



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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2327671**

Board: V  
Apartment/Condo

**306 2280 WESBROOK MALL**

Vancouver West  
University VW  
V6T 2K3

Residential Attached

**\$349,000** (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>		
Sewer Type:		

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:  
  
Metered Water:  
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				Grg Dr Ht:
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. Court Date has been cancelled. This listing will be terminated**



Presented by:  
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Phone: 604-767-5913

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**Active**  
**R2342637**

Board: V  
Apartment/Condo

**103 813 E BROADWAY STREET**

Vancouver East  
Mount Pleasant VE  
V5T 1Y2

Residential Attached

**\$419,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **Exempt**  
Council Apprv?:  
Exposure: **North**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **Atira Property**  
Mgmt. Co's Phone: **604-439-8848**  
View: **No** :  
Complex / Subdiv: **Broadhill Manor**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$344.63**

Original Price: **\$419,000**  
Approx. Year Built: **1976**  
Age: **43**  
Zoning: **RM-4N**  
Gross Taxes: **\$647.67**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **003-522-121**  
Tour:

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(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:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **Close**  
Units in Development: **17**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**  
Legal: **STRATA LOT 2 DISTRICT LOT 264A STRATA PLAN VR. 155**

Amenities: **Elevator, Shared Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>19' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>8' x 7'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>8' x 8'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>15' x 11'</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>790</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	<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:	Cats: <b>Yes</b>	Dogs: <b>No</b>	3				Pool:
Finished Floor (Total): <b>790 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>790 sq. ft.</b>				7				
				8				

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)**

**COURT ORDERED SALE- AS IS WHERE IS. Great opportunity, one bedroom and one bathroom ground floor condo. Very central location.**



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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2355051**

Board: V  
Apartment/Condo

**507 618 ABBOTT STREET**

Vancouver West  
Downtown VW  
V6B 0C1

Residential Attached

**\$539,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$539,000</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: <b>Virtual Tour URL</b>
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>		
Sewer Type:		

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>		
Exterior: <b>Concrete, Mixed, Stone</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 BLOCK</b>		Dist. to School Bus: <b>1 BLOCK</b>
Rain Screen: <b>Full</b>	Units in Development: <b>471</b>		Total Units in Strata: <b>173</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</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				Grg Dr Ht:
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.**



Presented by:  
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**Active**  
**R2351607**

Board: V  
Townhouse

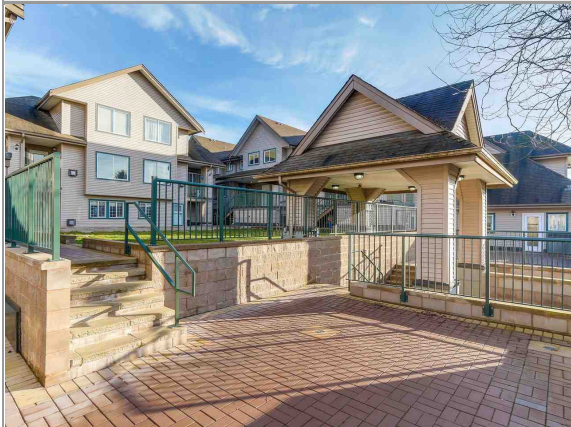
**5668 WESSEX STREET**

Vancouver East  
Killarney VE  
V5R 6G7

Residential Attached

**\$599,900** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$451.55**

Original Price: **\$599,900**  
Approx. Year Built: **1999**  
Age: **20**  
Zoning: **MF**  
Gross Taxes: **\$1,317.22**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **024-593-117**  
Tour:

Mgmt. Co's Name: **Strataco**  
Mgmt. Co's Phone: **604-294-4141**

View: **No**  
Complex / Subdiv: **Killarney Villas**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type:

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:  
Metered Water:  
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**  
Title to Land: **Freehold Strata**  
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
<b>Main</b>	<b>Kitchen</b>	<b>15'8 x 13'13</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>15'8 x 13'10</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>15'5 x 13'9</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>12' x 9'9</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>15'1 x 8'11</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>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	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>3</b>	<b>No</b>	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				Grg Dr Ht:
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**

**East Van 3 bedroom townhome under \$600K! 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". OPEN HOUSE Wednesday April 3, 5-6PM**





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

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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2351616**

Board: V  
Townhouse

**212 5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$599,900** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$451.20**

Original Price: **\$599,900**  
Approx. Year Built: **1999**  
Age: **20**  
Zoning: **MF**  
Gross Taxes: **\$1,317.22**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **024-593-320**  
Tour:

Mgmt. Co's Name: **Strataco**  
Mgmt. Co's Phone: **604-294-4141**

View: **No**  
Complex / Subdiv: **Killarney Villas**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type:

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:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
  
Locker:  
Dist. to School Bus:  
Total Units in Strata: **28**  
  
Dist. to Public Transit:  
Units in Development: **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 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
<b>Main</b>	<b>Kitchen</b>	<b>9'3 x 8'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>20'1 x 11'11</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>15'6 x 10'1</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>12' x 10'2</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>13'8 x 8'10</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10'8 x 8'2</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>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	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>1,399 sq. ft.</b>	# or % of Rentals Allowed:			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>1,399 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**MLA Realty**

**East Van 3 bedroom townhome under \$600K! 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". OPEN HOUSE Wednesday April 3, 5-6PM**



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

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**Active**  
**R2352594**

Board: V  
Apartment/Condo

**2311 928 BEATTY STREET**

Vancouver West  
Yaletown  
V6Z 3G6

Residential Attached

**\$675,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$705,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2005</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD1</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,651.26</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$350.42</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-375-842</b>
Mgmt. Co's Name: <b>RANCHO</b>		Tour:
Mgmt. Co's Phone: <b>604-684-4508</b>		
View: <b>Yes: CITY VIEWS</b>		
Complex / Subdiv: <b>THE MAX 1</b>		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Community</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Aluminum, Concrete, Glass</b>	Dist. to Public Transit: <b>CLOSE</b>		Dist. to School Bus: <b>2 BLOCKS</b>
Foundation: <b>Concrete Perimeter</b>	Units in Development:		Total Units in Strata: <b>526</b>
Rain Screen: <b>Full</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>No</b>		
Fuel/Heating: <b>Electric, Natural Gas</b>	Floor Finish: <b>Other, Tile</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **SL FC SP BCS 1437**

Amenities: **Exercise Centre, Playground, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 11'			x			x
Main	Kitchen	7'6 x 7'6			x			x
Main	Bedroom	11' x 9'6			x			x
Main	Den	8' x 7'			x			x
Main	Storage	9'3 x 4'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>615</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	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>615 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>615 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Welcome to The MAX I - This one bedroom + Den + flex space is one of the best floor plans w/ no wasted space. With floor to ceiling windows, this suite offers great city views towards False Creek. The generous covered balcony is an added bonus. First class amenities at The MAX include indoor pool/hot tub, sauna, fitness centre, theatre, recreation room, bike storage and 24hr concierge service. This suite comes with parking and storage. Restaurants, shopping, arts and culture and the seawall - enjoy all that Yaletown has to offer from this unbeatable location. Call today!**



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

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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2359678**

Board: V  
Apartment/Condo

**1906 33 SMITHE STREET**

Vancouver West  
Yaletown  
V6B 0B5

Residential Attached

**\$769,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Council Apprv?: **No**  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **RANCHO MANAGEMENT**  
Mgmt. Co's Phone: **604-684-4508**  
View: **Yes: CITY VIEWS/FALSE CREEK**  
Complex / Subdiv: **COOPERS LOOKOUT**  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Community**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$362.41**

Original Price: **\$769,000**  
Approx. Year Built: **2008**  
Age: **11**  
Zoning: **CD1**  
Gross Taxes: **\$1,651.26**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **027-671-445**  
Tour:

Style of Home: <b>End Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>N</b>
Exterior: <b>Aluminum, Concrete, Glass</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:
Rain Screen: <b>Full</b>	Title to Land: <b>Freehold Strata</b>		
Renovations:	Reno. Year:		
Water Supply: <b>City/Municipal</b>	Metered Water: <b>N</b>	Property Disc.: <b>No</b>	
Fireplace Fuel:	R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Electric, Natural Gas</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Hardwood, Tile</b>	
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 97, PLAN BCS3127, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO**  
Amenities: **Exercise Centre, Playground, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**  
Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'			x			x
Main	Kitchen	12'5 x 8'5			x			x
Main	Bedroom	9'2 x 8'4			x			x
Main	Den	5'6 x 6'5			x			x
Main	Storage	5'8 x 6'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>723</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): <b>723 sq. ft.</b>	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>				7				
Grand Total: <b>723 sq. ft.</b>	Basement: <b>None</b>			8				

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

**Bright and spacious 1 bedroom + den in Coopers Lookout. Enjoy city and water views from this fabulous location on the north shore of False Creek. This corner suite boasts a great layout with floor to ceiling windows throughout. Aspiring chefs will appreciate the open kitchen with sleek granite counters, tiled backsplash, gas stove, SS appliances and ample storage. The enclosed solarium/den is perfect for home office. The outdoor balcony, laundry & ensuite storage are an added bonus! Suite requires some TLC. Exceptional facilities which include gym, pool, bowling lanes, sauna, theatre & billiards room. Leave your car at home - you're just steps away from the seawall, Yaletown, BC Place & Rogers Arena. Includes 1 parking. Pets & rentals are permitted. OPEN HOUSE: May 4, 3:30-4:30pm**



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

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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2349282**  
Board: V  
Apartment/Condo

**1702 5728 BERTON AVENUE**

Vancouver West  
University VW  
V6S 0E5

Residential Attached

**\$1,098,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,159,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2013</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>6</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>SC-3</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,260.62</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$339.81</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>029-228-051</b>
Mgmt. Co's Name: <b>AWM ALLIANCE</b>		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: Water</b>		
Complex / Subdiv: <b>ACADEMY</b>		
Services Connected: <b>Community, Electricity, Water</b>		
Sewer Type:		

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Visitor</b>	Locker: <b>Y</b>	
Exterior: <b>Aluminum, Concrete, Wood</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Slab</b>	Units in Development: <b>156</b>	Total Units in Strata: <b>156</b>	
Rain Screen:	Title to Land: <b>Leasehold prepaid-Strata</b>		
Renovations: <b>Partly</b>	Property Disc.: <b>No</b>		
Water Supply: <b>City/Municipal, Community</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>None</b>	Fixtures Rmvd: <b>Yes: APPLIANCES</b>		
Fuel/Heating: <b>Electric, Heat Pump</b>	Floor Finish:		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Snow removal, Water**  
 Legal: **STRATA LOT 116, PLAN EPS1813, DISTRICT LOT 6494, 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: **Air Cond./Central, Elevator, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Master Bedroom	12' x 10'6			x			x
Main	Bedroom	9' x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>988</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	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>988 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>988 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **TRG Residential Downtown Rlty**

**Luxury Living at UBC! Magnificent WATER VIEW large 2 bedroom 2 baths with 9 foot ceilings condo in a concrete quality built high-rise by Polygon. High End finishes throughout, stay in comfort during the long summer days with air cooling A/C system, enjoy cooking in contemporary kitchen with custom panel appliances, white stone countertops, high end appliances with Liebherr counter depth fridge, luxurious bathrooms covered in marble, Kohler designer fixtures. You will enjoy nature scenery an outdoor activity lifestyle with myriad of hiking/biking trails. Westbrook Village community has great amenities all within close proximity to shopping and transit. "Academy" offers live-in caretaker and welcomes pets and rentals. Included 1 locker and 4 parking stalls! OPEN HOUSE: MAY 5, SUN 2-4PM**





Presented by:  
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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2359679**  
Board: V  
Apartment/Condo

**805 1571 W 57TH AVENUE**

Vancouver West  
South Granville  
V6P 0H7

Residential Attached

**\$2,498,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$2,498,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2019</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>0</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$4,936.27</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$773.04</b>	Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>030-640-679</b>
Mgmt. Co's Name: <b>FIRST SERVICE</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View:	<b>Yes: UNOBSTRUCTED WATER &amp; CITY VIEW</b>	
Complex / Subdiv:	<b>WILTSHIRE HOUSE SHANNON WALL CENTRE</b>	
Services Connected:	<b>Electricity, Natural Gas, Water</b>	
Sewer Type:	<b>Community</b>	

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>Covered Parking: 2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>	Locker: <b>Y</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata:
Rain Screen:	Title to Land: <b>Freehold Strata</b>	
Renovations:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>:</b>	
Fireplace Fuel:	Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Forced Air, Heat Pump</b>	Floor Finish: <b>Hardwood, Tile</b>	
Outdoor Area: <b>Balcony(s), Patio(s)</b>		
Type of Roof: <b>Other</b>		

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **STRATA LOT 151, PLAN EP55055, 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: **Club House, Exercise Centre, Pool; Outdoor**

Site Influences:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 17'2			x			x
Main	Dining Room	11'7 x 13'6			x			x
Main	Kitchen	15'6 x 9'3			x			x
Main	Master Bedroom	10'7 x 11'			x			x
Main	Bedroom	10'6 x 10'11			x			x
Main	Bedroom	9'5 x 9'1			x			x
Main	Walk-In Closet	6'6 x 5'2			x			x
Main	Patio	11'8 x 15'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,412</b>	# of Rooms: <b>8</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	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,412 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,412 sq. ft.</b>	Basement: <b>Fully Finished</b>			7				
				8				

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

**Luxurious, contemporary 3 bedroom residence in Shannon Wall Centre Kerrisdale with unobstructed water and city views! Located in a spectacular 10 acre heritage estate in prestigious South Granville, this upscale SE upper floor unit offers 1412 SF of elegant interior space and over 300 SF private patio for outdoor enjoyment. Features gourmet kitchen with state of the art Gaggenau appliances including steam oven & wine fridge, high-end Italian Armony Cucine cabinetry, quality H/W floors and A/C throughout, 2 baths w/ limestone & marble finishing, 3 balconies, 2 side-by-side parking stalls. Extensive amenities include heated outdoor pool, fully equipped fitness centre and clubhouse. Close to top private schools, Magee Secondary, Kerrisdale shopping, golf courses, transit; short drive to UBC.**



Presented by:  
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Phone: 604-767-5913

nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2364826**

Board: V  
Apartment/Condo

**1402 1575 BEACH AVENUE**

Vancouver West  
West End VW  
V6G 1Y5

Residential Attached

**\$2,688,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$2,688,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1977</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>RM-5A</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$7,414.66</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$700.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>003-972-372</b>
Mgmt. Co's Name: <b>MACDONALD COMMERCIAL</b>		Tour:
Mgmt. Co's Phone: <b>604-736-5611</b>		
View: <b>Yes: WATER VIEW/SUNSET</b>		
Complex / Subdiv: <b>PLAZA DEL MAR</b>		
Services Connected: <b>Community</b>		
Sewer Type: <b>Community</b>		

Style of Home: <b>2 Storey, Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Concrete, Mixed, Other</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>25</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>25</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Title to Land: <b>Other</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Hot Water, Radiant</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s), Rooftop Deck</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Other</b>		Floor Finish: <b>Mixed, Tile</b>	

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal**  
 Legal: **STRATA LOT 39 PLAN VAS414 DISTRICT LOT 185 LAND DISTRICT 36 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 AS SHOWN ON**  
 Amenities: **Elevator**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 15'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Family Room	19' x 17'			x			x
Main	Foyer	13' x 9'			x			x
Main	Patio	20' x 20'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	17' x 11'			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	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,991 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,991 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Royal Pacific Riverside Realty Ltd.**

**Outstanding 2 level penthouse with unblocked 1st line waterfront English Bay view facing south with huge surrounded deck. Close to 2000 sq indoor space and 400 sq outdoor space wait for your idea. Most desirable location that you can hardly find and compare.**