



Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Phone: 604-218-5504
 kelly@kellygolby.com



Active
R2346032
 Board: V
 Apartment/Condo

207 2250 SE MARINE DRIVE
 Vancouver East
 Fraserview VE
 V5P 2S2

Residential Attached
\$598,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Bayside**
 Mgmt. Co's Phone:
 View: **Yes: FRASER VIEWS**
 Complex / Subdiv: **Waterside**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$359.94**

Original Price: **\$598,000**
 Approx. Year Built: **1990**
 Age: **29**
 Zoning: **CD-1**
 Gross Taxes: **\$1,256.35**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **014-472-031**
 Tour:

Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development: **48** Total Units in Strata: **48**
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **SL 26 DL 329 LD 36 VR 2446**

Amenities: **Club House, Elevator, Garden, In Suite Laundry, Wheelchair Access**

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	16' x 12'5			x			x
Main	Dining Room	12'1 x 11'6			x			x
Main	Kitchen	10'9 x 7'11			x			x
Main	Master Bedroom	13'2 x 11'8			x			x
Main	Bedroom	13'7 x 8'9			x			x
Main	Bedroom	13'2 x 8'10			x			x
Main	Eating Area	9'2 x 5'9			x			x
Main	Storage	5' x 4'5			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,253	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,253 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,253 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Maxcel Westcoast Realty Ltd.**

Located near the new River District which offers easy access to shopping, groceries, recreation, dog beach, transit, parks, schools and the Town Centre. Best of all you are close to the water with beautiful views and walkways to enjoy your late and early days. This 3 bedroom & 2 full bathroom home is suitable for first-time homebuyers, people looking to upsize and/or downsize. Feat. 1253 square feet of living space with extensive updates throughout the unit. Inside the unit you will find a modern kitchen with top-notch appliances, a separate eating & dining area, and a large-sized livingroom with a gas fireplace (incl. in maintenance fee)! This South-West facing unit has it all from a beautiful and spacious interior to astonishing views of the river & sunset just right outside your deck!



Presented by:
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 Phone: 604-218-5504
 kelly@golby.com



Active
R2336316
 Board: V
 Apartment/Condo

332 5555 VICTORIA DRIVE
 Vancouver East
 Victoria VE
 V5P 4Y3

Residential Attached
\$668,888 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **Yes: Mountain**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet): **0.00**
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$350.00**

Original Price: **\$668,888**
 Approx. Year Built: **2000**
 Age: **19**
 Zoning: **C-2**
 Gross Taxes: **\$1,245.66**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **025-007-637**
 Tour:

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: :	
Fuel/Heating: Baseboard		Fixtures Rmvd: :	
Outdoor Area: None		Floor Finish:	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management**
 Legal: **PL LMS4410 LT 59 DL 707 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: **Bike Room, Elevator, In Suite Laundry, Wheelchair Access**
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 7'8			x			x
Main	Kitchen	10'10 x 8'5			x			x
Main	Dining Room	14'10 x 8'6			x			x
Main	Master Bedroom	11'2 x 9'3			x			x
Main	Bedroom	12'10 x 7'11			x			x
Main	Bedroom	8'11 x 8'			x			x
Main	Solarium	13' x 8'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,089	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,089 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,089 sq. ft.				7				
				8				

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

Welcome to Chez Victoria a beautiful corner unit featuring 3 bedrooms, den and a solarium which can be turned into a 4th bedroom. Open concept kitchen, dining an living room with a view of the mountains. Amazing location near buses, shopping and popular restaurants. Please call for private showing.



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Active
R2303451
 Board: V
 Apartment/Condo

113 7088 MONT ROYAL SQUARE
 Vancouver East
 Champlain Heights
 V5S 4X7

Residential Attached
\$799,000 (LP)
 (SP)



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

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$333.00**

Original Price: **\$798,000**
 Approx. Year Built: **2005**
 Age: **13**
 Zoning: **CD1**
 Gross Taxes: **\$1,696.00**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **026-451-751**
 Tour:

Style of Home: **1 Storey, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year: **2015**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: WATER PURIFIER WILL BE MOVED**
 Floor Finish: **Laminate**

Parking Access: **Side**
 Locker:
 Dist. to School Bus:
 Total Units in Strata:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
 Legal: **PL BCS1545 LT 5 DL 334 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, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'6"			x			x
Main	Kitchen	12' x 9'			x			x
Main	Dining Room	11'6" x 10'			x			x
Main	Master Bedroom	13'6" x 11'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Storage	6' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,118	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,118 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,118 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

Walk to Mall, Library, Bank, Clinic, Drive to Fraserview Golf Course in 6 mins. Ground floor corner unit with spacious living & dining rooms. 3 bedrooms & 2 full bathrooms, private yard. Open House Sat/Sun Sept 8th & 9th 2-4pm



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**Active**
R2339070Board: V
Apartment/Condo**12 1101 NICOLA STREET**Vancouver West
West End VW
V6G 2E3

Residential Attached

\$1,376,500 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **Exempt**
Council Apprv?: **No**
Exposure: **Southwest**
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Maint. Fee: **\$946.76**Original Price: **\$1,376,500**
Approx. Year Built: **1928**
Age: **91**
Zoning: **RM 5**
Gross Taxes: **\$2,979.18**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **004-017-439**
Tour: **Virtual Tour URL**Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**Mgmt. Co's Phone: **604-689-6951**View: **Yes: TREED GARDEN OUTLOOK**Complex / Subdiv: **THE QUEEN CHARLOTTE**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water**
Outdoor Area: **None**
Type of Roof: **Torch-On**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking:
Parking: **None**

Covered Parking:

Parking Access:

Locker: **Y**Dist. to School Bus: **1 BLK**Total Units in Strata: **3**Dist. to Public Transit: **1 BLK**Units in Development: **25**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvd: **: DINING ROOM CHANDELIER AND CHANDELIER IN THE**Floor Finish: **Hardwood, Tile**Maint Fee Inc: **Cable/Satellite, Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
Legal: **PL VAS900 LT 3 DL 185 LD 36. UNDIV 178/2258 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: **Bike Room, Elevator, Exercise Centre, Shared Laundry, Storage**Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 15'10	Below	Bedroom	12'6 x 12'3			x
Main	Kitchen	8'3 x 8'	Below	Storage	8'6 x 5'10			x
Main	Dining Room	8'3 x 8'	Below	Storage	7'10 x 4'7			x
Main	Bedroom	11'8 x 10'6	Below	Storage	5'3 x 2'4			x
Main	Foyer	8' x 5'1	Below	Storage	4' x 2'6			x
Below	Living Room	12'8 x 11'10	Below	Storage	3'11 x 2'6			x
Below	Den	11'11 x 5'10	Below	Storage	5'8 x 1'2			x
Below	Kitchen	11'9 x 6'9			x			x
Below	Bedroom	13'6 x 11'1			x			
Below	Den	12'6 x 12'2			x			

Finished Floor (Main): **778**
Finished Floor (Above): **0**
Finished Floor (Below): **1,053**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,831 sq. ft.**Unfinished Floor: **0**
Grand Total: **1,831 sq. ft.**# of Rooms: **17** # of Kitchens: **2** # of Levels: **2**
Crawl/Bsmt. Height:
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **2**
Bylaws: **Pets Allowed, Rentals Allwd w/Restrctns**Basement: **Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:Listing Broker(s): **Coldwell Banker Premier Realty****Do you love luxury heritage and earning an income stream for your property? The Queen Charlotte is one of Vancouver's premier historic residences, located in a quiet tree-lined West End setting, close to the beach, Stanley Park, shopping, transit and downtown. This unique property offers an elegant, bright and airy, large 1 bedroom principal suite with original oak floors, high ceilings, classic moldings, built-in bookcases, renovated kitchen, soapstone counters, and southwest exposure. PLUS two wholly independent rental suites that offer multiple options for use - long-term rental income from one or both, guest and in-law use or studio-home office. An award winning building and a property that is one of a kind.**



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**Active**
R2347396Board: V
Apartment/Condo**107 503 W 16TH AVENUE**Vancouver West
Fairview VW
V5Z 4N3

Residential Attached

\$1,168,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **Southwest**
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$546.94**Original Price: **\$1,168,000**
Approx. Year Built: **1993**
Age: **26**
Zoning: **CD-1**
Gross Taxes: **\$1,710.51**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **018-247-636**
Tour:Mgmt. Co's Name: **PACIFIC QUORUM**Mgmt. Co's Phone: **604-685-3828**View: **:**Complex / Subdiv: **PACIFICA SOUTHGATE**Services Connected: **Community, Natural Gas**Style of Home: **Corner Unit, Ground Level Unit**Construction: **Concrete**Exterior: **Brick, Concrete, Stucco**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Patio(s)**Type of Roof: **Torch-On**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**

Parking Access:

Dist. to Public Transit: **same blk**
Units in Development:
Title to Land: **Freehold Strata**Locker:
Dist. to School Bus:
Total Units in Strata:Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Water**Legal: **STRATA LOT 144, PLAN LMS597, DISTRICT LOT 472, NEW WESTMINSTER LAND DISTRICT, & DL 526, UNDIV 136/7557 SHARE IN COM PROP THEREIN PHASE 7 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF**Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 12'7			x			x
Main	Dining Room	11'2 x 6'11			x			x
Main	Kitchen	11'4 x 7'8			x			x
Main	Master Bedroom	16'9 x 12'4			x			x
Main	Bedroom	11'5 x 8'10			x			x
Main	Bedroom	11'8 x 7'3			x			x
Main	Storage	6'10 x 5'11			x			x
Main	Foyer	8'5 x 3'6			x			x
Main	Patio	10'1 x 8'0			x			x
		x			x			

Finished Floor (Main):	1,495	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,495 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,495 sq. ft.				7				
					8				

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

Rarely available, super spacious 3 bdrm/2 full bath garden level condo in a desirable Cambie corridor. Well appointed, open concept unit features hardwood floors, gas fireplace, updated kitchen & appliances, quartz counter-tops, radiant heating in en-suite bathroom, your own private patio tucked in lush greenery. This quiet, SW facing home can easily accommodate house-size furniture. Stroller and wheelchair friendly. Walking distance to City Square, VGH, Seawall, Granville Island, Canada Line & bus lines for easy access to UBC, YVR, Downtown & Richmond. Newly renovated amenities include courtyard garden w/water fountain, kids playground, guest suite, indoor swimming pool, gym, saunas, Jacuzzi, party lounge w/billiard & table-tennis. Open House: Sat. Mar 16, 1-3pm & Sun. Mar 17, 2:30-4:30pm



Presented by:
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 kelly@golby.com



Active
R2326573
 Board: V
 Apartment/Condo

401 1255 MAIN STREET
 Vancouver East
 Mount Pleasant VE
 V6A 4B6

Residential Attached
\$999,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$999,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1996**
 Depth / Size (ft.): Bedrooms: **3** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,899.74**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$674.43** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-359-366**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: BC PLACE & DOWNTOWN**
 Complex / Subdiv: **STATION PLACE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: **2018**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **1/2** Dist. to School Bus:
 Units in Development: Total Units in Strata: **75**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer**
 Legal: **PL LMS2327 LT 11 DL 2037 LD 36. UNDIV 1139/84998 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: **Bike Room, Elevator, Garden, Storage**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 13'5			x			x
Main	Dining Room	12'7 x 12'			x			x
Main	Kitchen	9'10 x 8'11			x			x
		x			x			x
Main	Master Bedroom	18'7 x 12'5			x			x
Main	Bedroom	12'1 x 9'2			x			x
Main	Bedroom	10'2 x 10'			x			x
Main	Foyer	13'8 x 4'8			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,277	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,277 sq. ft.	# or % of Rentals Allowed: 12			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,277 sq. ft.	Basement: None			6				
					7				
					8				

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

Dexter Realty

MOVE RIGHT IN! This completely renovated 3 bed, 2 bath quiet he quiet side of the building is a rare find. Enjoy large principle rooms perfect for entertaining friends and family; gorgeous kitchen with custom cabinets and quartz counters; huge master bedroom with spa-like ensuite; heated bathroom floors; electric blinds throughout; gas fireplace; and a wrap around balcony with views of BC Place & Downtown. Lots of storage space plus locker and 1 parking stall. Building amenities include fitness center, steam room, and Jacuzzi. Unbeatable location (97 walk-score) steps to skytrain, trendy restaurants, Science World seawall, and parks. Open house Saturday December 8th, 12-2 pm.



Presented by:
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Active
R2347477
 Board: V
 Apartment/Condo

TH5 63 KEEFER PLACE
 Vancouver West
 Downtown VW
 V6B 6N6

Residential Attached
\$989,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$989,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2000**
 Depth / Size (ft.): Bedrooms: **3** Age: **19**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,159.73**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$767.05** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **024-672-424**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **EUROPA**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Mixed, Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Natural Gas, Other**
 Outdoor Area: **Balcny(s) Patio(s) Dck(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; Underground**
 Locker:
 Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Units in Development: **191** Total Units in Strata: **191**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS4071 LT 4 DL F C LD 36. UNDIV 1117/131142 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: **Bike Room, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage**

Site Influences: **Central Location, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 17'11			x			x
Main	Dining Room	15' x 10'9			x			x
Main	Kitchen	8'5 x 7'11			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	12'2 x 8'7			x			x
Above	Master Bedroom	10'8 x 11'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	610	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	622	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total):	1,232 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,232 sq. ft.				7				
					8				

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

3 FULL BEDROOMS IN Downtown! 2-level GEM situated in the heart of the city. Be proud to OWN this exceptional home that is completely private & SECURE on Garden level. 24/7 concierge at your service! A functional layout w/ 3 bdrms & 2 full baths! A separate dining area, kitchen, half bath & living space on the main level. 2 outdoor spaces to entertain friends & family during the warm months! This home features a gas fireplace, greenery right outside your door & an abundance of light. Enjoy resort-like amenities including an indoor pool & gym! Take advantage of the convenience of the Skytrain, SEAWALL, Rogers Arena & some top restaurants in Vancouver! Pets & rentals allowed! Just painted & ready for your decorating ideas! OPEN HOUSE SAT & SUN 2-4PM



Presented by:

Kelly Golby

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**Active**
R2338100Board: V
Apartment/Condo**206 1159 MAIN STREET**Vancouver East
Mount Pleasant VE
V6A 4B6

Residential Attached

\$1,149,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **Southeast**
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$605.56**Original Price: **\$1,199,000**
Approx. Year Built: **1992**
Age: **27**
Zoning: **CD-1**
Gross Taxes: **\$2,381.87**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **017-902-037**
Tour:Mgmt. Co's Name: **First Service Residential**Mgmt. Co's Phone: **604-683-8900**View: **No :**Complex / Subdiv: **CITY GATE**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Other**Reno. Year: **2013**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **75**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal**
Legal: **PL LMS519 LT 6 DL 196 LD 36**Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage, Swirlpool/Hot Tub**Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 11'9			x			x
Main	Dining Room	16'3 x 7'8			x			x
Main	Kitchen	13'1 x 9'11			x			x
Main	Master Bedroom	13'10 x 10'10			x			x
Main	Bedroom	10'6 x 9'6			x			x
Main	Bedroom	10'6 x 6'8			x			x
Main	Den	12'11 x 10'6			x			x
Main	Foyer	10'5 x 8'3			x			x
Main	Walk-In Closet	11'0 x 6'8			x			x
		x			x			

Finished Floor (Main):	1,423	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,423 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,423 sq. ft.	Basement: None			6				
					7				
					8				

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

Gorgeous 1,423 SF, 3 BEDROOM in the ever so exciting and popular neighbourhood of Mount Pleasant! This beautiful one level home has been completely renovated with permits. Truly one-of-a kind with exposed concrete walls, expansive living & dining room that accommodates a table for 8, gas fireplace, King-size Master with walk-in closet plus 2 bedrooms & large den/family room off the Master. The kitchen is sure to impress with large centre island, chef-inspired appliances & ample storage. Love the contemporary feel of this large open city home looking to the Pacific Central Station. Includes 1 parking & locker. City Gate has had many building upgrades including the most recent stunning lobby renovation. Pets & Rentals welcome. **OPEN HOUSE SAT MAR 9, 12-1:30PM & SUN MARCH 10, 2-4PM.**



Presented by:
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Active
R2319122
 Board: V
 Apartment/Condo

201 2888 E 2ND AVENUE
 Vancouver East
 Renfrew VE
 V5M 1E3

Residential Attached
\$799,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$799,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2012**
 Depth / Size (ft.): Bedrooms: **3** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-2C1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,861.07**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$362.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **029-083-389**
 Mgmt. Co's Name: **Wynford** Tour:
 Mgmt. Co's Phone: **604-261-0285**
 View: **Yes: MOUNTAIN**
 Complex / Subdiv: **SESAME**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank, Mixed			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLK		Dist. to School Bus: 3 BLK
Rain Screen: Full	Units in Development: 61		Total Units in Strata: 61
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: :		
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: :		
Outdoor Area: Balcony(s)	Floor Finish:		
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **PL EPS1418 LT 13 BLK 47 DL THSL LD 36 SEC 32. 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, Elevator, In Suite Laundry**

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

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

Finished Floor (Main): 971	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 971 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 971 sq. ft.	Basement: None			7				
				8				

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

Priced below 2019 BC Assessment. Welcome to this rare 3 bedroom and 2 bath corner unit with beautiful mountain views. Unit is located on the quiet side of the building. First owner and they keep this unit in immaculate condition. Features open concept kitchen, high end stainless appliances, quartz countertop, laminate flooring, insuite laundry, large balcony and much more. Built by reputable developer Marcon and Jameson. Enjoy the common roof deck that looks out to an amazing city and mountain view!! Centrally located to T&T, shops, restaurants, transit, parks and schools. Comes with 1 parking and 1 storage locker.



Presented by:

Kelly Golby

TRG-The Residential Group Rlty

Phone: 604-218-5504

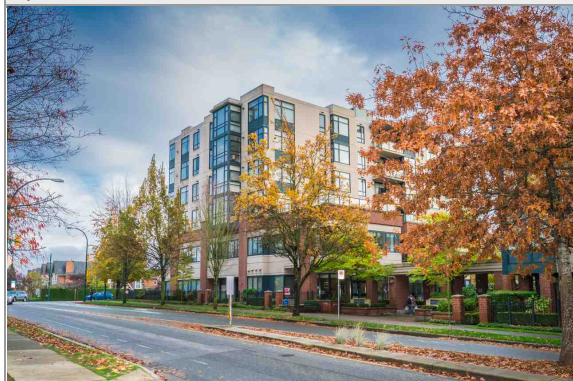
kelly@golby.com

**Active**
R2346918Board: V
Apartment/Condo**309 588 W 45TH AVENUE**Vancouver West
Oakridge VW
V5Z 4S3

Residential Attached

\$998,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

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

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **ASSOCIA BC INC.**Mgmt. Co's Phone: **604-591-6060**View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$504.86**Original Price: **\$998,000**Approx. Year Built: **2000**Age: **19**Zoning: **CD-1**Gross Taxes: **\$2,414.38**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **024-794-686**

Tour:

Style of Home: **1 Storey, Corner Unit**Construction: **Frame - Wood**Exterior: **Brick, Concrete**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Torch-On**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: Covered Parking: **1**Parking: **Garage; Underground**

Parking Access:

Locker: **Y**Dist. to School Bus: **1**Total Units in Strata: **63**Dist. to Public Transit: **1**

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**

Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Water**Legal: **STRATA LOT 55 PLAN LMS4176 DISTRICT LOT 526 LAND DISTRICT 36 UNDIV 1199/90364 SHARE IN COMMON PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**Amenities: **Club House, Elevator, In Suite Laundry, Wheelchair Access**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'2 x 10'4			x			x
Main	Foyer	8'7 x 6'			x			x
Main	Living Room	17' x 11'8			x			x
Main	Dining Room	11'8 x 10'			x			x
Main	Walk-In Closet	7'8 x 4'4			x			x
Main	Bedroom	12' x 10'9			x			x
Main	Bedroom	10'11 x 8'3			x			x
Main	Storage	7'9 x 6'11			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,198	# of Rooms: 8	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,198 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,198 sq. ft.	Basement: None			6				
					7				
					8				

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

RARELY available 3 beds & 2 bath corner unit in The Hemingway, a premier residence in the Oakridge area. Well cared for building has little turn over. This elegant corner-suite has windows on 3 side, 9' ceilings for excellent light. Spacious living room and dining room with gas fireplace. Kitchen with eating area and a window. 3 large bedrooms and 2 full bathrooms. The master bedroom has walk-in closet and ensuite. Covered deck large enough for outdoor dining. Walk-in storage area plus an additional locker. 1 parking stall. Steps to Oakridge Mall, Canada Line, Library and much more. Minutes to YVR. NO PETS/NO RENTALS.



Presented by:
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Active
R2308467

Board: V
 Apartment/Condo

1601 738 BROUGHTON STREET

Vancouver West
 West End VW
 V6G 3A7

Residential Attached

\$2,398,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$2,398,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1982**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **37**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RES**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$5,099.43**
 Council Apprv?: _____ Half Baths: **1** For Tax Year: **2018**
 Exposure: _____ Maint. Fee: **\$1,256.60** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **006-395-601**
 Mgmt. Co's Name: **ALBERNI PLACE MANAGEMENT** Tour: _____
 Mgmt. Co's Phone: **604-682-4931**
 View: **Yes: WATER, ENGLISH BAY, MOUNTAINS**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **None**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: _____
 Dist. to Public Transit: _____
 Units in Development: _____
 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, Recreation Facility, Snow removal**
 Legal: **SL 44 DL 185 STRATA PL VR 1135**

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

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 16'10"	Main	Laundry	7'11" x 5'1"			x
Main	Dining Room	16'5" x 10'7"	Main	Utility	4'2" x 5'1"			x
Main	Kitchen	12'2" x 11'8"	Main	Porch (enclosed)	13'2" x 8'			x
Main	Eating Area	10'2" x 7'5"	Main	Porch (enclosed)	15' x 4'3"			x
Main	Foyer	11'3" x 11'	Main	Porch (enclosed)	11'7" x 8'			x
Main	Master Bedroom	18' x 14'4"			x			x
Main	Bedroom	15'2" x 11'8"			x			x
Main	Bedroom	13'2" x 13'1"			x			x
Main	Den	10'8" x 16'3"			x			
Main	Dressing Room	12'11" x 7'3"			x			

Finished Floor (Main):	2,787	# of Rooms: 15	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	2,787 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	2,787 sq. ft.	Basement: None			6				
					7				
					8				

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

Seldom available spacious 01 unit facing north, south & west in the sought after Alberni Place building. 4 bedrooms plus 3 enclosed balconies, all on one level, offers views out to the water, mountains & English Bay. Entertainment sized living & dining room with wet bar. 2 side by side parking & one storage locker. Meticulous building with manager & concierge. Close to Stanley Park, Coal Harbour, shops & restaurants. Show & sell.



Presented by:
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Active
R2327393

Board: V
 Apartment/Condo

21 120 POWELL STREET

Vancouver East
 Downtown VE
 V6A 1G1

Residential Attached

\$2,499,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$2,499,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1990
Depth / Size (ft.):	Bedrooms: 3	Age: 29
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: HA-2
Flood Plain:	Full Baths: 2	Gross Taxes: \$5,397.27
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$550.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 017-440-882
Mgmt. Co's Name: SELF MANAGED		Tour:
Mgmt. Co's Phone:		
View: Yes: Gastown/City from Rooftop		
Complex / Subdiv: PILKINGTON HOUSE		
Services Connected: Community, Electricity, Natural Gas, Water		

Style of Home: **Live/Work Studio, Loft/Warehouse Conv.**
 Construction: **Brick, Concrete, Concrete Block**
 Exterior: **Brick**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations: **Completely, Substantially Rebuilt**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Rooftop Deck**
 Type of Roof: **Other, Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development: **7** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **7**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Concrete**

Maint Fee Inc: **Garbage Pickup, Management, Snow removal**
 Legal: **PL LMS113 LT 3 DL 196 LD 36. UNDIV 250/2034 SHARE IN COM PROP THEREIN **PROPERTY ALSO LISTED ON MLS FOR SALE AS COMMERCIAL/OFFICE - MLS# C8023208 ****

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Lane Access, Private Setting, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Fireplace Insert, Jetted Bathtub, Microwave, Other - See Remarks, Pantry, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'3 x 17'7	Main	Master Bedroom	15'4 x 18'1			x
Main	Foyer	16'10 x 6'4	Main	Walk-In Closet	11'7 x 7'10			x
Main	Den	7'5 x 15'3	Main	Storage	8'8 x 4'9			x
Main	Flex Room	16' x 7'4	Main	Laundry	8'1 x 5'11			x
Main	Kitchen	14'4 x 11'8	Main	Other	8'3 x 13'4			x
Main	Mud Room	13'6 x 3'11	Main	Other	10' x 17'9			x
Main	Dining Room	9'10 x 15'10			x			x
Main	Family Room	14'4 x 13'10			x			x
Main	Bedroom	11'7 x 12'11			x			
Main	Bedroom	11'8 x 10'4			x			

Finished Floor (Main): 2,814	# of Rooms: 16	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 2,814 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 2,814 sq. ft.	Basement: None			7				
				8				

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

Welcome to "Pilkington House", Largest NY Style Concrete & Brick loft in Vancouver nested in a boutique true VIP 7-unit building with only 2 units per floor. Constructed in 1910 as a Glass company & converted to lofts/offices in the early 1990's by Rositch Hemphill Architects (RHA). The Loft features 2 separate entrances, 2 open plan living rooms, 3 bdrms, 2 full bath, 9.5" high ceilings, lots of lights from N/W/S windows, plenty of storage & access to a manicured common rooftop patio & garden. Stone gas fireplace, polished concrete flooring & exposed brick walls. Lrg Modernized Chefs kitchen, stone surface, soft-close cabinetry, 2 wall-mounted ovens, wine fridge, built-in coffee machine! Property also Listed on MLS for SALE as COMMERCIAL/OFFICE - MLS#C8023208



Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Phone: 604-218-5504

kelly@golby.com



Active
R2338874

Board: V
 Apartment/Condo

511 2888 E 2ND AVENUE

Vancouver East
 Renfrew VE
 V5M 0B9

Residential Attached

\$869,900 (LP)

(SP)



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

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$365.68**

Original Price: **\$869,900**
 Approx. Year Built: **2013**
 Age: **6**
 Zoning: **C-2C1**
 Gross Taxes: **\$2,006.71**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-083-796**
 Tour:

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

Mgmt. Co's Phone: **604-261-0285**

View: **Yes: PANORAMIC VIEWS CITY/MOUNTAIN**

Complex / Subdiv: **SESAME**

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

Style of Home: **End Unit, Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear, Side**
 Parking: **Garage; Underground, Visitor Parking**

Dist. to Public Transit: **IN FRONT**
 Units in Development: **61**
 Title to Land: **Freehold Strata**

Locker: **Y**
 Dist. to School Bus: **.5 BLK**
 Total Units in Strata: **61**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Vinyl/Linoleum**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, RV Parking, Snow removal, Water**
 Legal: **STRATA LOT 54 BLOCK 47 PLAN EPS1418 DISTRICT LOT THSL SECTION 32 LAND DISTRICT 36 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, Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 12'6			x			x
Main	Dining Room	12'6 x 11'2			x			x
Main	Kitchen	11'2 x 9'6			x			x
Main	Master Bedroom	10'8 x 9'6			x			x
Main	Bedroom	10'3 x 9'2			x			x
Main	Bedroom	9'9 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	960	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	960 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	960 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Unilife Realty Inc.**

Welcome to Sesame an excellent corner THREE-bedroom home with amazing PANORAMIC city/mountain views and flooded with light from every window and every room. Very functional open layout offers a gourmet kitchen with excellent appliances incl Fisher & Paykel 32' counter depth fridge, KitchenAid Gas range & dishwasher, Venmar jazz hood fan, quartz counter-tops throughout 7 led under cabinet lighting. Centrally located to shops, restaurants, transit, parks, schools and all amenities. Sesame is a 10 that shouldn't be missed. Comes with 1 parking, 1 storage locker. Pets and rentals are allowed. Very rare one that doesn't come up often. See for yourself!



Presented by:
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 TRG-The Residential Group Rlty
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 kelly@golby.com



Active
R2347990

Board: V
 Apartment/Condo

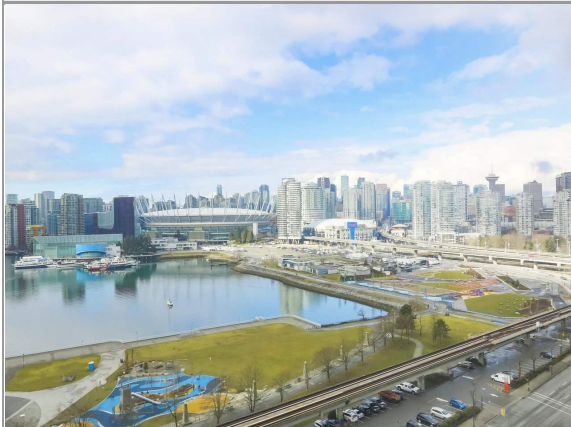
1703 1188 QUEBEC STREET

Vancouver East
 Mount Pleasant VE
 V6A 4B3

Residential Attached

\$1,399,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,399,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1992
Depth / Size (ft.):	Bedrooms: 3	Age: 27
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD1
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,154.44
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$628.00	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 017-574-064
Mgmt. Co's Name: Gateway PM		Tour:
Mgmt. Co's Phone: 604-635-5000		
View: Yes: City, Mountain, False Creek		
Complex / Subdiv: City Gate		
Services Connected: Electricity, Natural Gas		

Style of Home: **Upper Unit**
 Construction: **Concrete**
 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: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 108, PLAN LMS195, DISTRICT LOT 2037, NEW WESTMINSTER LAND DISTRICT, UNDIV 1355/229433 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 15'4			x			x
Main	Dining Room	12'1 x 9'3			x			x
Main	Kitchen	10'6 x 8'9			x			x
Main	Master Bedroom	15'1 x 12'7			x			x
Main	Bedroom	11'5 x 11'2			x			x
Main	Bedroom	11'0 x 7'6			x			x
Main	Patio	16'4 x 8'6			x			x
Main	Foyer	17'8 x 4'6			x			x
Main	Storage	5'4 x 4'7			x			x
		x			x			

Finished Floor (Main): 1,495	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,495 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,495 sq. ft.				7				
				8				

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

SPACIOUS THREE BEDROOM HOME AT CITY GATE. Enjoy great VIEWS of city, mountains and False Creek in this lovely renovated home. Here you will find generous room sizes, floor-to-ceiling panoramic windows from the main living areas, updated kitchen and baths and a large covered balcony. Comes with TWO SIDE-BY-SIDE PARKING + 1 storage locker. Strata Plan shows 1,449sf. This MOVE-IN ready home is also an excellent investment property being centrally located to skytrain, downtown, future St Paul's hospital, Olympic Village, and vibrant Main street neighbourhood.



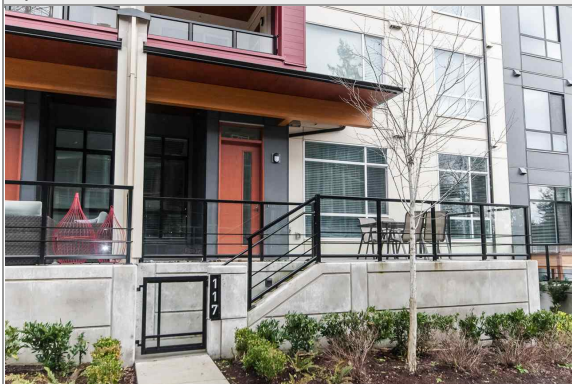
Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Phone: 604-218-5504
 kelly@kellygolby.com



Active
R2335082
 Board: V
 Apartment/Condo

117 3581 ROSS DRIVE
 Vancouver West
 University VW
 V6T 1W5

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



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,599,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2018**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **APT**
 Flood Plain: _____ Full Baths: **3** Gross Taxes: **\$0.00**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2018**
 Exposure: _____ Maint. Fee: **\$469.00** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: _____ P.I.D.: **030-335-183**
 Mgmt. Co's Name: **FIRST SERVICE** Tour: _____
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: GARDEN**
 Complex / Subdiv: **VIRTUOSO**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Block**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: _____
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Units in Development: **106** Total Units in Strata: **106**
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Other, Tile**

Maint Fee Inc: **Cable/Satellite, Garbage Pickup, Gardening, Management, Sewer, Snow removal**
 Legal: **PL EPS4521 LT 15 DL 6494 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: **None**

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 10'7			x			x
Main	Kitchen	14' x 8'3			x			x
Main	Master Bedroom	13'9 x 9'6			x			x
Main	Bedroom	8'5 x 8'2			x			x
Main	Dining Room	10'8 x 8'8			x			x
Below	Bedroom	16'2 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	996	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	597	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	3	Yes	Pool:
Finished Floor (Total):	1,593 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,593 sq. ft.	Basement: Separate Entry			7				
					8				

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

Homeland Realty

Virtuoso by Adera. Award winning building built with the newest wood technology. Cross laminated timber, solid built & very little noise transfer. Great location on the South Campus, close to all amenities, gym, golf course, pool, UBC. All stainless steel appliances included, quartz counters, high ceilings & laminate floors. This townhome are 2 level, 2 bedrooms up and 1 bedroom down; and you are able to walk straight out to parking or rent it this bedroom to as mortgage helper. The unit is facing the inner green path, and the patio will allow you to direct access and summer enjoyment. BC assessment is \$1,830,000. Best Value! Easy to show!