

Presented by:

Mylyne Santos PREC*

Stonehaus Realty Corp.
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Active
R2648337

Board: V
Apartment/Condo

200 2468 E BROADWAY

Vancouver East
Renfrew Heights
V5M 4V1

Residential Attached

\$274,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$283,500
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$751.09
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 019-002-262	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **019-002-262 STRATA LOT 158, PLAN LMS1509, PART SW1/4, DISTRICT LOT THSL, SECTION 34, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main): 1,014	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$477.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Recreation Facility		
Finished Floor (Total): 1,014 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,014 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

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

Listing Broker(s): **Sutton Group Seafair Realty**

Foreclosure. Property sold 'as is'. Measurements are approx., buyer to measure if deemed important. This spacious corner unit offer 2 bedrooms, Den, 2 full baths , and full laundry room. This Complex has problems and buyers will have to consider future special assessments/levies and thus the unit is priced accordingly. This complex has an outdoor swimming pool and gym. Great location near East Broadway & Nanaimo, close to Commercial Sky train Station, schools and restaurants. Allow time for showings. SPECIAL LEVY amount of \$240,000+ is not included in the purchase price and is to be paid by Buyers.

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Active
R2632513

Board: V
Apartment/Condo

903 4691 W 10TH AVENUE

Vancouver West
Point Grey
V6R 2J3

Residential Attached

\$349,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$349,900**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1965**
Frontage(feet): Bathrooms: **1** Age: **57**
Frontage(metres): Full Baths: **1** Zoning: **APT**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **800-150-058** Tax Inc. Utilities?:
View: **Yes :UBC GOLF COURSE** Tour:
Complex / Subdiv: **WESTGATE**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LEASE BL391884A INTER ALIA SUITE 903(EXPLANATORY PLAN 17425) ASSIGNMENT OF M85977 REC'D 05/11/1984 @14:15 SEE N83065, P100558, BE355280 & BJ257 NEW NUMBER ASSIGNED FOR CONVERSION PURPOSE ONLY. FOR ORIGINAL DOCUMENT SEE BL391884, MORTGAGE BL391885A INTER ALIA SUITE 903(EXPLANATORY PLAN 17425) AS TO AN UNDIVIDED 2.61590/100THS INTEREST ASSIGNMENT OF P100559 REC'D 31/10/1986 @ 11:27 SEE BE355281 & BJ257104 NEW NUMBER ASSIGNED FOR CONVERSION PURPOSE ONLY. FOR ORGINAL DOCUMENT SEE BL391885**

Amenities: **Elevator, Shared Laundry**

Site Influences:
Features:

Finished Floor (Main): **619**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **619 sq. ft.**
Unfinished Floor: **0**
Grand Total: **619 sq. ft.**

Units in Development: **37** Tot Units in Strata: **37** Locker: **Yes**
Exposure: Storeys in Building: **10**
Mgmt. Co's Name: **TRIBE MANAGEMENT INC** Mgmt. Co's #: **604-635-5000**
Maint Fee: **\$537.00** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal, Taxes**

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

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

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

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

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

Royal LePage West Real Estate Services

This is a Leasehold property with a pre-paid lease until 2083. This apartment is in need of a total renovation. Great location and UBC golf course across the street. Court ordered sale and offers have court approval. Walk to parks, local shops, cafes along West 10th Ave. a Public transit nearby with easy access to downtown and YVR. No smoking building. NO BBQS Building has shared laundry, 1 parking. No smoking building .Rentals OK but no short term . pets with approval. Please CALL YOUR REALTOR to set up a showing

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Active
R2651657

Board: V
Apartment/Condo

306 3530 CAMBIE STREET

Vancouver West
Cambie
V5Z 2X1

Residential Attached

\$449,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$449,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1950
Frontage(feet):	Bathrooms: 1	Age: 72
Frontage(metres):	Full Baths: 1	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,391.33
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 800-151-843	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Brockville Manor		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Other**
other

Renovations:
of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:
Fuel/Heating: **Hot Water, Radiant**

Outdoor Area: **None**
Type of Roof: **Tar & Gravel, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Shares in Co-operative**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **LOT 2, BLOCK 561, PLAN VAP2354, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Shared Laundry, Storage**

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

Finished Floor (Main): 748	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self - managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$330.30	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Other		
Finished Floor (Total): 748 sq. ft.			
Unfinished Floor: 0			
Grand Total: 748 sq. ft.	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

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

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

Take advantage of this rare opportunity to create your own home in one of the city's most iconic co-op buildings, Brockville Manor. This generous space needs everything, so bring your creative talents. Located on the quiet side of the complex, this hidden gem has large principle rooms, as well as its own coveted garage downstairs. Tons of recent upgrades to the building, including windows, boiler, exterior paint and interior paint and carpets. Enjoy Cambie Village and all its amenities: Starbucks, Park Theater, Choices, public transportation, nice restaurants and Douglas Park right outside your door. 35% down required. 30+ age for owners, 21+ age for occupants. 1 dog or 1 cat max 20lbs. 1 storage locker. No rentals. Measurements approximate. Masks please.

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Active
R2634430

Board: V
Other

1207 567 HORNBY STREET

Vancouver West
Downtown VW
V6C 2E8

Residential Attached

\$525,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$549,000**
Meas. Type: Bedrooms: **1** Approx. Year Built: **1999**
Frontage(feet): Bathrooms: **1** Age: **23**
Frontage(metres): Full Baths: **1** Zoning: **DD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$418.80**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **024-455-466** Tax Inc. Utilities?: **No**
View: : Tour:
Complex / Subdiv:
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

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

Legal: **STRATA LOT 102, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 356/49241 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Elevator, Concierge**

Site Influences:
Features:

Finished Floor (Main): 380	Units in Development: 130	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 16	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$387.05	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Other		
Finished Floor (Total): 380 sq. ft.			
Unfinished Floor: 0			
Grand Total: 380 sq. ft.	Bylaws Restrictions: Smoking Restrictions		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 0	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	10'0 x 10'0				1	Main	3	No
		x			x	2			
		x			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner. Remarkable value and amazing space and location.

Presented by:

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Active
R2634425

Board: V
Other

1108 567 HORNBY STREET

Vancouver West
Downtown VW
V6C 2E8

Residential Attached

\$525,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$549,000**
Meas. Type: Bedrooms: **1** Approx. Year Built: **1999**
Frontage(feet): Bathrooms: **1** Age: **23**
Frontage(metres): Full Baths: **1** Zoning: **DD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$451.52**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **024-455-369** Tax Inc. Utilities?: **No**
View: : Tour:
Complex / Subdiv:
Services Connctd: **Electricity, Sanitary Sewer, Septic, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

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

Legal: **STRATA LOT 8, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 399/49241 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences:
Features: **Air Conditioning, Microwave, Other - See Remarks**

Finished Floor (Main): **388**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **388 sq. ft.**
Unfinished Floor: **0**
Grand Total: **388 sq. ft.**

Units in Development: **130**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata: Locker:
Storeys in Building: **16**
Mgmt. Co's #:
Council/Park Apprv?:

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

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

of Pets: Cats: Dogs:

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

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner. Remarkable value and amazing space and location.

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Active
R2634404

Board: V
 Other

309 567 HORNBY STREET

Vancouver West
 Downtown VW
 V6C 2E8

Residential Attached

\$575,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$598,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1999**
 Frontage(feet): Bathrooms: **1** Age: **23**
 Frontage(metres): Full Baths: **1** Zoning: **DD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$483.39**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **024-454-524** Tax Inc. Utilities?: **No**
 View: : Tour:
 Complex / Subdiv:
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Other**
 Construction: **Concrete Block**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 8, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 399/49241 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences:
 Features:

Finished Floor (Main): **427**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **427 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **427 sq. ft.**

Units in Development: **130**
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:

Tot Units in Strata:
 Storeys in Building: **16**
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker:

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

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	10'0 x 10'0			x	1	Main	3	No
		x			x	2			
		x			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

This unit has a fully separated bedroom from the living room space. With either gold or crimson colour schemes, each room is designed with a European style that uses Biedermeier furniture to complete the feel. This unit is outside the hotel rental pool, making it more valuable and flexible for the owner. Remarkable value and amazing space and location.

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http://www.mylyne.com
info@mylyne.com

Active
R2648395

Board: V
Apartment/Condo

704 239 KEEFER STREET

Vancouver East
Strathcona
V6A 1X6

Residential Attached

\$619,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$619,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 1	Age: 0
Frontage(metres):	Full Baths: 1	Zoning: HA-1A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1.00
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 800-151-617	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: SPARROW		
Services Connctd: Community		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: Covered Parking: Parking Access: **Lane**
Parking: **Other**
Dist. to Public Transit: **ONE BLOCK** Dist. to School Bus: **ONE BLOCK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed, Other**

Legal: **PROPOSED STRATA LOT 22 , LOT A (SEE N42862L), BLOCK 16, DISTRICT LOT 196, PLAN 184 (THE DEVELOPMENT")**

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

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

Finished Floor (Main): 437	Units in Development: 25	Tot Units in Strata: 25	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 8	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TBA	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$295.08	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 437 sq. ft.			
Unfinished Floor: 0			
Grand Total: 437 sq. ft.	Bylaws Restrictions: No Restrictions		

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	15'11 x 13'5			x	1	Main	4	No
Main	Bedroom	9'11 x 12'			x	2			
Main	Nook	5'4 x 5'4			x	3			
Main	Patio	15'7 x 6'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

This is an awesome 1 bedroom at SPARROW, this amazing home offer 9' ceilings, full height windows and generous walk out patios. The living space features rift cut white oak floors. The kitchens are a chef paradise, stunning white oak and white lacquer cabinets, quartz countertops, undermounted sinks, no touch faucet, seamless Liebherr fridge, AEG European wall oven & induction cooktop and Fisher & Paykel dishwasher. The bathrooms feature wall mounted vanity and storage, Silestone Callacutta quartz countertops, Italian stone vanity, LED lighting, rain & hand shower. Beautifully appointed bedroom with well appointed closet. The building features common courtyard outdoor garden for all to enjoy. Storage included in suite or underground, parking is off site 2-year lease.

Presented by:

Mylyne Santos PREC*

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Active
R2639713

Board: V
Townhouse

5033 CHAMBERS STREET

Vancouver East
Collingwood VE
V5R 3L8

Residential Attached

\$800,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$800,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2019**
Frontage(feet): Bathrooms: **3** Age: **3**
Frontage(metres): Full Baths: **3** Zoning: **RM-7**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,492.90**
Sq. Footage: For Tax Year: **2021**
Flood Plain: P.I.D.: **030-797-454** Tax Inc. Utilities?: **No**
View: : Tour: **Virtual Tour URL**
Complex / Subdiv:
Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Metal, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open, Other**
Dist. to Public Transit: **FEW BLOCKS** Dist. to School Bus: **FEW BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 1, BLOCK 4, PLAN EPS5883, DISTRICT LOT 394, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room**

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **544**
Finished Floor (Above): **543**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,087 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,087 sq. ft.**

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

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$381.96**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

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

Locker:

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

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

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

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

Listing Broker(s): **Regent Park Realty Inc.**

(ALL ACTION ON HOLD!)

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Active
R2644819

Board: V
Apartment/Condo

404 55 E CORDOVA STREET

Vancouver East
Downtown VE
V6A 0A5

Residential Attached

\$829,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$829,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2006**
Frontage(feet): Bathrooms: **1** Age: **16**
Frontage(metres): Full Baths: **1** Zoning: **HA-2**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,587.41**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **026-806-088** Tax Inc. Utilities?:
View: : Tour:
Complex / Subdiv: **KORET APARTMENTS**
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Live/Work Studio, Loft/Warehouse Conv.**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: Rain Screen:
Fuel/Heating: **Electric** Metered Water:
Outdoor Area: **None** R.I. Plumbing:
Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Concrete**

Legal: **STRATA LOT 80, PLAN BCS2025, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): 1,079	Units in Development: 118	Tot Units in Strata: 118	Locker: No
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TRIBE MANAGEMENT INC	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$637.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Management		
Finished Floor (Total): 1,079 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,079 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: MINIMUM 7 DAYS FOR FURNISHED RENTALS.		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18' x 14'			x	1	Main	4	No
Main	Dining Room	6' x 5'			x	2			
Main	Kitchen	13' x 8'			x	3			
Main	Master Bedroom	15' x 14'			x	4			
Main	Den	8' x 7'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Royal LePage Sussex

KORET LOFTS- a funky heritage conversion in historic Gastown. This spacious (1,070 sq ft) unit has all the features you would want in loft living...an open concept living space, concrete floors, high ceilings with large exposed fir beams, brick walls and views to the North Shore Mountains. The exceptional location is amidst some of Vancouver's trendiest restaurants, coffee shops, markets and boutiques. The building features a beautiful courtyard complete with bbq area, is pet friendly (2) and allows rentals (min. 1 year for unfurnished / min. 7 days for furnished). Please contact your realtor to inquire about viewings.

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Active
R2643742

Board: V
Townhouse

878 W 15TH AVENUE

Vancouver West
Fairview VW
V5Z 1R7

Residential Attached

\$1,499,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,499,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **2001**
Frontage(feet): Bathrooms: **2** Age: **21**
Frontage(metres): Full Baths: **1** Zoning: **RM-4**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,664.81**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: **No** P.I.D.: **024-953-181** Tax Inc. Utilities?: **No**
View: : Tour: **Virtual Tour URL**
Complex / Subdiv: **THE REDBRICKS**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 4, PLAN LMS4363, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 109/575 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main): **494**
Finished Floor (Above): **494**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **216**
Finished Floor (Total): **1,204 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,204 sq. ft.**

Units in Development: **6**
Exposure:
Mgmt. Co's Name: **Associa**
Maint Fee: **\$350.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **6** Locker:
Storeys in Building: **3**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?: **No**

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

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

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

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

Listing Broker(s): **Keller Williams Elite Realty**

Keller Williams Elite Realty

REDBRICKS BY MOSAIC! This boutique 2 bedroom + den executive townhome is nestled in a prime location: 5 min walk to VGH, 10 min walk to City Hall Skytrain (and future Broadway Subway line!), close to Cambie Village, Whole Foods, restaurants, shopping + more! Schools: Emily Carr, L'Ecole Bilingue, Eric Hamber. This home has private walk up entry as well as personal dedicated single car garage. Master bedroom has personal 4pc ensuite. Lower level den can be used as perfect work from home office. **Please have your real estate professional make all inquiries in regards to this property

Presented by:

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Active
R2646414

Board: V
Townhouse

3 1177 W 8TH AVENUE

Vancouver West
Fairview VW
V6H 1C5

Residential Attached

\$1,595,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,595,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1996**
Frontage(feet): Bathrooms: **2** Age: **26**
Frontage(metres): Full Baths: **2** Zoning: **FM-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,205.48**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: **No** P.I.D.: **023-418-401** Tax Inc. Utilities?: **No**
View: : Tour:
Complex / Subdiv:
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural** Rain Screen:
Fuel/Heating: **Electric, Natural Gas** Metered Water:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck** R.I. Plumbing:
Type of Roof: **Tar & Gravel**

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

Legal: **STRATA LOT 8 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2389 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): 1,393			Units in Development: 7			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Blueprint Strata			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$0.00			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes:								
Finished Floor (Total): 1,393 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,393 sq. ft.			Bylaws Restrictions: No Restrictions, Pets Allowed, Rentals Allowed								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?:								
# of Kitchens: 1			Short Term Lse-Details:								
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'9 x 18'11			x	1	Main	4	Yes		
Main	Kitchen	14'7 x 9'			x	2	Main	4	No		
Main	Dining Room	12'11 x 9'3			x	3					
Main	Master Bedroom	11'3 x 9'8			x	4					
Main	Bedroom	9'10 x 10'5			x	5					
Main	Den	10'3 x 11'11			x	6					
Main	Walk-In Closet	5'8 x 5'11			x	7					
Main	Storage	4'11 x 5'11			x	8					

Listing Broker(s): **Amex - Fraseridge Realty**

!!!Court Order Sale!!! 2 bedroom + Den spacious townhouse perfectly situated in the heart of Fairview. Perfect for investment or residence. Aside from the great amenities within the building, the location will provide you wide choices of activities to do. Rentals allowed & Pets allowed.

Presented by:

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Active
R2642831

Board: V
Townhouse

6022 OAK STREET

Vancouver West
Oakridge VW
V6M 2W2

Residential Attached

\$1,815,555 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,828,800**
Meas. Type: Bedrooms: **2** Approx. Year Built: **2015**
Frontage(feet): Bathrooms: **4** Age: **7**
Frontage(metres): Full Baths: **3** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$4,372.06**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: **No** P.I.D.: **029-643-139** Tax Inc. Utilities?: **No**
View: **Yes :From 4th Floor Roof deck** Tour: **Virtual Tour URL**
Complex / Subdiv: **New Oak**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
Type of Roof: **Torch-On**

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

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

Legal: **STRATA LOT 8, PLAN EPS3052, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Dishwasher, Fireplace Insert, Garage Door Opener, Intercom, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): 638	Units in Development: 16	Tot Units in Strata: 16	Locker: Yes
Finished Floor (Above): 625	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 56	Mgmt. Co's Name: City Management Ltd.	Mgmt. Co's #: 604-708-8998	
Finished Floor (Below): 464	Maint Fee: \$514.48	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management, RV Parking, Snow removal		
Finished Floor (Total): 1,783 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: No Restrictions	# of Pets: No Restriction	Cats: Yes Dogs: Yes
Grand Total: 1,783 sq. ft.	Restricted Age: OTHER		
Suite: Other	# or % of Rentals Allowed:		
Basement: Fully Finished	Short Term(<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 4	Short Term Lse-Details:		
# of Kitchens: 2			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'9 x 3'3	Above	Other	8' x 5'	1	Main	2	No
Main	Living Room	17'9 x 13'1	Above	Bedroom	10'5 x 9'5	2	Above	4	Yes
Main	Dining Room	13'1 x 7'	Above	Other	9'5 x 4'11	3	Above	4	No
Main	Kitchen	13' x 10'	Above	Den	9'10 x 7'8	4	Below	4	No
Main	Other	6'1 x 4'7	Abv Main 2	Other	16'9 x 12'3	5			
Main	Laundry	3' x 3'	Below	Foyer	10'6 x 4'	6			
Above	Master Bedroom	13' x 10'8	Below	Living Room	14'2 x 11'10	7			
Above	Walk-In Closet	5'7 x 4'1	Below	Kitchen	13' x 6'	8			

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

NEW OAK Living - Oak Street's luxury townhome residence with west coast contemporary architectural design located near Oakridge Mall. Elegantly equipped with premium materials, high-end interior finishing, appliances, faucets, durable oak hardwood flooring, radiant in-floor heating, air conditioning, 17' x 12' rooftop sun deck. Separate self-contained Nanny suite with private entrance. 2 gated parking stalls side by side. In the prestigious Vancouver Westside. Minutes away from the bustling Cambie Corridor, NEW OAK is within walking distance to parks, recreation centers, major transportation hubs and business centers. 15 minutes' drive to UBC, Downtown and Richmond. Pictures, Virtual & Drone Tour plus laser drawings attached. Relevant Documents and full Strata package upon request.

Presented by:

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Active
R2639539

Board: V
Apartment/Condo

205 181 W 1ST AVENUE

Vancouver West
False Creek
V5Y 0E3

Residential Attached

\$2,525,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,525,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2010
Frontage(feet):	Bathrooms: 2	Age: 12
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,099.00
Sq. Footage: 0.00		For Tax Year: 2019
Flood Plain:	P.I.D.: 028-217-209	Tax Inc. Utilities?: No
View: Yes :PARK VIEW		Tour:
Complex / Subdiv: THE VILLAGE OF FALSE CREEK - BRO		
Services Connctd: Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **PL BCS3818 LT14 DL FC LD36 TOGETHER WITH AN INTEREST IN THE COMMON**

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

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): 1,118			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure: West			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$535.64			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Gas								
Finished Floor (Total): 1,118 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,118 sq. ft.			Bylaws Restrictions: Pets Allowed, Rentals Allowed								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?:								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 6											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	10'6 x 8'7			x	1	Main	5	Yes		
Main	Kitchen	14' x 12'6			x	2	Main	4	No		
Main	Dining Room	8'2 x 7'6			x	3					
Main	Master Bedroom	14'11 x 9'10			x	4					
Main	Bedroom	10'9 x 9'8			x	5					
Main	Flex Room	5'5 x 4'1			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Rennie Marketing Systems**

Welcome to Brook! This beautiful 2-BR home has an open 1118sf layout facing Hinge Park. German imported kitchens, luxury faucets throughout, state-of-the-art heating and cooling system. Miele SS appliances, gas range, oven, dishwasher and SubZero fridge. Amenities include Gold Medal Club, a separate fitness room & furnished lounge are located in the lobby. The plaza is anchored by Urban Fare Grocery, London Drugs, Legacy Liquor Store and more. Steps from Canada Line & Expo skytrain stations, bus lines, aquabus & seawall.

Presented by:

Mylyne Santos PREC*

Stonehaus Realty Corp.
Phone: 604-723-2000
http://www.mylyne.com
info@mylyne.com

Active
R2643780

Board: V
Apartment/Condo

1901 1171 JERVIS STREET

Vancouver West
West End VW
V6E 0C9

Residential Attached

\$4,528,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **2**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **030-569-818**
View: **Yes : Ocean, Mountains, City**
Complex / Subdiv: **The Jervis**
Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$4,528,000**
Approx. Year Built: **2018**
Age: **4**
Zoning: **RM-5D**
Gross Taxes: **\$13,384.81**
For Tax Year: **2021**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 57 BLOCK 37 DISTRICT LOT 185 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4184 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Storage, Concierge**

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

Finished Floor (Main): **2,342**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,342 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,342 sq. ft.**

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

Units in Development: **58**
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$1,738.59**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**

Tot Units in Strata: **58** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'0 x 7'8	Main	Bedroom	13'10 x 11'6	1	Main	5	Yes
Main	Living Room	24'9 x 15'5	Main	Storage	6'4 x 5'8	2	Main	3	No
Main	Dining Room	11'7 x 11'3			x	3	Main	2	No
Main	Kitchen	15'10 x 12'5			x	4			
Main	Office	10'9 x 9'1			x	5			
Main	Walk-In Closet	5'8 x 5'1			x	6			
Main	Master Bedroom	17'3 x 12'5			x	7			
Main	Walk-In Closet	17'3 x 11'5			x	8			

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

VIRANI REAL ESTATE ADVISORS

Exquisite world-class panoramic views of ocean, mountains and city views are captivating in this ultra-modern West End Penthouse. The Jervis complex is an amazing collaboration between Intracorp and Inform Design! This astounding residence features floor to ceiling windows and a private ROOF TOP PATIO that is equipped with an outdoor kitchen and fireplace to create the perfect ambiance for hosting friends and family in style. The sleek kitchen features premium Gaggenau appliance package, complimented by Italian cabinetry, a Bianco Statuario marble backsplash, and white Corian counters. Located in the heart of Vancouver's West End filled with the vibrancy of boutique shops, trendy restaurants and cafes plus a short stroll to Sunset beach where you can enjoy amazing walks on the seawall.