



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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2460577**

Board: V  
Apartment/Condo

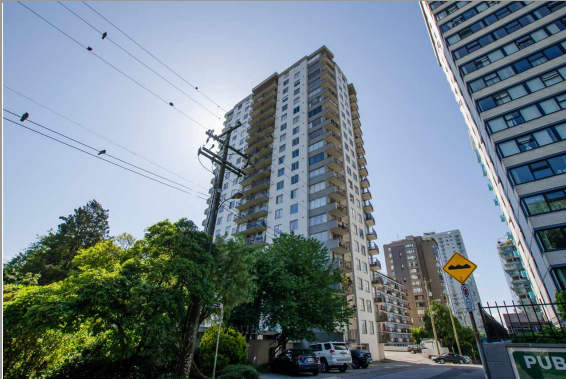
**208 1251 CARDERO STREET**

Vancouver West  
West End VW  
V6G 2H9

Residential Attached

**\$249,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$249,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1965</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>55</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM-SA</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$345.00</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>800-138-375</b>
Mgmt. Co's Name: <b>Sheridan Investments Ltd.</b>		Tour:
Mgmt. Co's Phone: <b>604-684-1743</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>SURFCREST</b>		
Services Connected: <b>Electricity, Sanitary Sewer</b>		
Sewer Type: <b>Sanitation</b>		

Style of Home: <b>Corner Unit</b>	Total Parking: <b>0</b>	Covered Parking:	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>None</b>		
Exterior: <b>Concrete, Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Renovations:	R.I. Plumbing:	Units in Development: <b>170</b>	
Water Supply: <b>City/Municipal</b>		Title to Land: <b>Leasehold prepaid-NonStrata</b>	
Fireplace Fuel:	Metered Water:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>	R.I. Fireplaces:	Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No :</b>	
Type of Roof: <b>Torch-On</b>		Floor Finish: <b>Other</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Taxes, Water**  
Legal: **024-368-024 LOT C, BLOCK 62, PLAN VAP92, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 7990)**

Amenities: **Elevator, Pool; Indoor**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'10 x 8'2			x			x
Main	Den	8'2 x 7'6			x			x
Main	Living Room	14'7 x 11'3			x			x
Main	Bedroom	9'8 x 12'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>570</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	<b>4</b>	<b>No</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>570 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>570 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**LOCATION, LOCATION, LOCATION! This one bedroom corner suite is perfect for those that require a home in the city or investment property, just bring your decorative ideas!! Close to everything! English Bay, restaurants and transit at your finger tips. This building has an indoor pool, sauna, bike room and shared laundry. No interior photos as per owners request. No parking, No pets and no storage locker with this unit. Leasehold court order sale, Lease expires December 31, 2073 Must be CASH deal.**



Presented by:  
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**Active**  
**R2431779**  
Board: V  
Apartment/Condo

**617 138 E HASTINGS STREET**

Vancouver East  
Downtown VE  
V6A 1N4

Residential Attached

**\$359,900** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
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**  
Mgmt. Co's Phone: **604-683-8900**  
View: **Yes: Historic Chinatown, Downtown,**  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**  
Sewer Type: **City/Municipal**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$171.37**

Original Price: **\$379,900**  
Approx. Year Built: **2015**  
Age: **5**  
Zoning: **DEOD**  
Gross Taxes: **\$1,062.88**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-719-496**  
Tour:

Style of Home: <b>Penthouse, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit: <b>Close</b>		Dist. to School Bus: <b>Close</b>
Foundation: <b>Concrete Perimeter</b>	Units in Development:		Total Units in Strata: <b>110</b>
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>:</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Electric</b>	Floor Finish: <b>Laminate, Mixed</b>		
Outdoor Area: <b>None</b>			
Type of Roof: <b>Torch-On</b>			
Reno. Year:			
R.I. Plumbing:			
Metered Water:			
R.I. Fireplaces: <b>0</b>			
# of Fireplaces: <b>0</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Management**  
Legal: **STRATA LOT 79, PLAN EPS3084, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>12' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12' x 4'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 12'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>448</b>	# of Rooms: <b>3</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	<b>Main</b>	<b>3</b>	<b>No</b>	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>448 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>448 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**NEWER, AFFORDABLE, Top Floor, South Facing, One bedroom suite with 1 PARKING STALL & Storage. Features inc 9 FT CEILINGS, European style cabinetry, & laminate flooring. Also in this building is a community garden, courtyard with harvest table, & bike storage. Walk to Gastown, Chinatown, & Tinseltown. Rentals & Pets Allowed.**



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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2445760**

Board: V  
Apartment/Condo

**705 1225 RICHARDS STREET**

Vancouver West  
Downtown VW  
V6B 1E6

Residential Attached

**\$489,900** (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?:  
Mgmt. Co's Name: **Wynford Group**  
Mgmt. Co's Phone: **604-261-0285**  
View: **:**  
Complex / Subdiv: **Eden**  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

Original Price: **\$499,900**  
Approx. Year Built: **2003**  
Age: **17**  
Zoning: **DD**  
Gross Taxes: **\$1,270.33**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **025-744-313**  
Tour:

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
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:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
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: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**  
Legal: **STRATA LOT 56, PLAN BCS522, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 38/10613 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
Amenities: **Exercise Centre, Garden, Guest Suite, In Suite Laundry, Recreation Center, Sauna/Steam Room**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Kitchen	7' x 6'			x			x
Main	Den	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>412</b>	# of Rooms: <b>3</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>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>412 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>	Garage Sz:
		Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6			<b>No</b>	
Grand Total:	<b>412 sq. ft.</b>	Basement: <b>None</b>			7			<b>No</b>	
					8			<b>No</b>	

Listing Broker(s): **eXp Realty (Branch)**

**A great opportunity to OWN or INVEST in Vancouver! Rarely available studio layout brought to you by EDEN built by the very reputable BOSA group! The unit maximizes the square footage with no space wasted. This is a pet friendly, rentals allowed unit. Facing East and overlooking the tree lined streets providing lots of natural sunlight! Building amenities include a guest suite, party room, gym and hot tub. Shopping, transit and restaurants all steps away. This one won't last, schedule your showing!**



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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2467772**

Board: V  
Townhouse

**1125 HOMER STREET**

Vancouver West  
Yaletown  
V6B 0B1

Residential Attached

**\$1,198,000** (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: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$565.30**

Original Price: **\$1,198,000**  
Approx. Year Built: **2008**  
Age: **12**  
Zoning: **DD**  
Gross Taxes: **\$3,209.13**  
For Tax Year: **2019**  
Tax Inc. Utilities?:  
P.I.D.: **027-601-480**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **REMAX DWELL**  
Mgmt. Co's Phone: **604-821-2999**  
View: **Yes: STREET VIEW**  
Complex / Subdiv: **H&H**  
Services Connected: **Electricity**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Brick, Concrete**  
Exterior: **Brick, Concrete, Glass**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **N**  
Dist. to Public Transit: **CLOSE**  
Units in Development: **192**  
Title to Land: **Freehold Strata**  
Dist. to School Bus: **CLOSE**  
Total Units in Strata: **192**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 15, PLAN BCS3027, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
Amenities: **Bike Room, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 12'2			x			x
Main	Kitchen	9'4 x 9'8			x			x
Main	Dining Room	8' x 5'11			x			x
Main	Storage	7'9 x 5'3			x			x
Above	Master Bedroom	9'2 x 21'7			x			x
Above	Bedroom	9'4 x 10'8			x			x
Above	Den	8'3 x 8'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>614</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>659</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,273 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,273 sq. ft.</b>				7				
				8				

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

**Prompton Real Estate Services Inc.**

**Welcome to H&H located in Yaletown. Spacious Townhome on two levels! Main living has open plan, its own balcony & a 2 piece powder room & generous size in-suite storage. Open kitchen with granite counter tops, gas stove, SS appliances, kitchen island, and electric fireplace. Upper level w/2 bdrms & den/office. The master bedroom has a 5 piece (double sink) ensuite & a good size office/den area. Excellent amenities include a recreation centre, 1 parking stall & visitor parking available. Pets/rentals welcome. Ideal location steps to restaurants, shopping, seawall, and Canada Line.**