



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
 Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2327752**  
 Board: V  
 Apartment/Condo

**303 2588 E BROADWAY**

Vancouver East  
 Renfrew VE  
 V5M 4T9

Residential Attached

**\$374,800** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$374,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1994**  
 Depth / Size (ft.): Bedrooms: **2** Age: **24**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$612.12**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: **East** Maint. Fee: **\$360.50** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-875-793**  
 Mgmt. Co's Name: **AA PROPERTY MGMT.** Tour:  
 Mgmt. Co's Phone: **604-207-2000**  
 View: **No :**  
 Complex / Subdiv: **GARDEN VILLA**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>End Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		Locker: <b>N</b>
Exterior: <b>Stucco</b>	Dist. to Public Transit: <b>1/2 BLK</b>	Dist. to School Bus: <b>1 BLK</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>250</b>	Total Units in Strata: <b>250</b>	
Rain Screen: <b>No</b>	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No :</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Recreation Facility**  
 Legal: **LT 56 DL THHS LD 36 SEC 34 SW 1/4 PL LMS 1509**

Amenities: **Bike Room, Elevator, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	12' x 8'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Den	8' x 6'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>902</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>902 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>902 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Maude, Mackay & Co. Ltd.**

**Leaky condo, No financing available. Buyers must pay all cash. Building will either have a large special levy and will be rainscreened and remediated or sold to a developer. 2 bedrooms and den/2 bathrooms. Central, convenient location close to Skytrain, schools and shopping. Complex has outdoor pool and exercise facility. Up to 2 dogs, max 35 lbs and rentals allowed. By appointment only.**



Presented by:  
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**Active**  
**R2327671**  
Board: V  
Apartment/Condo

**306 2280 WESBROOK MALL**

Vancouver West  
University VW  
V6T 2K3

Residential Attached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$549,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2005</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MULTI</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,378.27</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$485.65</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-212-412</b>
Mgmt. Co's Name: <b>Strata West</b>		Tour:
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

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: **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**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**  
Legal: **PL BCS1171 LT 52 DL 140 LD 36. GROUP 1, 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, Garden**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0 x 10'0			x			x
Main	Nook	10'3 x 8'0			x			x
Main	Dining Room	13'0 x 11'6			x			x
Main	Living Room	13'2 x 12'3			x			x
Main	Master Bedroom	13'7 x 11'1			x			x
Main	Bedroom	10'7 x 8'6			x			x
Main	Bedroom	10'0 x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,223</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,223 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,223 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**High demand UBC location. 3 bed and 2 bath spacious corner unit on 3rd floor with large balcony and a great layout. Central location - close to transit, shopping, UBC, library, restaurants and etc. All sizes and ages are approx. only. The Buyer should not rely upon the listing information without the Buyer independently verifying the information. Please note 50% share sale only.**



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**Active**  
**R2328806**  
 Board: V  
 Apartment/Condo

**507 618 ABBOTT STREET**

Vancouver West  
 Downtown VW  
 V6B 0C1

Residential Attached

**\$589,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$589,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,293.37</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$310.93</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-047-725</b>
Mgmt. Co's Name: <b>AWM ALLIANCE</b>		Tour:
Mgmt. Co's Phone: <b>604-685-3227</b>		
View: <b>Yes: city</b>		
Complex / Subdiv: <b>FIRENZE</b>		
Services Connected: <b>Community, Electricity, Sanitary Sewer</b>		

Style of Home: <b>5 Plus Level</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete, Concrete Block, Concrete Frame</b>	Parking: <b>Garage; Underground</b>		Locker: <b>N</b>
Exterior: <b>Concrete, Mixed, Stone</b>			Dist. to School Bus: <b>1 BLOCK</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>1 BLOCK</b>	Total Units in Strata: <b>173</b>
Rain Screen: <b>Full</b>	R.I. Plumbing:	Units in Development: <b>471</b>	
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Electric</b>		Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Mixed, Tile</b>	
Type of Roof: <b>Metal, Other</b>			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS2313 LT 195 LD 36. DISTRICT LOT FALSE CREEK, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**  
 Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 10'4			x			x
Main	Kitchen	8'7 x 7'7			x			x
Main	Bedroom	7'0 x 6'5			x			x
Main	Pantry	8'0 x 6'0			x			x
Main	Dining Room	7'6 x 6'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>589</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>589 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>589 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Bright and well laid out 1 Bedroom at the desirable Firenze. This concrete building is well-situated steps away from Skytrain, Crosstown Elementary School, T&T, Costco, Andy Livingston Park, Tinseltown Mall & much more. Enjoy the many amenities such as: Private, secure & elevated courtyard, large indoor swimming pool, sauna, hot tub, gym & media room. This Rental & Pet-friendly building features floor to ceiling windows, laminate & tile floors, stainless steel appliances, granite countertops, electric fireplace, Insuite Laundry & 1 parking stall. Perfect place to call home, or an excellent investment, this unit will not last. Please call to arrange a showing today.**



Presented by:  
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**Active**  
**R2319663**

Board: V  
Townhouse

**5668 WESSEX STREET**

Vancouver East  
Killarney VE  
V5R 6G7

Residential Attached

**\$615,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$615,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,257.00</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$451.55</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-117</b>
Mgmt. Co's Name: <b>Strataco</b>		Tour:
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Killarney Villas</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Ground Level Unit**  
Construction: **Frame - Metal**  
Exterior: **Mixed, Vinyl**  
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: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 4 DL 37 LD 36.**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'8 x 13'13			x			x
Main	Living Room	15'8 x 13'10			x			x
Above	Master Bedroom	15'5 x 13'9			x			x
Above	Bedroom	12' x 9'9			x			x
Above	Bedroom	15'1 x 8'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>577</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>823</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,400 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,400 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas. This 3 bedroom, 3 bath townhome is the perfect canvas for all your design ideas. A rare townhome in the Killarney neighbourhood and centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, schools and neighbouring Central Park. This ground level walk-out includes 1400 sq. ft of living space including 3 bedrooms up and a spacious outdoor garden space. It also allows direct access to the suite from the parkade (unique)!! 2 parking stalls, 1 storage, pet friendly ( 2 pets, any size ) and rentals welcome. Call today for your private viewing. Sold "as is-where is".**



Presented by:  
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**Active**  
**R2319675**

Board: V  
 Townhouse

**206 5625 SENLAC STREET**

Vancouver East  
 Killarney VE  
 V5R 6G8

Residential Attached

**\$635,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$635,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,257.00</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$452.24</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-265</b>
Mgmt. Co's Name: <b>Strataco</b>		Tour:
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Killarney Villas</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Upper Unit**  
 Construction: **Frame - Metal**  
 Exterior: **Mixed, Vinyl**  
 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: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Underground**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development: **28** Total Units in Strata: **28**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
 Legal: **PL LMS3991 LT 19 DL 37 LD 36. UNDIV 1303/37644 SHARE IN COM RPOP 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, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'4			x			x
Main	Living Room	20'1 x 11'11			x			x
Main	Dining Room	15'6 x 10'1			x			x
Above	Master Bedroom	12' x 10'2			x			x
Above	Bedroom	13'8 x 8'10			x			x
Above	Bedroom	10'8 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>719</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>684</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	Yes	Pool:
Finished Floor (Total): <b>1,403 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,403 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**MLA Realty**

**Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq.ft. of living space with open kitchen, dining and living on main level and 3 bedrooms upstairs. The home is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly (2 pets, any size) and rentals welcome. Call today for your private viewing.**



Presented by:  
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**Active**  
**R2319670**

Board: V  
Townhouse

**212 5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$635,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$635,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,254.45</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$451.20</b>	Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-320</b>
Mgmt. Co's Name: <b>Strataco</b>		Tour:
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Killarney Villas</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
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: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker:  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 25 DL 37 LD 36.**

Amenities: **In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'4			x			x
Main	Living Room	20'1 x 11'11			x			x
Main	Dining Room	15'6 x 10'1			x			x
Above	Master Bedroom	12' x 10'2			x			x
Above	Bedroom	13'8 x 8'10			x			x
Above	Bedroom	10'8 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>719</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>680</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	Yes	Pool:
Finished Floor (Total): <b>1,399 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total: <b>1,399 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**MLA Realty**

**Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq.ft. of living space with open kitchen, dining and living on main level and 3 bedrooms upstairs. The home is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly (2 pets, any size) and rentals welcome. Call today for your private viewing. Sold "as is-where is".**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
 Phone: 604-767-5913

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**Active**  
**R2326555**  
 Board: V  
 Apartment/Condo

**2703 488 SW MARINE DRIVE**

Vancouver West  
 Marpole  
 V5X 0C6

Residential Attached

**\$728,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$758,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2015</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>3</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD</b>
Flood Plain:	Full Baths: <b>0</b>	Gross Taxes: <b>\$1,580.00</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$309.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>029-651-166</b>
Mgmt. Co's Name: <b>WARRINGTON PCI</b>		Tour:
Mgmt. Co's Phone: <b>604-602-1887</b>		
View: <b>Yes: SOUTH WEST</b>		
Complex / Subdiv:		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm</b>		

Style of Home: <b>5 Plus Level</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Mixed</b>			Dist. to School Bus: <b>2 MINS</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>2 MINS</b>	Total Units in Strata: <b>415</b>
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Property Disc.: <b>No</b>	
Fireplace Fuel:		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Electric</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Snow removal**  
 Legal: **PL EPS3032 LT 324 DL 311 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Bike Room, Elevator**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 6'			x			x
Main	Kitchen	12'4" x 6'			x			x
Main	Bedroom	12'3" x 11'			x			x
Main	Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>635</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	1	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>635 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>635 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Metro Edge Realty**

**COURT ORDER SALE! Ask your realtor for detailed procedures. Two bedroom condo located at convenient Marine Gateway, 1 parking stall & 1 storage locker. Steps to Canada Line Skytrain. Banks, restaurants, coffee shops and T&T Supermarket & Cineplex theatres are all at door step. Rentals allowed and pets allowed. Stall #1134, locker #191.**



Presented by:  
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**Active**  
**R2337531**  
 Board: V  
 Apartment/Condo

**1402 1575 BEACH AVENUE**

Vancouver West  
 West End VW  
 V6G 1Y5

Residential Attached

**\$2,980,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$2,980,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1965</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>54</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM-5A</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$7,414.66</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$0.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>003-972-372</b>
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:	<b>Yes: Direct water / sunset</b>	
Complex / Subdiv:	<b>Plaza Del Mar</b>	
Services Connected:	<b>Community</b>	

Style of Home: **2 Storey, Penthouse**  
 Construction: **Concrete**  
 Exterior: **Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**  
 Type of Roof: **Other**

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

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

Maint Fee Inc:  
 Legal: **STRATA LOT 39, PLAN VAS414, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 1948/49546 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven-Built In, Pantry, Range Top, Refrigerator, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25'0 x 15'0			x			x
Main	Dining Room	12'0 x 11'0			x			x
Main	Kitchen	12'0 x 8'0			x			x
Main	Family Room	19'0 x 17'0			x			x
Main	Foyer	13'0 x 9'0			x			x
Main	Patio	20'0 x 20'0			x			x
Above	Master Bedroom	16'0 x 12'0			x			x
Above	Bedroom	17'0 x 11'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,171</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>820</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,991 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,991 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**OUTSTANDING PRESTIGIOUS BEACH AVE 2 LEVEL PENTHOUSE WITH SOUTH WEST FACING HUGE DECK! Direct waterfront, sunset view. Enjoy SOARING VIEWS from False Creek to Gulf Islands over English Bay from every room. Bring your renovations ideas!!**