (LP)

(SP)



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

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

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

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

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

Dist. to School Bus:

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

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

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

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

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

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

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
R3022762

Board: V
Apartment/Condo

B1002 1331 HOMER STREET

Vancouver West
Yaletown
V6B 5M9

Residential Attached

\$749,000 (LP)

(SP)



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

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

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

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

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

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

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

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

1 bedroom+ den condo located in the heart of Yaletown. This well-appointed home features updated flooring, floor-to-ceiling windows, and a private patio overlooking a quiet courtyard. The spacious bedroom offers sweeping city 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.



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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: \$799,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: HA-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,543.72
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 016-764-471	Tax Inc. Utilities?: No
View: Yes : Mountains, partial Water, Tree		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
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): 1,047	Units in Development: 23	Tot Units in Strata: 23	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Goldstream Properties	Mgmt. Co's #: 604-988-0321	
Finished Floor (Below): 0	Maint Fee: \$557.17	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gas, Hot Water, Management		
Finished Floor (Total): 1,047 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,047 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes			
# of Kitchens: 1	Short Term Lse-Details: Minimum 6 months			

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

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

Sutton Group-West Coast Realty

In vibrant Gastown. The Captain French offers a unique blend of heritage architecture and modern flair. This generously sized 1 bedroom loft showcases timeless details brick feature walls, exposed wood beams 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: \$771,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,834.50
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 025-728-962	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: ALTADENA		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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): 876			Units in Development: 102			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 14					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: WINFORD			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$616.02			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal								
Finished Floor (Total): 876 sq. ft.											
Unfinished Floor: 0											
Grand Total: 876 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite:			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: Yes								
# of Kitchens: 1			Short Term Lse-Details: Upon Strata Approval								
# of Levels: 1											
# of Rooms: 5											
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. Openhouse Sept 6th 2025 2:00pm - 4:00pm



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

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

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

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

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

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

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

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

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

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

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



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Active
R3032903

Board: V
Apartment/Condo

111 3188 RIVERWALK AVENUE

Vancouver East
South Marine
V5S 0E7

Residential Attached

\$825,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$825,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,800.21
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-417-922	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv: Current at Water's Edge by Polygon		
First Nation:		
Services Connctd: Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding, Visitor Parking**
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): 886	Units in Development: 141	Tot Units in Strata: 141	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$503.05	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 886 sq. ft.			
Unfinished Floor: 0			
Grand Total: 886 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: None	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 0	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 4				

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**

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.



Presented by:
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Active
R2988482

Board: V
1/2 Duplex

2881 E GEORGIA STREET

Vancouver East
Renfrew VE
V5K 2K3

Residential Attached

\$899,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **33.00**
Frontage(metres): **10.06**
Depth / Size (ft.): **105**
Sq. Footage: **0.00**
Flood Plain:
View: **No**
Complex / Subdiv:
First Nation

If new,GST/HST inc?:
Bedrooms: **4**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**

P.I.D.: **032-101-287**

Original Price: **\$1,279,000**
Approx. Year Built: **2023**
Age: **2**
Zoning: **RT1-1**
Gross Taxes: **\$3,597.45**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: Covered Parking: Parking Access: **Front, Rear**
Parking: **Open**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 2 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STATA PLAN EPS723 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Finished Floor (Main): **400**
Finished Floor (Above): **572**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **972 sq. ft.**
Unfinished Floor: **0**
Grand Total: **972 sq. ft.**

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

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

Tot Units in Strata: **3** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Not Allowed, Smoking Restrictions**

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

Floor	Type	Dimensions
Main	Living Room	11'0 x 9'0
Main	Kitchen	11'2 x 7'9
Main	Laundry	2'10 x 2'9
Main	Bedroom	8'2 x 7'7
Above	Primary Bedroom	12'0 x 12'0
Above	Bedroom	11'9 x 10'3
Above	Bedroom	10'3 x 10'3

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

WOW!! Prime East Vancouver single unit in tri-plex . Quality built. It is a top floor 2 storey unit on the front side. Features include beautiful engineered hardwood flooring throughout, glass railings to further enhance the open feel, vaulted ceilings, shared stacker laundry, open concept kitchen and formal area with luxury finishes. Main floor layout offers kitchen with marble counters, smooth arborite cabinets, separate bedroom. and a 2pc bath. Upper floor offers 4pc main bath, large bedrooms with vaulted ceilings, primary bedroom with 4pc ensuite. The home has all the modern connections; radiant in-floor heating, smart home technology, tankless hot water, A/C. The unit is rented to 3 separate tenants each with dedicated bedrooms, cupboards space. Mixed rental agreements in place.



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Active
R3035108

Board: V
Apartment/Condo

2910 610 GRANVILLE STREET

Vancouver West
Downtown VW
V6C 3T3

Residential Attached

\$999,000 (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.**

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

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?:

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	Flex Room	5' x 5'			x	1	Main	4	Yes
Main	Bedroom	10' x 10'			x	2	Main	3	No
Main	Primary Bedroom	11' x 11'			x	3			
Main	Kitchen	8' x 9'			x	4			
Main	Dining Room	9' x 7'			x	5			
Main	Living Room	16' x 12'			x	6			
		x			x	7			
		x			x	8			

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

Welcome to The Hudson by Wall Financial Corp - a premier live/work zoned residence in the vibrant heart of Downtown Vancouver. This 29th floor 2 Bedroom + Flex corner unit boasts breathtaking panoramic views of the water, city, and mountains, stunning by day and magical at night. Residents enjoy exclusive access to rooftop gardens, a fully equipped fitness centre, recreation and lounge rooms, and 24-hour concierge service. Direct building access to the SkyTrain and Fitness World gym 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. By Appointment Only!



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Active
R3026880
Board: V
Apartment/Condo

1404 1228 W HASTINGS STREET

Vancouver West
Coal Harbour
V6E 4S6

Residential Attached

\$1,049,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,150,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet): 926.00	Bathrooms: 2	Age: 23
Frontage(metres): 282.24	Full Baths: 2	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,371.86
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-398-326	Tax Inc. Utilities?:
View: Yes : Panoramic City Ocean Mountains		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

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

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

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

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

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

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

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



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Active
R3016572
Board: V
Apartment/Condo

1284 87 NELSON STREET

Vancouver West
Yaletown
V6Z 0E8

Residential Attached

\$1,064,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,089,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,725.07
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-886-201	Tax Inc. Utilities?:
View: Yes : FALSE CREEK CAMBIE BRIDGE		Tour:
Complex / Subdiv: THE ARC		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 226, PLAN EPS5890, DISTRICT LOT FC, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Concierge**

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

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

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

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

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



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Active
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:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

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

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

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

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

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

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

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

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

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

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

Floor	Type	Dimensions	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): **RE/MAX Crest 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.



Presented by:
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Active
R3017944

Board: V
Apartment/Condo

411 528 W KING EDWARD AVENUE

Vancouver West
Cambie
V5Z 2C3

Residential Attached

\$1,249,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$1,349,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,484.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-112-641	Tax Inc. Utilities?:
View: Yes : Mountains		Tour: Virtual Tour URL
Complex / Subdiv: Cambie & King Edward		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:
Fuel/Heating: **Heat Pump**

Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

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

Legal: **STRATA LOT 54 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): 1,219	Units in Development: 70	Tot Units in Strata: 70	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$792.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,219 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,219 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes			
# of Kitchens: 1	Short Term Lse-Details: see bylaws			
# of Levels: 1				
# of Rooms: 9				

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

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

Stunning 3-Bed + Den, 2-Bath Condo in Cambie! This spacious 3-bed + den, 2-bath condo offers luxury, convenience & breathtaking north-facing views. Steps from W King Edward Canada Line & 5 mins to Queen Elizabeth Park, it features an open-concept living area, floor-to-ceiling windows & a gourmet kitchen with high-end Miele appliances, gas cooktop, large island & custom cabinetry. Enjoy a private 160 sqft south-facing balcony & year-round comfort with central A/C. Additional perks include in-suite laundry, 1 parking stall & storage locker. Building amenities: rooftop deck, outdoor BBQ area, playground, garden & party room. Located in a vibrant neighborhood near bike lanes, cafes, shops & just 15 mins from Downtown, UBC & Richmond.



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

\$1,349,000 (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: _____
of Fireplaces: **R.I.** Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

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): **686**
Finished Floor (Above): **671**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,357 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,357 sq. ft.**

Units in Development: **70** Tot Units in Strata: **70** Locker: **Yes**
Exposure: _____ Storeys in Building: **6**
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$904.62** Council/Park Apprv?: _____
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

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

of Levels: **2**
of Rooms: **9**

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

Floor	Type	Dimensions
Main	Foyer	5'5 x 6'0
Main	Den	5'6 x 7'1
Main	Kitchen	9'10 x 12'3
Main	Living Room	9'10 x 12'5
Main	Bedroom	8'8 x 9'1
Abv Main 2	Storage	6'0 x 3'0
Abv Main 2	Primary Bedroom	10'8 x 11'8
Abv Main 2	Bedroom	10'9 x 11'8

Floor	Type	Dimensions
Abv Main 2	Other	6'9 x 12'3
		x
		x
		x
		x
		x
		x
		x

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



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Active
R3021553
Board: V
Apartment/Condo

5105 1151 W GEORGIA STREET

Vancouver West
Coal Harbour
V6E 0B3

Residential Attached

\$1,679,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,799,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,719.68
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-957-303	Tax Inc. Utilities?:
View: Yes : Ocean, Mountain and Park		Tour:
Complex / Subdiv: Paradox		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Heat Pump**
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.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 149, PLAN EPS2884, 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 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

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

Finished Floor (Main): 1,038	Units in Development: 217	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$1,009.90	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,038 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,038 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: 3 month minimum		
# of Levels: 1			
# of Rooms: 5			

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

Listing Broker(s): **Sutton Group - 1st West Realty**

Luxury living at Paradox Vancouver Residences in the heart of downtown. This high-floor NE-facing 2 bed, 2.5 bath home offers breathtaking views stretching over Stanley Park, the ocean, and North Shore mountains—day and night. Features include an Arclinea kitchen, Gaggenau appliances, Gessi fixtures, Crestron smart system, and Victoria + Albert volcanic limestone sinks and tub. Enjoy 24/7 concierge and security, indoor pool, and world-class amenities. Includes 1 parking and 1 storage.



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Active
R3028601

Board: V
Apartment/Condo

305 3639 W 16TH AVENUE

Vancouver West
Point Grey
V6R 3C3

Residential Attached

\$1,680,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,680,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet): 0.00	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,173.82
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-320-112	Tax Inc. Utilities?: No
View: Yes : Ocean, Mountain and City view		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

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

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

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

Finished Floor (Main): 1,244			Units in Development: 29			Tot Units in Strata:			Locker: Yes					
Finished Floor (Above): 0			Exposure: North			Storeys in Building: 4								
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:								
Finished Floor (Below): 0			Maint Fee: \$889.14			Council/Park Apprv?:								
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal											
Finished Floor (Total): 1,244 sq. ft.														
Unfinished Floor: 0														
Grand Total: 1,244 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns											
Suite: None Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 8			Restricted Age:						# of Pets:			Cats:	Dogs:	
			# or % of Rentals Allowed:											
			Short Term (<1yr)Rnt/Lse Alwd?: No											
			Short Term Lse-Details:											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?					
Main	Living Room	11'7 x 12'10			x	1	Main	4	Yes					
Main	Kitchen	15'7 x 10'1			x	2	Main	3	Yes					
Main	Dining Room	11'7 x 10'			x	3	Main	2	No					
Main	Foyer	9'6 x 6'2			x	4								
Main	Primary Bedroom	9'9 x 15'3			x	5								
Main	Bedroom	9' x 12'2			x	6								
Main	Flex Room	8'2 x 7'			x	7								
Main	Storage	5'11 x 6'6			x	8								

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

Nu Stream Realty Inc.

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



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Active
R2980526

Board: V
Apartment/Condo

1803 1680 BAYSHORE DRIVE

Vancouver West
Coal Harbour
V6G 3H6

Residential Attached

\$1,699,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,152,500
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 3	Age: 23
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,461.73
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-394-657	Tax Inc. Utilities?:
View: Yes : MARINA, WATER, STANLEY PARK		Tour:
Complex / Subdiv: Bayshore Tower		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; 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: **Hardwood, Mixed**

Legal: **STRATA LOT 80, PLAN LMS4658, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, OF PHBI, 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, Workshop Attached, Concierge**

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

Finished Floor (Main): 1,548	Units in Development:	Tot Units in Strata: 90	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 22	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Stratawest	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$1,771.39	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility		
Finished Floor (Total): 1,548 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,548 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

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

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

Breathtaking Waterfront Living on Bayshore Drive. Experience stunning views from this 2-bedroom, 3-bathroom + den residence in the highly sought-after Bayshore Tower. Situated on the 18th floor offering panoramic vistas of Coal Harbour, the Marina and Stanley Park. With a park directly in front, your primary views will remain unobstructed—a rare luxury in Vancouver. Spanning 1,548 sq. ft., 2 large bedrooms and an expansive living and dining area featuring a cozy fireplace and floor-to-ceiling windows to take in the spectacular scenery. Covered balcony. First-class amenities, including a 24-hour concierge, gym, sauna, workshop. Two parking stalls. Seawall, Stanley Park, top restaurants. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C.



Presented by:
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info@mylyne.com



Active
R2980839
Board: V
Apartment/Condo

604 5033 CAMBIE STREET

Vancouver West
Cambie
V5Z 0H6

Residential Attached

\$1,899,900 (LP)

(SP)



PHOTOS ARE TAKEN FROM ANOTHER UNIT WITH A SIMILAR LAYOUT.

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

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

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

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

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

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

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

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

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

Finished Floor (Main): 1,463	Units in Development: 183	Tot Units in Strata: 183	Locker: Yes
Finished Floor (Above): 58	Exposure: Southwest	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$946.55	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,521 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,521 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 day lease term		

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

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

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Welcome home to this stunning 3 BR 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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info@mylyne.com



Active
R3017220

Board: V
Row House (Non-Strata)

122 1228 MARINASIDE CRESCENT

Vancouver West
Yaletown
V6Z 2W4

Residential Attached

\$2,398,000 (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Active
R3038485

Board: V
Apartment/Condo

PH 1403 BEACH AVENUE

Vancouver West
West End VW
V6G 1Y3

Residential Attached

\$3,988,000 (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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

Homelife Benchmark Realty Corp.

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



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Active
R3002080

Board: V
1/2 Duplex

550 W 64TH AVENUE

Vancouver West
Marpole
V6P 2K9

Residential Attached

\$5,800,000 (LP)

(SP)



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

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

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

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

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

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

Amenities: **None**

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

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

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

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

Locker:

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

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

of Pets: Cats: Dogs:

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

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

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