



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
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Active
R2195903
Board: V
Apartment/Condo

301 688 E 56TH AVENUE

Vancouver East
South Vancouver
V5X 1R7

Residential Attached

\$308,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$308,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1997**
Depth / Size (ft.): Bedrooms: **1** Age: **20**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-1**
Flood Plain: Full Baths: **1** Gross Taxes: **\$812.46**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
Exposure: **Southwest** Maint. Fee: **\$255.31** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-861-410**
Mgmt. Co's Name: **CONDEX PROEPRTY MANAGEMENT** Tour:
Mgmt. Co's Phone: **604-682-5611**
View: **Yes: CITY VIEW**
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Penthouse**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **CLOSE**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Legal: **PL LMS2922 LT 19 DL 657 LD 36 UNDIV 593/17758 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM 1 OR V**
Amenities: **Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Oven-Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 14'6			x			x
Main	Kitchen	6'6 x 9'7			x			x
Main	Dining Room	7'11 x 5'1			x			x
Main	Bedroom	14'1 x 15'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	638	# of Rooms:	4	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	638 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	638 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Royal Pacific Rlty. (Kingsway)**

Bright, top floor with 180 degree unobstructed view, south-west facing penthouse! Awesome layout with in-suite laundry. Large living room and master bedroom with excellent views including Mt Baker, North Shore, and beautiful southern views. Excellent location in the heart of South Vancouver. Close to school, bus, parks, and Superstore. Includes 1 parking & 1 storage locker as well. Subject to probate completed approximately end of October 2017. Priced accordingly. Sold: As Is - Where Is, furniture not included.



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**Active**
R2203858Board: V
Apartment/Condo**105 2023 FRANKLIN STREET**

Vancouver East

Hastings

V5L 1R4

Residential Attached

\$329,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View:

No :Complex / Subdiv: **LESLIE POINT**Services Connected: **Community**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$255.00**Original Price: **\$329,900**Approx. Year Built: **1990**Age: **27**Zoning: **RM-3A**Gross Taxes: **\$657.37**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **016-133-366**

Tour:

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1**
 Parking: **Garage Underbuilding**

Parking Access: **Lane**

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**

Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Gardening, Hot Water, Management**
 Legal: **PL VAS2684 LT 5 DL 184 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
 Features: **Compactor - Garbage**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Kitchen	7' x 6'5			x			x
Main	Dining Room	7' x 6'			x			x
Main	Master Bedroom	11'8 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	572	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	572 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	572 sq. ft.	Basement: None			6				
					7				
					8				

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

One bedroom, with insuite laundry with huge fenced patio facing west. SUITE NEEDS REPAIR. Priced to sell, offers presented anytime to sellers. Rentals allows but currently at capacity. Walking distance to city's best bistro's parks and shops. Watch the listing for for viewing updates.



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Active
R2209037

Board: V
Apartment/Condo

202 1040 E BROADWAY

Vancouver East
Mount Pleasant VE
V5T 4N7

Residential Attached

\$399,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$399,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1984**
Depth / Size (ft.): Bedrooms: **1** Age: **33**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-4N**
Flood Plain: Full Baths: **1** Gross Taxes: **\$799.18**
Council Apprv?: Half Baths: **0** For Tax Year: **2017**
Exposure: **North** Maint. Fee: **\$200.39** Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **006-448-976**
Mgmt. Co's Name: **Assertive PM** Tour:
Mgmt. Co's Phone: **604-253-5566**
View: **:**
Complex / Subdiv: **Mariner Mews**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **80** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **80**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**
Legal: **SL33 DL264A STRATA PLAN VR1353 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FROM 1**
Amenities: **Elevator, Shared Laundry**

Site Influences:
Features: **Drapes/Window Coverings, Garage Door Opener, Refrigerator, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'6 x 11'5			x			x
Main	Living Room	13'6 x 10'			x			x
Main	Dining Room	13'6 x 7'			x			x
Main	Kitchen	8'7 x 8'3			x			x
Main	Foyer	9'4 x 3'11			x			x
Main	Other	13'6 x 6'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	651	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	2	Cats:	Y	Dogs:	N	3				Pool:
Finished Floor (Total):	651 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	651 sq. ft.	Basement:	None					7				
								8				

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

Macdonald Realty

Welcome to Mariner Mews! What a great opportunity to get into this crazy market! Just over 650 sq ft of well-maintained living space. Built-in shelving, updated 4 pc bathroom, laminate flooring and a fresh coat of paint round off this home. BONUS: Building roof-DONE, rain-screening-DONE, balconies-DONE, windows & doors-DONE, re-pipe-DONE, elevators-PAID, plus many other updates. Stone's throw away from VCC-Clark Skytrain, easy access to 99 B-Line, 10th Ave bike route, and parks all within walking distance. Building is rental friendly. Sorry no dogs allowed. Floor Plan available!! OPEN HOUSE: Sat/Sun, Sept 30 & Oct 1, 2pm-4pm



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**Active**
R2204495Board: V
Apartment/Condo**308 1125 GILFORD STREET**Vancouver West
West End VW
V6G 2P7

Residential Attached

\$575,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Atira**
Mgmt. Co's Phone: **604-215-7227**
View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$280.96**Original Price: **\$575,000**Approx. Year Built: **1984**Age: **33**Zoning: **RM-5B**Gross Taxes: **\$1,290.49**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **003-492-761**Tour: **Virtual Tour URL**Style of Home: **Corner Unit, Upper Unit**Construction: **Frame - Wood**Exterior: **Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Hot Water, Natural Gas**Outdoor Area: **Balcony(s)**Type of Roof: **Tar & Gravel**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: **1** Covered Parking: **1**Parking: **Garage; Underground, Visitor Parking**Dist. to Public Transit: **1 Block**

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Wall/Wall/Mixed**Parking Access: **Lane, Rear**

Locker:

Dist. to School Bus:

Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management**Legal: **PL VAS1395 LT 28 DL 185 LD 36**Amenities: **Elevator, Exercise Centre, Sauna/Steam Room, Shared Laundry, Storage**Site Influences: **Central Location, Greenbelt, Marina Nearby, Recreation Nearby, Shopping Nearby**Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 12'0			x			x
Main	Kitchen	8'0 x 8'0			x			x
Main	Dining Room	12'0 x 8'0			x			x
Main	Master Bedroom	13'0 x 10'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	585	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	585 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Not Allowed			5				Door Height:
Grand Total:	585 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **FSBO Real Estate Inc.**

Quiet quality corner unit on the 3rd floor of Gilford Court, West of Denman Street near Stanley Park. Walking distance to local shops, tennis courts, swimming pools, and 1 block to English Bay beach/seawall. Includes one secured underground parking spot, storage locker, fitness centre, sauna, and activity room (enjoy the book clubs and jigsaw puzzles) In suite laundry hookups available including venting, water, and electrical. One bedroom with custom built storage, upgraded kitchen and bathroom corian countertops, fridge, stove, garburator, dishwasher, gas fireplace, kitchen cork flooring, Godfrey Hirst natural wool carpets. Open House 1-3pm on Saturday September 23 and 1-3pm on Sunday September 24th, Submit offers starting Monday September 25.



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**Active**
R2210564Board: V
Townhouse**6650 ARLINGTON STREET**

Vancouver East

Killarney VE

V5S 3N9

Residential Attached

\$579,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Century 21**Mgmt. Co's Phone: **604-278-2121**

View:

No :Complex / Subdiv: **Champlain Villa**Services Connected: **Natural Gas**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$155.00**Original Price: **\$579,900**Approx. Year Built: **1972**Age: **45**Zoning: **STRATA**Gross Taxes: **\$1,422.57**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **003-045-005**

Tour:

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Vinyl**
Foundation: **Concrete Perimeter**Rain Screen:
Renovations:
Water Supply: **City/Municipal**Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: **1** Covered Parking:
Parking: **Open**Dist. to Public Transit: **1 block**
Units in Development:
Title to Land: **Freehold Strata**Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**Parking Access: **Front**Locker:
Dist. to School Bus: **1 block**
Total Units in Strata:Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL VAS20 LT 64 DL 339 LD 36**Amenities: **In Suite Laundry, Playground, Storage**Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5 x 7'4	Below	Workshop	7'0 x 5'0			x
Main	Living Room	15'0 x 10'0	Below	Utility	7'0 x 6'0			x
Main	Dining Room	10'0 x 8'0			x			x
Main	Foyer	7'0 x 6'0			x			x
Above	Master Bedroom	15'0 x 9'0			x			x
Above	Bedroom	10'0 x 7'0			x			x
Above	Bedroom	8'0 x 8'0			x			x
Below	Recreation	12'0 x 10'0			x			x
Below	Laundry	6'0 x 6'0			x			
Below	Storage	9'0 x 7'0			x			

Finished Floor (Main):	411	# of Rooms: 12	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	433	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	406	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,250 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,250 sq. ft.	Basement: Full			6				
					7				
					8				

Listing Broker(s): **RE/MAX Crest Realty****Champlain Villa. This end unit offers privacy, light and spaciousness, 3 beds up, large living room leading to a great fenced 18x17 yard. Downstairs has a finished rec room, laundry, workshop and storage. Lots of possibilities in this great complex. Low maintenance fee and freehold strata title ownership. Call today to view!**



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**Active**
R2179674Board: V
Townhouse**3463 DARTMOOR PLACE**Vancouver East
Champlain Heights
V5S 4G1

Residential Attached

\$598,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **1**
Half Baths: **1**
Maint. Fee: **\$302.56**Original Price: **\$598,000**
Approx. Year Built: **1982**
Age: **35**
Zoning: **CD-1**
Gross Taxes: **\$1,520.15**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **006-248-071**
Tour:Complex / Subdiv:
Services Connected: **Community, Electricity, Water**Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **1** Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail.**
Locker: **Y**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLK**
Units in Development: Total Units in Strata:
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**Maint Fee Inc: **Other**
Legal: **PL VAS1054 LT 18 DL 331 LD 36**Amenities: **None**Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 12'1			x			x
Main	Dining Room	10'8 x 8'6			x			x
Main	Kitchen	10'0 x 8'1			x			x
Main	Storage	7'0 x 2'10			x			x
Main	Eating Area	10'0 x 3'11			x			x
Main	Foyer	5'0 x 4'3			x			x
Above	Master Bedroom	11'7 x 9'10			x			x
Above	Bedroom	11'8 x 7'8			x			x
Above	Bedroom	11'4 x 8'6			x			x
Above	Laundry	12'1 x 3'8			x			

Finished Floor (Main): **619**
Finished Floor (Above): **675**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,294 sq. ft.**# of Rooms: **10** # of Kitchens: **1** # of Levels: **2**
Crawl/Bsmt. Height:
Restricted Age:
of Pets: Cats: Dogs:
or % of Rentals Allowed **5**
Bylaw Restrict: **Rentals Allwd w/Restrctns**Unfinished Floor: **0**
Grand Total: **1,294 sq. ft.**Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:Listing Broker(s): **RE/MAX City Realty (FraserSt)****RE/MAX City Realty (FraserSt)****Champlain Heights! 2 level, 3 bedroom & 1.5 Bathroom Townhouse which includes a covered parking stall and storage room. A huge laundry room offers additional storage for all your extra stuff. Complex in great condition as recent updates include: re-piping and new roofing done in 2012. Painting, gutters and drainage upgrades done in 2013. Private SOUTH facing fenced patio. Call today to set up a private viewing.**



Presented by:

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Active
R2209079

Board: V
Apartment/Condo

201 1424 WALNUT STREET

Vancouver West
Kitsilano
V6J 3R3

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$333.61**

Original Price: **\$599,000**
Approx. Year Built: **1975**
Age: **42**
Zoning: **RM-4**
Gross Taxes: **\$1,309.39**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **003-796-809**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **STRATAWEST**

Mgmt. Co's Phone: **604-904-9595**

View: **:**

Complex / Subdiv: **WALNUT PLACE**

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to School Bus:
Total Units in Strata:

Dist. to Public Transit:
Units in Development: **42**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**
Legal: **PL VAS277 LT 15 DL 526 LD 36 UNDIV 20/1000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTI**
Amenities: **Elevator, Shared Laundry**

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Treed**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'2			x			x
Main	Kitchen	9'1 x 7'6			x			x
Main	Dining Room	7'11 x 8'10			x			x
Main	Bedroom	14'6 x 11'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 689	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 689 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 689 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Dexter Associates Realty**

Dexter Associates Realty

Welcome to Walnut Place in sought after KITS POINT, situated on a beautiful tree lined street. This spacious 1 bedroom 1 bathroom home is just steps away from Kits beach, tennis courts and all the restaurants, cafes & patios that the lovely Kits Point neighbourhood has to offer, and the building is pet friendly. This lovely home has the possibility to have in-suite laundry with strata approval, and there is plenty of room for it. The home comes with 1 parking and 1 storage locker. Strata Plan Shows 742 sq.ft. including the Balcony, professionally measured by Excelsior 689 sq.ft. - Balcony 75 sq.ft. Open House Saturday/Sunday 2-4pm.



Presented by:

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**Active**
R2211148Board: V
Apartment/Condo**209 1220 E PENDER STREET**Vancouver East
Mount Pleasant VE
V6A 1W8

Residential Attached

\$725,000 (LP)
(SP) 

Sold Date: _____ Frontage (feet): _____ Original Price: **\$725,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1999**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **18**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,064.00**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2016**
 Exposure: **West** Maint. Fee: **\$269.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **024-375-161**
 Mgmt. Co's Name: **BAYWEST** Tour: _____
 Mgmt. Co's Phone: **604-714-1534**
 View: **Yes: CITY SKYLINE**
 Complex / Subdiv: **WORKSHOP**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 2 Storey, Loft/Warehouse Conv.	Total Parking: 2 Covered Parking: 2 Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground
Exterior: Aluminum, Glass	Locker: N
Foundation: Concrete Perimeter	Dist. to School Bus: 1
Rain Screen: _____	Total Units in Strata: 43
Renovations: Partly	
Water Supply: City/Municipal	
Fireplace Fuel: _____	
Fuel/Heating: Electric	
Outdoor Area: None	
Type of Roof: Other, Tar & Gravel	
Reno. Year: 2015	Property Disc.: No
R.I. Plumbing: _____	Fixtures Leased: No
R.I. Fireplaces: _____	Fixtures Rmvd: No
# of Fireplaces: 0	Floor Finish: Concrete, Laminate, Tile

Maint Fee Inc: **Other**
 Legal: **PL LMS3800 LT 18 DL 182 LD 36 GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL**
 Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 16'			x			x
Main	Flex Room	8' x 7'			x			x
Main	Living Room	22' x 12'			x			x
Main	Dining Room	9' x 16'			x			x
Above	Bedroom	11' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 910	# of Rooms: 5	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 252	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,162 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,162 sq. ft.	Basement: None			7				
				8				

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

Huge two-level live-work loft @ Strathcona's WORKSHOP. This bright, west facing home has it all: city views, 16 foot ceilings, updated kitchen, insuite laundry 1 1/2 bath, custom storage, workshop/flex room and 2 secured parking spots. This friendly, well-run concrete building is close to the Drive and to Downtown, breweries and more! Viewings start immediately by appointment, open house Sunday Oct 8 2-4pm.



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**Active**
R2211989Board: V
Apartment/Condo**213 2450 CORNWALL AVENUE**Vancouver West
Kitsilano
V6K 1B8

Residential Attached

\$735,000 (LP)
(SP) 

Sold Date: _____ Frontage (feet): _____ Original Price: **\$735,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1974**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **43**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,426.39**
 Council Apprv?: _____ Half Baths: **1** For Tax Year: **2017**
 Exposure: _____ Maint. Fee: **\$244.00** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **003-556-417**
 Mgmt. Co's Name: **604 Real Estate Services** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-689-0909**
 View: **Yes: City & Mountains**
 Complex / Subdiv: **The Ocean's Door**
 Services Connected: **Electricity, Storm Sewer, Water**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year: _____
 R.I. Plumbing: _____
 R.I. Fireplaces: _____
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **Steps**
 Units in Development: **41** Dist. to School Bus: **1/2 Blk**
 Title to Land: **Freehold Strata** Total Units in Strata: **41**
 Property Disc.: **No**
 Fixtures Leased: _____
 Fixtures Rmvd: _____
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water**
 Legal: **PL LMS3033 LT 7 LD 36**

Amenities: **Bike Room, Elevator, Sauna/Steam Room, Shared Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 16'1			x			x
Main	Dining Room	8'0 x 9'0			x			x
Main	Master Bedroom	10'0 x 13'8			x			x
Main	Kitchen	7'7 x 7'2			x			x
Main	Bedroom	12'7 x 10'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	957	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	957 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	957 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Century 21 In Town Realty**

Kits Beach at your doorstep!! This unique property is located on the highly desirable Cornwall Avenue, showcasing Mountain and City views. Listed under the appraised value of \$740,000. This large, bright corner unit occupies over 950 square feet of open interior living space, a wood burning fireplace, 3 side by side parking stalls, storage locker and a large outdoor patio perfect for BBQing. A perfect property for renovators to expand upon an open concept living area and welcomes your creative renovating/decorating ideas. This is an extremely well maintained building with a pro-active strata. Located in the heart of Kitsilano, just steps to Kits pool/beach and blocks to some of the best shopping and restaurants Vancouver has to offer. Open houses Sat. Oct. 7, 1-3pm and Sun. Oct. 8, 2-4pm.



Presented by:

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Active
R2208534

Board: V
Townhouse

3181 W 3RD AVENUE

Vancouver West

Kitsilano

V6K 1N2

Residential Attached

\$754,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$754,000**
Approx. Year Built: **2012**
Age: **5**
Zoning: **RT-8**
Gross Taxes: **\$1,854.85**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **028-908-929**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL BCS4487 LT 1 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Kitchen	11'5 x 10'6			x			x
Below	Dining Room	11'5 x 6'5			x			x
Below	Living Room	11'6 x 8'2			x			x
Below	Bedroom	11' x 8'6			x			x
Below	Bedroom	11' x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 705	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Below	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 705 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 705 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, here is your opportunity to buy a two bedroom t-home in a great area. Allow time for showings. Tenant occupied. Next Showing-Monday, October 2nd 5-5:30pm



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Active
R2204489

Board: V
Townhouse

T19 550 TAYLOR STREET

Vancouver West

Downtown VW

V6B 1R1

Residential Attached

\$779,900 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure:

If new, GST/HST inc?: **Yes**

Mgmt. Co's Name: **WYNFORD GROUP**

Mgmt. Co's Phone:

View:

Yes: PARK, COURTYARD

Complex / Subdiv:

Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

Maint. Fee: **\$306.96**

Original Price: **\$779,900**

Approx. Year Built: **2005**

Age: **12**

Zoning: **CD-1**

Gross Taxes: **\$1,739.88**

For Tax Year: **2017**

Tax Inc. Utilities?: **No**

P.I.D.: **026-460-271**

Tour:

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

Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage Underbuilding, Garage, Underground**

Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Legal: **LT 14 BLK 17 DL 541 NWD GR1 PL BCS1559**

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

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 13'1			x			x
Main	Kitchen	8'8 x 7'3			x			x
Main	Den	5'10 x 10'5			x			x
Below	Master Bedroom	11' x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	283	# of Rooms:	4	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	508	Crawl/Bsmt. Height:						1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	791 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allowed						6				
Grand Total:	791 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

UNBELIEVABLE ROOF TOP DECK! Trendy One and Spacious ONE Bedroom/Den Almost 800 Sq Ft of Inside Space and Over 700 Sq Ft of Outdoor Space Access your new home through a Secure Gated Green Landscaped Courtyard Open Plan Kitchen, Private Den, A Front Porch, A Balcony & An Upper Deck across Andy Livingstone Park and steps to Rogers Arena and Chinatown. INVESTORS tenants are paying \$2000/month and want to stay ACCEPTED OFFER \$796,000 - COURT DATE COMING SOON - OPEN HOUSE WEDNESDAY October 4th from 6:30 pm to 7 pm



Presented by:

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Active
R2204943

Board: V
Apartment/Condo

906 867 HAMILTON STREET

Vancouver West

Downtown VW

V6B 2R7

Residential Attached

\$828,000 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Rancho**

Mgmt. Co's Phone: **604-684-4508**

View:

Complex / Subdiv: **Jardines Lookout**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

Maint. Fee: **\$437.03**

Original Price: **\$828,000**

Approx. Year Built: **1994**

Age: **23**

Zoning: **DD**

Gross Taxes: **\$1,655.57**

For Tax Year: **2017**

Tax Inc. Utilities?: **No**

P.I.D.: **019-080-999**

Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Corner Unit**

Construction: **Concrete**

Exterior: **Brick, Glass, Stucco**

Foundation: **Concrete Block**

Rain Screen:

Renovations: **Partly**

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **None**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces: **1**

of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**

Parking: **Garage Underbuilding, Visitor Parking**

Locker: **Y**

Dist. to School Bus:

Total Units in Strata: **124**

Dist. to Public Transit:

Units in Development: **124**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Legal: **PL LMS1716 LT 33 DL 541 LD 36 UNDIV 936/127112 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPO**

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

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 14'7			x			x
Main	Dining Room	8'7 x 7'3			x			x
Main	Kitchen	9'4 x 7'10			x			x
Main	Master Bedroom	15'7 x 11'9			x			x
Main	Bedroom	9'10 x 9'2			x			x
Main	Den	8'7 x 5'6			x			x
Main	Storage	6'2 x 2'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):

1,008

Finished Floor (Above):

0

Finished Floor (Below):

0

Finished Floor (Basement):

0

Finished Floor (Total): **1,008 sq. ft.**

Unfinished Floor:

0

Grand Total:

1,008 sq. ft.

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

Crawl/Bsmt. Height:

Restricted Age:

of Pets: **1** Cats: **Y** Dogs: **Y**

or % of Rentals Allowed: **25**

Bylaw Restrict: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Basement: **None**

Bath

1

Main

2

3

4

5

6

7

8

Floor

Main

Main

of Pieces

4

3

Ensuite?

Yes

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

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

You're a downtown dweller who thinks their wishlist of a truly livable space, excellent location, concrete construction and move-in ready condition doesn't exist for under \$1M. Think again. This 1,000+ SF 2 bed + den / 2 bath home at Jardine's Lookout, located where Yaletown meets Downtown, puts you at the heart of urban convenience but doesn't force you to sacrifice the spacious and comfortable home you want. Boasting an open plan, huge master bedroom, gorgeous engineered hardwood floors, granite counter tops, gas fireplace, and both in-suite and separate storage, you'll be tempted in this Jardine of Eden. 1 parking. Open House Saturday, Sept 16 and Sunday, Sept 17, 2-4:30 PM.



Presented by:

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Active
R2206412

Board: V
Apartment/Condo

2306 2055 PENDRELL STREET

Vancouver West
West End VW
V6G 1T9

Residential Attached

\$849,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$489.19**

Original Price: **\$849,900**
Approx. Year Built: **1965**
Age: **52**
Zoning: **RM-5B**
Gross Taxes: **\$1,710.00**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **800-116-427**
Tour:

Mgmt. Co's Name: **KYLE PROPERTIES MGMT**
Mgmt. Co's Phone: **604-732-5263**
View: **Yes: ENGLISH BAY, MOUNTAINS, CITY**
Complex / Subdiv: **PANORAMA PLACE**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Brick, Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **1** Covered Parking: Parking Access: **Lane**
Parking: **Open**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **147**
Title to Land: **Shares in Co-operative**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility**
Legal: **PL VAP11514 LT Y BLK 70 DL 185 LD 36 PID 024-330-639**

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

Site Influences:
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'2 x 13'1			x			x
Main	Dining Room	9'7 x 8'2			x			x
Main	Kitchen	7'9 x 7'6			x			x
Main	Master Bedroom	14'3 x 10'5			x			x
Main	Foyer	7'6 x 4'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 815	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total): 815 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed, Smoking Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 815 sq. ft.	Basement: None			7				
				8				

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

SPECTACULAR UNOBSTRUCTED VIEWS of English Bay, North Shore Mountain, Stanley Park and Downtown. Few minutes walk to all shops, services, fine dining and cafes. Right by one of the best park in the World to enjoy nature walks, tennis, outdoor swimming or golfing. This Large 1 Bed/1 Bath home at 815 sq. ft awaits your personal touch to maximize its full potential. Premier equity co-op, 35% down required. No rentals, 1 cat. Indoor Pool and amazing common Roof deck! Call for your Private Showing!



Presented by:

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**Active**
R2210099Board: V
Apartment/Condo**106 2228 MARSTRAND AVENUE**

Vancouver West

Kitsilano

V6K 4T1

Residential Attached

\$850,000 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure: **South**

If new, GST/HST inc?:

Mgmt. Co's Name: **First Service Residential**

Mgmt. Co's Phone:

View:

Yes: Arbutus WalkComplex / Subdiv: **The SOLO**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$330.00**Original Price: **\$850,000**Approx. Year Built: **1997**Age: **20**Zoning: **CD-1**Gross Taxes: **\$1,647.91**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **024-100-269**Tour: **Virtual Tour URL**Style of Home: **Ground Level Unit**
Construction: **Concrete, Concrete Block**
Exterior: **Brick, Concrete, Mixed**
Foundation: **Concrete Perimeter**Rain Screen:
Renovations: **Addition**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**Reno. Year: **2010**

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: **1** Covered Parking: **1**
Parking: **Garage Underbuilding**Parking Access: **Front**Locker: **N**Dist. to School Bus: **1 Blk**

Total Units in Strata:

Dist. to Public Transit: **1 Blk**Units in Development: **176**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **:**Fixtures Rmvd: **No :**Floor Finish: **Hardwood, Mixed, Tile**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management**
Legal: **PL LMS3170 LT 6 DL 526 LD 36**Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry**Site Influences: **Central Location, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 6'			x			x
Main	Dining Room	10'11 x 8'8			x			x
Main	Kitchen	13' x 9'9			x			x
Main	Solarium	8'7 x 8'6			x			x
Main	Storage	7'5 x 5'2			x			x
Main	Bedroom	9'11 x 11'9			x			x
Main	Foyer	4'8 x 4'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	813	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	813 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions, Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	813 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Engel & Volkers Vancouver****Engel & Volkers Vancouver**

Rarely Available AWESOME garden level city home! 329 sqft South Facing sun-drenched Patio + 813 sq.ft of elegant, open concept living - truly one of a kind! Very quiet suite, the expansive Patio looks onto green space, Custom designed Kitchen and bathroom, 1 bedroom & open den + flex space with soaring 10 ft ceilings. "Solo" in Arbutus Walk, Concrete construction, the complex has been re-piped, great amenities, featuring gym & social lounge w/ Kits Community Centre, Ice Rink, Connaught Park nearby. Close to IGA, London Drugs, restaurants & everything else that Kitsilano has to offer for your pleasure. Bring your furry friends, rentals welcome. Open house Sunday 2-4pm Oct 1st.



Presented by:

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**Active**
R2186206Board: V
Apartment/Condo**204 1575 W 10TH AVENUE**

Vancouver West

Fairview VW

V6J 5L1

Residential Attached

\$858,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure: **Northwest**

If new, GST/HST inc?:

Mgmt. Co's Name: **COLYVAN PACIFIC**Mgmt. Co's Phone: **604-683-8399**

View:

Complex / Subdiv: **THE TRITON**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$421.85**Original Price: **\$879,000**Approx. Year Built: **1998**Age: **19**Zoning: **RM3**Gross Taxes: **\$1,908.50**For Tax Year: **2017**Tax Inc. Utilities?: **Yes**P.I.D.: **024-229-555**Tour: **Virtual Tour URL**

Style of Home: **Corner Unit**
 Construction: **Concrete, Concrete Frame**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding, Garage, Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **85** Dist. to School Bus:
 Title to Land: **Leasehold prepaid-Strata** Total Units in Strata:

Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **PL LMS3443 LT 11 DL 526 LD 36**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 9'2			x			x
Main	Living Room	13'9 x 12'4			x			x
Main	Dining Room	11'8 x 10'3			x			x
Main	Eating Area	9'5 x 8'7			x			x
Main	Den	8' x 7'1			x			x
Main	Bedroom	10'2 x 8'10			x			x
Main	Master Bedroom	11'11 x 11'4			x			x
Main	Walk-In Closet	7'11 x 3'9			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,241	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,241 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	1,241 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Coldwell Banker Westburn Rlty.****Coldwell Banker Westburn Rlty.**

The TRITON: Central LOCATION, walking distance to GRANVILLE ISLAND. Steps to Granville and Broadway. Cactus Club, Joey Broadway, Memphis Blues BBQ, Sushi, Blenz Coffee, Starbucks and many more boutique shops all within blocks of this complex. This unit features an open, large dining and living space with GAS FIREPLACE and access to the balcony. The kitchen offers plenty of COUNTER SPACE with an eating area and a BRIGHT solarium-style DEN. The Master Ensuite features a SOAKER TUB overlooking green space. Unit comes with a SECURED parking stall and storage locker. Leasehold term expired year 2096, 2 cats or 1 dog permitted (20kg or less).



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**Active**
R2207807Board: V
Apartment/Condo**505 1205 HOWE STREET**

Vancouver West

Downtown VW

V6Z 0B2

Residential Attached

\$878,000 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure: **Southeast**

If new, GST/HST inc?:

Mgmt. Co's Name: **Rancho MNGMT**Mgmt. Co's Phone: **604-684-4508**

View:

Complex / Subdiv: **ALTO**Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$420.26**Original Price: **\$898,000**Approx. Year Built: **2010**Age: **7**Zoning: **DD**Gross Taxes: **\$1,959.59**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **028-097-599**

Tour:

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**Parking Access: **Rear**Locker: **Y**

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit: **1 Blk**

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Tile**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Water**Legal: **PL BCS3664 LT 34 DL 541 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF T**Amenities: **Elevator, Garden, In Suite Laundry, Storage**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven-Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1" x 11'9"			x			x
Main	Dining Room	6'0" x 8'3"			x			x
Main	Master Bedroom	9'9" x 9'10"			x			x
Main	Kitchen	7'8" x 12'3"			x			x
Main	Bedroom	8'7" x 11'9"			x			x
Main	Den	8'6" x 4'8"			x			x
Main	Flex Room	8'3" x 4'0"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	878	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	878 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	878 sq. ft.				7				
					8				

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

ALTO by Anthem Properties. This LIGHT filled, CORNER 2 bedroom plus DEN plus FLEX room has 10 FOOT ceilings, HARDWOOD floors, floor to ceiling windows and a BALCONY perfect for BBQ'S. The Chef's kitchen includes integrated European appliances, COMPOSITE STONE counters, a large island, CUSTOM cabinetry and tons of storage. The SPA like baths features GRANITE counters, PORCELAIN tiles with a large soaker tub in one bath and a frameless glass-enclosed shower in the other. CONVENIENTLY located on Howe and Davie, walking distance to every amenity you can think of including the False Creek Seawall, fantastic shops, restaurants, bike routes and public transportation. PET and RENTAL friendly. Includes a PARKING STALL and STORAGE LOCKER.



Presented by:

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Active
R2193597

Board: V
Apartment/Condo

501 2189 W 42ND AVENUE

Vancouver West

Kerrisdale

V6M 2B7

Residential Attached

\$955,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$985,000**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1988**
 Depth / Size (ft.): **0** Bedrooms: **1** Age: **29**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,225.30**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **Northeast** Maint. Fee: **\$665.24** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **011-293-039**
 Mgmt. Co's Name: **REMAX DWELL MGMT** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: ROOF TOPS/MOUNTAINS/HORIZON**
 Complex / Subdiv: **GOVERNOR POINT**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: _____
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: _____
 R.I. Plumbing: **No**
 R.I. Fireplaces: _____
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1**
 Units in Development: **52** Dist. to School Bus: **8**
 Title to Land: **Freehold Strata** Total Units in Strata: **52**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
 Legal: **STRATA LOT 18 DISTRICT LOT 526 STRATA PLAN VR 2160 TOGETHER WITH AN INTEREST IN THE COMMON PROP IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, In Suite Laundry, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'0 x 4'0			x			x
Main	Kitchen	13'5 x 8'5			x			x
Main	Eating Area	8'6 x 6'4			x			x
Main	Living Room	16'2 x 13'9			x			x
Main	Dining Room	13'9 x 8'4			x			x
Main	Den	12'2 x 10'0			x			x
Main	Master Bedroom	13'7 x 11'6			x			x
Main	Solarium	14'9 x 8'0			x			x
Main	Laundry	5'0 x 2'0			x			x
		x			x			x

Finished Floor (Main):	1,273	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	1,273 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Not Allowed			5				Door Height:
Grand Total:	1,273 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!! Kerrisdale respected Governor Point. N/E Corner suite with views of mountains and the area around. Large 1 bedroom + den with 2 baths. Room sizes and large and can accomodate your furniture. Features include; kitchen with tile splash, marble type floors, rolled edge cabinets with indirect lighting and a slider door to a nice sundeck for morning coffee, Master bedroom a party room with room with 2 closets and access to the enclosed solarium, ensuite with deep soaker tub and shower and granite style floors, plus more. Bonus 2 parking stalls.



Presented by:

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**Active**
R2192461Board: V
Apartment/Condo**2707 193 AQUARIUS MEWS**

Vancouver West

Yaletown

V6Z 2Z2

Residential Attached

\$988,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$350.00**

Original Price: **\$988,000**
Approx. Year Built: **2001**
Age: **16**
Zoning: **CD1**
Gross Taxes: **\$2,503.80**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **024-844-845**
Tour:

Mgmt. Co's Name: **RANCHO**Mgmt. Co's Phone: **604-684-4508**View: **Yes: VIEW OF MARINA & SCIENCE WORLD**

Complex / Subdiv:

Services Connected: **Electricity, Water**

Style of Home: **Corner Unit**
Construction: **Concrete Block**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding, Visitor Parking**
Locker: **N**
Dist. to Public Transit: **CLOSE**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Other**Legal: **PL LMS4255 LT 159 LD 36 FALSE CREEK NWD, TOGETHER WITH AN INTEREST IN THE COM PROP TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **Club House, Elevator, In Suite Laundry, Pool; Indoor, Recreation Center**Site Influences: **Central Location, Marina Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Den	7' x 5'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	850	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	850 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	850 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Leung Realty & Associates Inc.**

Beautiful view of Marina and Science World. SE corner. 2 bedrooms plus den in original condition, water view, steps to seawall, banks and retails. Skytrain Station close by. Tenanted Tenancy Agreement expires end of May 2018. Subject to Probate (48 hours notice to tenant). Open house Sunday August 6th 2-4pm.



Presented by:

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Active
R2208521

Board: V
Townhouse

3185 W 3RD AVENUE

Vancouver West
Kitsilano
V6K 1N2

Residential Attached

\$1,048,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$1,048,000**
Approx. Year Built: **2012**
Age: **5**
Zoning: **RT-8**
Gross Taxes: **\$2,685.19**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **028-908-937**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL BCS4487 LT 2 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10" x 12'9"			x			x
Main	Dining Room	12' x 10'10"			x			x
Main	Master Bedroom	13'6" x 11'3"			x			x
Main	Bedroom	16'8" x 8'0"			x			x
Main	Kitchen	11' x 8'0"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	962	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	962 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	No Restrictions					5				Door Height:
Grand Total:	962 sq. ft.	Basement:	None					6				
								7				
								8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, great location 962 square feet, 2 bedrooms, located in desirable kits, call today to view. Allow time for showings. Tenant occupied.



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Active
R2197215

Board: V
Apartment/Condo

1005 1450 PENNYFARTHING DRIVE

Vancouver West

False Creek

V6J 4X8

Residential Attached

\$1,198,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?: **No**
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$578.59**

Original Price: **\$1,198,000**
Approx. Year Built: **1983**
Age: **34**
Zoning: **FCCDD**
Gross Taxes: **\$2,754.18**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **004-424-450**
Tour:

Mgmt. Co's Name: **The Wynford Group**
Mgmt. Co's Phone: **604-261-0285**
View: **Yes: Mountains, Water, Harbour**
Complex / Subdiv: **Harbour Cove Phase One**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Inside Unit**
Construction: **Brick, Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2009**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **2 blocks**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer**
Legal: **PL VAS1291 LT 110 DL 3610 LD 36**

Amenities: **Club House, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage**

Site Influences: **Adult Oriented, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 16'4			x			x
Main	Dining Room	11'11 x 10'3			x			x
Main	Kitchen	12'2 x 10'1			x			x
Main	Master Bedroom	15'2 x 11'2			x			x
Main	Bedroom	11'8 x 10'8			x			x
Main	Foyer	10'6 x 3'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,126	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,126 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,126 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Real Estate Services**

WATER VIEWS for this Completely Reconfigured and RENOVATED unit at Harbour Cove Phase One! FEATURES Island Kitchen, Marble Counters, Porcelain tiles, Engineered Hardwood Floors, Customized lighting & switches, Built-Ins and Organizers throughout PLUS Murphy Bed wall unit in guest bedroom, Heated floors in bathrooms, the WORKS! Yes, the unit is all done up and ready to move in. Great outlook towards False Creek Harbour, the Mountains, the City & Granville Island. OUTDOOR space for entertaining with VIEWS as well.



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**Active**
R2206519Board: V
Apartment/Condo**1001 2189 W 42ND AVENUE**

Vancouver West

Kerrisdale

V6M 2B7

Residential Attached

\$1,299,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$707.54**

Original Price: **\$1,299,000**
Approx. Year Built: **1988**
Age: **29**
Zoning: **CD-1**
Gross Taxes: **\$2,468.02**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **011-293-314**
Tour:

View: **Yes: Mountain Views**Complex / Subdiv: **GOVERNOR POINT**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Brick**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1/2 blk**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**
Legal: **PL VAS2160 LT 38 DL 526 LD 36**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Oven-Built In, Range Top**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'11			x			x
Main	Dining Room	10'7 x 13'11			x			x
Main	Eating Area	7'3 x 8'3			x			x
Main	Kitchen	10'3 x 7'9			x			x
Main	Foyer	8'3 x 4'4			x			x
Main	Master Bedroom	14'0 x 13'3			x			x
Main	Bedroom	10'8 x 9'10			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,290	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	1,290 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,290 sq. ft.				7				
					8				

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

Welcome home to Governor's Point! Situated in the heart of vibrant and beautiful Kerrisdale is this rarely available extra large 1290 square foot, Northeast corner home boasting expansive mountains and city views. A must see if sweeping views are what you are after! Pride of ownership shines through this lovingly maintained 2 bedroom suite which offers space to accommodate all your house sized furniture plus 2 balconies for you to relax and enjoy your morning coffee. Just a stone's throw to shops, restaurants, community centre and the Arbutus Greenway. Bonus: 2 parking stalls, one locker plus ample storage. Call us today to view this residence in a proactive and problem free concrete building.



Presented by:

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**Active**
R2201208Board: V
Apartment/Condo**903 238 ALVIN NAROD MEWS**

Vancouver West

Downtown VW

V6B 5Z3

Residential Attached

\$1,458,800 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Council Apprv?: **No**Exposure: **Southeast**

If new, GST/HST inc?:

Mgmt. Co's Name: **First Service Residential**Mgmt. Co's Phone: **604-683-8900**

View:

Yes: Ocean, Marina & CityComplex / Subdiv: **PACIFIC PLAZA**Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$565.00**Original Price: **\$1,458,800**Approx. Year Built: **1994**Age: **23**Zoning: **CD-1**Gross Taxes: **\$2,475.69**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **018-681-816**

Tour:

Style of Home: **Upper Unit**
 Construction: **Concrete Frame**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Hot Water**
 Outdoor Area: **None**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **0 block**
 Units in Development:
 Title to Land: **Freehold Strata**
 Dist. to School Bus:
 Total Units in Strata: **146**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Concrete, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Legal: **PL LMS1306 LT 45 DL FC LD 36 **CORR OF EFFECTIVE DATE****

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 16'5			x			x
Main	Dining Room	10'4 x 9'1			x			x
Main	Kitchen	8' x 7'9			x			x
Main	Foyer	6'9 x 2'8			x			x
Main	Solarium	11'1 x 9'4			x			x
Main	Master Bedroom	14'1 x 11'1			x			x
Main	Bedroom	13'1 x 8'8			x			x
Main	Bedroom	12'1 x 8'8			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,403	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,403 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
		Allowed, Smoking Restrictions			6				
Unfinished Floor:	0	Basement: None			7				
Grand Total:	1,403 sq. ft.				8				

Listing Broker(s): **Sutton Select Property Mgmt****Sutton Select Property Mgmt**

Unique Opportunity to own this PERFECT Suite at Pacific Plaza in Yaletown! HUGE 1403 SF 3 Bed/2 Bath plus Solarium. Super Private, only 2 Suites per Floor. Price Includes, 2 Side by Side Parking Stalls & 1 Storage Locker. Tastefully updated with New Carpet, Blinds, Light Fixtures & Stainless Steel Appliances. Gorgeous Water, Marina & City Views! This Rare Find is in Excellent Condition for its age & Move in Ready. Amenities include, indoor pool, hot tub, fitness, 2nd floor outdoor park area. Pro-active strata, newly updated lobby area and hallways, exterior work and so much more. Depreciation Report available. Steps to Vancouver Seawall, Marina, Fine Restaurants, Urban Fare, Banks, Roundhouse and all that Yaletown & Marinaside has to offer. School Catchment: Elsie Roy Elementary.



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Active
R2206806

Board: V
Apartment/Condo

825 1445 MARPOLE AVENUE

Vancouver West
Fairview VW
V6H 1S5

Residential Attached

\$1,499,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **Northwest**
If new, GST/HST inc?:
Mgmt. Co's Name: **FIRST SERVICE RESIDENCE**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: CITY & MOUNTAINS**
Complex / Subdiv: **HYCROFT TOWERS**
Services Connected: **Electricity, Natural Gas, Water**

Original Price: **\$1,499,000**
Approx. Year Built: **1951**
Age: **66**
Zoning: **CD-1**
Gross Taxes: **\$3,081.19**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **003-345-807**
Tour: **Virtual Tour URL**

Style of Home: **Penthouse**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **None**
Locker: **Y**
Dist. to Public Transit: **0.5 BLK**
Units in Development: **158**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal, Water**
Legal: **PL VAS90 LT 153 DL 526 LD 36 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, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	20'9 x 4'8			x			x
Main	Living Room	18'8 x 19'7			x			x
Main	Dining Room	12'6 x 17'5			x			x
Main	Kitchen	6'7 x 18'3			x			x
Main	Family Room	10'4 x 13'9			x			x
Main	Master Bedroom	13'6 x 14'9			x			x
Main	Bedroom	17'3 x 13'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,679	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	1,679 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,679 sq. ft.	Basement: None			6				
					7				
					8				

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

ARE YOU READY? COVETED PENTHOUSE on the quiet side of Hycroft with WATER, CITY & MTN VIEWS! RARELY do these HUGE homes become available. Like a blank canvass this SOUGHT AFTER suite awaits your vision! Bordering Shaughnessy, sitting at the top of Granville rise and historic in nature, this grand residence has an air of New York, Paris - all the hustling metropolis around the world. Steps to Art Galleries, Dining, Clothiers and more. Just a short taxi, bus, or bike ride to d/town, easy access to YVR, and direct transit to UBC. The sprawling roof top is magical in every Season! If you don't know Hycroft Towers you are missing out. This City Home is ideal for any sophisticated - families and down sizers alike. TRULY SPECIAL!!



Presented by:

Thane Lanz

Keller Williams Black Diamond

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**Active**
R2208555Board: V
Townhouse**1888 TRUTCH STREET**

Vancouver West

Kitsilano

V6K 4G3

Residential Attached

\$1,525,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$1,525,000**
Approx. Year Built: **2012**
Age: **5**
Zoning: **RT-8**
Gross Taxes: **\$4,491.49**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **028-908-945**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Locker:
Dist. to School Bus:
Total Units in Strata:

Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL BCS4487 LT 3 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 8'5			x			x
Main	Living Room	15'11 x 8'5			x			x
Main	Dining Room	11' x 9'0			x			x
Main	Bedroom	13'3 x 8'9			x			x
Above	Master Bedroom	14'9 x 10'9			x			x
Above	Bedroom	12'7 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	746	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	576	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	127	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,449 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	1,449 sq. ft.	Basement: Part			6				
					7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.****Court order sale, 3 level T-home, great location, priced to sell. Allow time for showings. Tenant occupied. Next showing- Thursday, October 5th, 4:30-5**



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Active
R2183987

Board: V
Apartment/Condo

802 1600 HOWE STREET

Vancouver West

Yaletown

V6Z 2L9

Residential Attached

\$1,550,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$1,550,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1987**
 Depth / Size (ft.): Bedrooms: **2** Age: **30**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **BCPED**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,464.41**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **Southwest** Maint. Fee: **\$683.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-663-454**
 Tour:
 Mgmt. Co's Name: **Bill Littlewood**
 Mgmt. Co's Phone: **606-669-1754**
 View: **Yes: False Creek, Waterfront.**
 Complex / Subdiv: **The Admiralty**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **44** Dist. to School Bus:
 Title to Land: **Leasehold prepaid-Strata** Total Units in Strata: **44**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed, Other, Tile**

Maint Fee Inc: **Caretaker, Management, Recreation Facility**
 Legal: **PL VAS1688 LT 39 DL F C LD 36**

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

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	14'6 x 9'10			x			x
Main	Master Bedroom	16'6 x 11'5			x			x
Main	Dining Room	14'6 x 8'8			x			x
Main	Foyer	8'2 x 5'6			x			x
Main	Kitchen	11'1 x 7'1			x			x
Main	Living Room	18'9 x 17'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,215	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,215 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,215 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Engel & Volkers Vancouver**

A waterfront residence at the Admiralty. This well cared for home is on the sub-penthouse level sitting just off the seawall with absolutely gorgeous views of False Creek and over to Granville Island. You can't get closer to the water than this! Apart from the view and the 264sf of outdoor space that can be accessed from all rooms, my favourite feature of the home is the expansive living room perfect for cocktail parties or just stretching out. The Admiralty is a boutique building with only 44 residences making it quite desirable. Open house: July 8 & 9 from 2-4pm.



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**Active**
R2201486Board: V
Townhouse**6626 TURNBERRY CRESCENT**

Vancouver West

South Cambie

V5X 4M8

Residential Attached

\$2,488,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$755.14**

Original Price: **\$2,488,000**
Approx. Year Built: **1979**
Age: **38**
Zoning: **CD-1**
Gross Taxes: **\$5,883.91**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **004-121-571**
Tour:

Mgmt. Co's Name: **Colyvan Pacific**Mgmt. Co's Phone: **604-683-8399**View: **No :**Complex / Subdiv: **LANGARA ESTATES ONE**Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker: **N**
Dist. to Public Transit: **CLOSE**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL VAS478 LT 23 DL 526 LD 36**

Amenities: **Club House, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Cul-de-Sac, Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'11 x 11'8			x			x
Main	Dining Room	14'5 x 10'3			x			x
Main	Kitchen	15' x 9'11			x			x
Main	Family Room	18'8 x 14'5			x			x
Main	Master Bedroom	16' x 12'3			x			x
Main	Walk-In Closet	7' x 6'7			x			x
Above	Bedroom	13'4 x 12'3			x			x
Above	Bedroom	14'3 x 13'4			x			x
Above	Storage	12'4 x 9'8			x			x
		x			x			

Finished Floor (Main):	1,788	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	727	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	2,515 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	2,515 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Real Estate Services**

LANGARA ESTATES! This Two-Level Townhome overlooks the LUSH GARDENS & POND of this Gated Complex. Exceptionally large 3 bedroom unit has an EXCELLENT floor plan with a Sky Lit Foyer, Vaulted Ceilings and Entertainment - Size Living & Dining Rooms. Master Bedroom on the main floor complete with walk-in-closet, sunken tub, separate shower & double sinks. Two bedrooms in the upper level with full bathroom. The unit has 2 CAR GARAGES with more storage at the other end. AMENITIES include clubhouse, indoor pool, sauna and hot tub. This home with some updates has been exceptionally well-maintained. Very CONVENIENT LOCATION and easy walk to Langara Golf Course. Oakridge Mall and the Canada Line.



Presented by:

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**Active**
R2211803Board: V
Apartment/Condo**PH4 1790 BAYSHORE DRIVE**Vancouver West
Coal Harbour
V6G 3G5

Residential Attached

\$4,388,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$4,388,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**
 Depth / Size (ft.): Bedrooms: **3** Age: **20**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$7,605.91**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$1,301.59** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-917-211**
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: MARINA, MOUNTAIN, LOST LAGOON**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Penthouse, Upper Unit**
 Construction: **Concrete**
 Exterior: **Aluminum, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel, Tile - Concrete**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **1 BLK**
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Legal: **LMS2965 LT 65 DL 185 LD 36**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 13'10	Main	Storage	6' x 4'6			x
Main	Dining Room	12'2 x 10'8			x			x
Main	Kitchen	15'8 x 15'2			x			x
Main	Nook	9'8 x 9'4			x			x
Main	Den	16'8 x 11'7			x			x
Main	Office	11'1 x 5'10			x			x
Main	Master Bedroom	22'1 x 13'11			x			x
Main	Walk-In Closet	7' x 6'5			x			x
Main	Bedroom	12'8 x 11'11			x			
Main	Bedroom	18' x 11'2			x			

Finished Floor (Main):	2,235	# of Rooms: 11	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Main	3	No	Pool:
Finished Floor (Total):	2,235 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	2,235 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Welcome to Bayshore I, the original building that started it all in Coal Harbour! This Sub Penthouse unit offers sweeping views from English Bay to Stanley Park. Unobstructed views of Grouse Mountain and Lost Lagoon greet you each day. At 2,235 sq ft, this 3 bedroom, 2 1/2 bath home has mass appeal and is ideal for the downsizer or the young family. Comes with 2 parking stalls and 1 storage locker and features 9' ceilings throughout. Watch the sunrise and sunset on one of the 3 balconies and enjoy the ever changing views of the marina during the day. Steps to the seawall and great restaurants on Denman and Robson St. Kept in pristine original condition ready to move in or renovate and make it your own. Come check it out today!



Presented by:

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**Active**
R2203619Board: V
Townhouse**2595 POINT GREY ROAD**

Vancouver West

Kitsilano

V6K 1A1

Residential Attached

\$5,998,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$5,998,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1960**
 Depth / Size (ft.): Bedrooms: **3** Age: **57**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RT-2**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$11,410.13**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$930.06** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-582-266**
 Mgmt. Co's Name: **SOUTHVIEW PRPTY MGMT** Tour:
 Mgmt. Co's Phone: **604-270-8811**
 View: **Yes: WATERFRONT, MOUNTAIN AND CITY**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **End Unit, Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural, Wood**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **2**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Locker:
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Units in Development: **4** Total Units in Strata: **4**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Other, Tile**

Maint Fee Inc: **Gardening, Gas, Heat, Management**
 Legal: **PL VAS2064 LT 1 DL 526 LD 36**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'7 x 15'8	Below	Other	15'3 x 7'6			x
Main	Dining Room	11'3 x 8'			x			x
Main	Kitchen	15'6 x 11'7			x			x
Main	Master Bedroom	14'3 x 11'7			x			x
Main	Bedroom	14'5 x 9'3			x			x
Main	Foyer	11'8 x 7'8			x			x
Main	Workshop	11' x 9'2			x			x
Below	Recreation	25'1 x 15'5			x			x
Below	Bedroom	16'6 x 11'5			x			
Below	Laundry	11'8 x 7'8			x			

Finished Floor (Main):	1,449	# of Rooms: 11	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	1,130	Restricted Age:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	4	No	Pool:
Finished Floor (Total):	2,579 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total:	2,579 sq. ft.	Basement: Full			6				
					7				
					8				

Listing Broker(s): **Dexter Associates Realty****Dexter Associates Realty**

Amazing opportunity to own a home sitting on the water's edge on exclusive Lower Point Grey Road. Stunning views of English Bay, North Shore mountains & the city from this 2580' sf 2 level, end unit town home in a small 4 unit complex. With huge private decks and floor to ceiling windows on both levels, this home requires a full renovation and awaits your tasteful design and style. This is an excellent opportunity to create and re-design this unique property to make it your own.