



Presented by:
Micky Kandola

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Active
R2976558

Board: V
Apartment/Condo

2003 1850 COMOX STREET

Vancouver West
West End VW
V6G 1R3

Residential Attached

\$339,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$399,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1968
Frontage(feet):	Bathrooms: 1	Age: 57
Frontage(metres):	Full Baths: 1	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$243,164.0
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 800-176-106	Tax Inc. Utilities?:
View: Yes : City		Tour:
Complex / Subdiv: El Cid		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

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

Amenities:

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

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

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

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



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Active
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?:	Original Price: \$599,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 1	Age: 27
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,786.85
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 023-924-241	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: The Pinnacle		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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:

Dist. to School Bus:

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



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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	Bath
Main	Living Room	17'3 x 12'4	1
Main	Kitchen	8'6 x 8'3	2
Main	Solarium	8'1 x 8'1	3
Main	Bedroom	11'9 x 11'9	4
			5
			6
			7
			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!



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Active
R2974663

Board: V
Apartment/Condo

605 822 HOMER STREET

Vancouver West
Downtown VW
V6B 6M3

Residential Attached

\$689,900 (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		Units in Development:	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: \$590.83	Council/Park Apprv?:			
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker				
Finished Floor (Total): 793 sq. ft.						
Unfinished Floor: 0						
Grand Total: 793 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?: No				
# of Kitchens: 1		Short Term Lse-Details:				
# of Levels: 1						
# of Rooms: 6						
Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'0 x 10'0	1	Main	4	No
Main	Dining Room	10'0 x 10'0	2	Main	3	No
Main	Kitchen	10'0 x 10'0	3			No
Main	Primary Bedroom	10'0 x 10'0	4			No
Main	Bedroom	10'0 x 10'0	5			No
Main	Den	10'0 x 10'0	6			No
		x	7			No
		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
R3022762

Board: V
Apartment/Condo

B1002 1331 HOMER STREET

Vancouver West
Yaletown
V6B 5M9

Residential Attached

\$789,000 (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Court-ordered Sale 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 and a dining, perfect for both everyday use and entertaining. Just steps from the Seawall, David Lam Park, transit, shops and some of Vancouver's best restaurants-- This is urban in a premier location. pet and rental-friendly. Includes one secured parking stall. This is a court-ordered sale. property is being sold-"as-is where is". Scheduled A must accompany all offers.



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Active
R3012478
Board: V
Apartment/Condo

202 3089 OAK STREET

Vancouver West
Fairview VW
V6H 2K8

Residential Attached

\$789,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$789,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 2	Age: 21
Frontage(metres):	Full Baths: 1	Zoning: C-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,436.88
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-072-718	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: THE OAKS		
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: **Brick, Glass, Mixed**
Foundation: **Concrete Block**

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

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

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

Legal: **STRATA LOT 6, PLAN BCS975, DISTRICT LOT 526, 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 VPID: 026-072-718**

Amenities: **None**

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

Finished Floor (Main): **752**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **752 sq. ft.**
Unfinished Floor: **0**
Grand Total: **752 sq. ft.**

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

Units in Development: **29**
Exposure:
Mgmt. Co's Name: **River West Realty**
Maint Fee: **\$555.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management**

Tot Units in Strata: **29** Locker:
Storeys in Building: **4**
Mgmt. Co's #: **604-271-0220**
Council/Park Apprv?:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'10 x 13'5			x	1	Main	4	No
Main	Primary Bedroom	14'1 x 9'1			x	2	Main	2	No
Main	Bedroom	10'8 x 9'1			x	3			
Main	Kitchen	10'3 x 9'			x	4			
Main	Patio	32' x 11'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Sutton Premier Realty**

Welcome to The Oaks! With a bright, open layout and a unique split-level design, it provides the feel of a townhouse. The light colour palette, elegant laminate flooring, modern fireplace, and floor-to-ceiling windows create an inviting ambiance. The lower level features a powder room, a spacious kitchen, a breakfast bar, white shaker cabinets, and stainless steel appliances, plus a large primary bedroom with a full bath at the end of the hall, ensuring maximum privacy. You'll find the elevated living and dining areas, a second bedroom, in-suite laundry, and best of all a rare 350 sq ft patio.



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Active
R2945507
Board: V
Apartment/Condo

605 53 W HASTINGS STREET

Vancouver West
Downtown VW
V6B 1G4

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$949,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,772.29
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-739-741	Tax Inc. Utilities?: No
View: Yes : mountain & city		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Brick**
Exterior: **Brick, Concrete**
Foundation: **Other concrete perimeter**

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

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

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

Legal: **STRATA LOT 30, PLAN BCS3221, DISTRICT LOT OGT, 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: **In Suite Laundry**

Site Influences:
Features:

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

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

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **Bayside Property Management**
Maint Fee: **\$798.12**
Maint Fee Includes: **Garbage Pickup, Hot Water, Management, Recreation Facility**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **6**
Mgmt. Co's #: **604-432-7774**
Council/Park Apprv?:

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

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

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

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

Court Order Sale, Paris Block Heritage conversion by Salient Group, Live/work home over 1000 square feet. Penthouse suite, brick walls, polished concrete floors, Soaker tub, spa like bathroom with slate tile, separate shower, roof top deck with outdoor kitchen, convenient location. Easy to show



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Active
R3000846
Board: V
Apartment/Condo

606 610 GRANVILLE STREET

Vancouver West
Downtown VW
V6C 3T3

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$869,000
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 Canada Line. How much more convenient can you get?



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Active
R2994681

Board: V
Apartment/Condo

207 5650 OAK STREET

Vancouver West
Cambie
V6M 2V6

Residential Attached

\$859,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$915,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 28
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,676.54
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 023-930-802	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Bloomfield Gardens		
First Nation		
Services Connctd: Community, Natural Gas, Sanitary Sewer, Septic, Water		
Sewer Type: Community	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water**
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:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 14, PLAN LMS2992, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 1029/28787 SHARE IN COM PROP THEREINTOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Wheelchair Access**

Site Influences: **Adult Oriented, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,130	Units in Development:	Tot Units in Strata: 31	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum	Mgmt. Co's #: 604-688-3828	
Finished Floor (Below): 0	Maint Fee: \$475.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 1,130 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,130 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allwd w/Restrctns		

Suite: None	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed: #			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 5				

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

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

Step into this spacious 2-bedroom, 2-bathroom condo offering 1,130 square feet of comfortable living in a prime central location, on the quiet side of the building. Enjoy a well-designed layout with excellent bedroom separation—perfect for privacy or roommates. Just steps from transit in all directions and only minutes to Oakridge Centre, you'll have shopping, dining, entertainment, and the SkyTrain right at your doorstep. Bring your renovation and design ideas to make this home truly your own! Rental and pet friendly!



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Active
R2976422
Board: V
Apartment/Condo

3202 610 GRANVILLE STREET

Vancouver West
Downtown VW
V6C 3T3

Residential Attached

\$938,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **0.00**
Frontage(metres): **0.00**
Depth / Size (ft.): **0.0**
Sq. Footage: **0.00**
Flood Plain:
View: **:**
Complex / Subdiv: **HUDSON**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Original Price: **\$1,098,000**
Approx. Year Built: **2006**
Age: **19**
Zoning: **RES**
Gross Taxes: **\$3,849.73**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
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: **NEXT DOOR** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 415, 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, Concierge**

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

Finished Floor (Main): **457**
Finished Floor (Above): **577**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,034 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,034 sq. ft.**

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

Units in Development: **423**
Exposure: **West**
Mgmt. Co's Name: **Macdonald Commercial**
Maint Fee: **\$590.78**
Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **423** Locker: **Yes**
Storeys in Building: **33**
Mgmt. Co's #: **604-736-5611**
Council/Park Apprv?:

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

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

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

Executive 1-bedroom penthouse with a private rooftop deck. Three levels of living space spanning 1,000 sqft inside and 200 sqft outside. The owner exposed the concrete stairs, adding new glass walls to maximize the feeling of space. The bedroom is spacious, accommodating both a queen- size bed and large office desk, a walk-through closet, additional storage, and an en-suite with separate tub and shower. The main floor is open and functional, and offers the convenience of a powder room. The west-facing rooftop deck features partial water views and a bonus storage room. The Hudson building is live/work zoned, and amenities include 24/7 concierge services, dog park, additional outdoor spaces, 6 el evators, and a large sports club within the building. 1 parking included. Priced to sell!!!



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Active
R2996291
Board: V
Apartment/Condo

684 87 NELSON STREET

Vancouver West
Yaletown
V6Z 0E8

Residential Attached

\$1,080,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,099,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,288.73
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-884-942	Tax Inc. Utilities?: No
View: Yes : Water & City		Tour:
Complex / Subdiv: The ARC		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

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

Finished Floor (Main): 872	Units in Development: 520	Tot Units in Strata: 520	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$600.56	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 872 sq. ft.			
Unfinished Floor: 0			
Grand Total: 872 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

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

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



Presented by:
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Active
R3016572
Board: V
Apartment/Condo

1284 87 NELSON STREET

Vancouver West
Yaletown
V6Z 0E8

Residential Attached

\$1,089,900 (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.



Presented by:
Micky Kandola

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Active
R3016545
Board: V
Apartment/Condo

402 4688 W 10TH AVENUE

Vancouver West
Point Grey
V6R 2J5

Residential Attached

\$1,130,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,130,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,300.62
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-339-476	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: WEST TENTH COURT		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **1/2** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 10 DISTRICT LOT 540 STRATAPLAN LMS958 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, In Suite Laundry, Storage**

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

Finished Floor (Main): 1,165	Units in Development:	Tot Units in Strata: 10	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASCENT REAL ESTATE MANAGEMENT	Mgmt. Co's #: 604-431-1800	
Finished Floor (Below): 0	Maint Fee: \$889.37	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Water		
Finished Floor (Total): 1,165 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,165 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
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 Levels: 1			
# of Rooms: 9			

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

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

Welcome to this stunning West Point Grey penthouse across from Pacific Spirit Park and the University Golf Course, with easy access to UBC. This renovated 2-bed, 2-bath home features new flooring, a spacious kitchen, and updated bathrooms. South-facing with skylights, solarium, and large windows on three sides, it's bright and airy. Enjoy a gas fireplace, walk-in closet, and ensuite in the primary bedroom. Includes 1 underground parking spot, separate storage. Pets and rentals welcome. A perfect place to call home!



Presented by:
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Active
R3001790

Board: V
Townhouse

938 BEATTY STREET

Vancouver West
Yaletown
V6Z 3G6

Residential Attached

\$1,225,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,225,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 2	Age: 20
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,057.49
Sq. Footage: 0.00	P.I.D.: 026-373-998	For Tax Year: 2024
Flood Plain:		Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: The Max		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Tar & Gravel**

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

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

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

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): 487	Units in Development: 300	Tot Units in Strata: 300	Locker: Yes
Finished Floor (Above): 473	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 150	Mgmt. Co's Name: Rancho	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$627.69	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,110 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,110 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
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: 3			
# of Rooms: 7			

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

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

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



Presented by:
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Active
R3017944

Board: V
Apartment/Condo

411 528 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: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-112-641**
View: **Yes : Mountains**
Complex / Subdiv: **Cambie & King Edward**
First Nation
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$1,349,000**
Approx. Year Built: **2020**
Age: **5**
Zoning: **CD-1**
Gross Taxes: **\$4,484.00**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

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

Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces: **Full**
Fireplace Fuel: Rain Screen:
Fuel/Heating: **Heat Pump** Metered Water:
Outdoor Area: **Balcony(s)** R.I. Plumbing:
Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
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			x	2	Main	4	No
Main	Kitchen	10'7 x 9'5			x	3			
Main	Dining Room	12'5 x 6'5			x	4			
Main	Living Room	12'5 x 9'7			x	5			
Main	Primary Bedroom	10'4 x 10'7			x	6			
Main	Walk-In Closet	6'9 x 8'3			x	7			
Main	Bedroom	11'5 x 11'3			x	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.



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Active
R2991315
Board: V
Apartment/Condo

508 528 W KING EDWARD AVENUE

Vancouver West
Cambie
V5Z 2C3

Residential Attached

\$1,499,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,114.17
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-112-749	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: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Concrete, Concrete Block, Concrete Frame	Parking: Garage; Underground		
Exterior: Concrete, Mixed	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Block, Concrete Perimeter	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Heat Pump	Floor Finish: Hardwood, Mixed, Tile		
Outdoor Area: Balcony(s)			
Type of Roof: Torch-On			

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	Units in Development: 70	Tot Units in Strata: 70	Locker: Yes
Finished Floor (Above): 671	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: \$904.62	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,357 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,357 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: 2			
# of Rooms: 9			

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

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

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



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Active
R2980529

Board: V
Apartment/Condo

2001 1680 BAYSHORE DRIVE

Vancouver West
Coal Harbour
V6G 3H6

Residential Attached

\$1,624,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,785,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 2	Age: 23
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$5,642.51
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-394-711	Tax Inc. Utilities?:
View: Yes : PEEK-A-BOO WATER		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, Other**
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 86, 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): 1,423	Units in Development: 90	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Stratawest	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$1,623.78	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Management, Recreation Facility		
Finished Floor (Total): 1,423 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,423 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: 7			

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

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

Waterfront Living on Bayshore Drive. 2-bedroom, 2-bathroom + open den residence in the highly sought-after Bayshore Tower. Situated on the 20th floor offering views of the City and English Bay with peek-a-boo views of the water and Stanley Park from both bedrooms. This unit is on the South West side of the building along Georgia Street. 1,423 sq. ft., 2 large bedrooms on opposite sides of the apartment. Large living and dining area featuring a cozy fireplace and floor-to-ceiling windows. Two covered balconies. First-class amenities, including a 24-hour concierge, gym, sauna, workshop. Two parking stalls. Seawall, Stanley Park, top restaurants, and entertainment. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C



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Active
R3021553
Board: V
Apartment/Condo

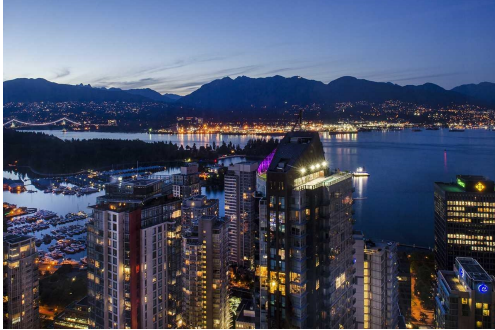
5105 1151 W GEORGIA STREET

Vancouver West
Coal Harbour
V6E 0B3

Residential Attached

\$1,799,000 (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**

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: \$999.38	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, Creston 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
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.



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Active
R2980526

Board: V
Apartment/Condo

1803 1680 BAYSHORE DRIVE

Vancouver West
Coal Harbour
V6G 3H6

Residential Attached

\$1,899,900 (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.



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Active
R2975596

Board: V
Apartment/Condo

4007 1111 ALBERNI STREET

Vancouver West
West End VW
V6E 4V2

Residential Attached

\$1,949,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$6,188.28
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-705-986	Tax Inc. Utilities?: No
View: Yes :UNOBSTRUCTED ENGLISH BAY		Tour:
Complex / Subdiv: SHANGRI-LA		
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: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 213, BLOCK 18, PLAN BCS3165, 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: **Club House, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub, Concierge**

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

Finished Floor (Main): 1,447			Units in Development: 234			Tot Units in Strata: 234			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 62					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: TRIBE MANAGEMENT			Mgmt. Co's #: 604-343-2601					
Finished Floor (Below): 0			Maint Fee: \$1,802.67			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Gardening, Hot Water, Snow removal								
Finished Floor (Total): 1,447 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,447 sq. ft.											
Suite: None			Bylaws Restrictions: Rentals Allowed								
Basement: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Crawl/Bsmt. Ht:			# or % of Rentals Allowed:								
# of Kitchens: 1			Short Term (<1yr)Rnt/Lse Alwd?: No								
# of Levels: 1			Short Term Lse-Details:								
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	27'1 x 12'9			x	1	Main	6	Yes		
Main	Kitchen	8'1 x 15'10			x	2	Main	4	No		
Main	Dining Room	18'10 x 9'11			x	3					
Main	Primary Bedroom	14'11 x 15'0			x	4					
Main	Bedroom	9'11 x 11'4			x	5					
Main	Storage	8'6 x 6'11			x	6					
Main	Laundry	5'4 x 7'5			x	7					
Main	Foyer	8'9 x 4'6			x	8					

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

Shangri-La? More like "Ooo-la-la!" This gem offers mesmerizing unobstructed views of English Bay, Stanley Park, the Lions Gate Bridge, and the North Shore Mountains. Step inside to discover a bright, open-concept living space with 2 bedrooms, 2 full bathrooms (including a spa-like ensuite), insuite storage + laundry. Every room is framed by breathtaking views, and the covered balcony invites you to enjoy the fresh ocean air. Located just steps from Vancouver's best, you'll have access to luxury retailers, award-winning restaurants, and the peaceful nature trails of Stanley Park. Shangri-La offers 5-star amenities including a fitness centre, outdoor pool and hot tub, steam room, library, theatre, and juice bar. Don't miss out—call your realtor for a front-row seat to these iconic views!



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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
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		For Tax Year: 2024
Flood Plain:	P.I.D.: 004-204-549	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.