



Presented by:

Oleg Galyuk

Royal Pacific Realty Corp.

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**Active**
R2739414Board: V
Apartment/Condo**202 7280 LINDSAY ROAD**Richmond
Granville
V7C 3M6

Residential Attached

\$189,000 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$189,000**

Meas. Type:

Bedrooms: **1**Approx. Year Built: **1974**

Frontage(feet):

Bathrooms: **1**Age: **49**

Frontage(metres):

Full Baths: **1**Zoning: **RAL1**

Depth / Size (ft.):

Half Baths: **0**Gross Taxes: **\$0.00**Sq. Footage: **0.00**

For Tax Year:

Flood Plain:

P.I.D.: **800-158-272**Tax Inc. Utilities?: **No**

View:

No :

Tour:

Complex / Subdiv: **SUSSEX SQUARE**

First Nation

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

Sewer Type:

City/MunicipalWater Supply: **City/Municipal**Style of Home: **Inside Unit**Construction: **Frame - Wood**Exterior: **Mixed**Foundation: **Concrete Slab**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Baseboard, Hot Water**Outdoor Area: **Balcony(s)**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1**Covered Parking: **0**Parking Access: **Front**Parking: **Open**Dist. to Public Transit: **1/2 BLOCK**Dist. to School Bus: **1 BLOCK**Title to Land: **Leasehold prepaid-NonStrata**Property Disc.: **No**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Wall/Wall/Mixed****Legal: 008-290-989 THIS IS A LEASEHOLD PROPERTY. SUITE 202 LOCATED IN THE APARTMENT BUILDING 'C', 7280 LINDSAY ROAD, RICHMOND BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THE NEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 68601 ON THE LAND OF THE CITY OF RICHMOND, BRITISH COLUMBIA, LOT 247 SECTION 13 BLOCK 4 NORTH RANGE 7 NEW WESTMINSTER DISTRICT PLAN 41492**Amenities: **Shared Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **634**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **634 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **634 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** **# of Rooms: 6**

Units in Development:

Exposure:

Mgmt. Co's Name: **Westsea Construction Ltd.**Maint Fee: **\$535.53**Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Taxes**

Tot Units in Strata:

Locker: **No**Storeys in Building: **3**Mgmt. Co's #: **604-681-2727**

Council/Park Apprv?:

Bylaws Restrictions:

Restricted Age:

of Pets:

Cats: **No** Dogs: **No**# or % of Rentals Allowed: **100%**Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

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

Listing Broker(s): **Sutton Group Seafair Realty****Affordable West Richmond accommodation at an entry level price point. Ideal investment as rentals are not restricted. Building has recently undergone an envelope remediation and is situated in an upscale single family neighborhood near schools and transit. Close to the Railway Avenue trail, Thompson Community Centre & Burnett High School. Maintenance fee includes heat, hot water, management & property taxes.**



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**Active**
R2743441Board: F
Apartment/Condo**105 2962 TRETHEWEY STREET**Abbotsford
Abbotsford West
V2T 4M3

Residential Attached

\$330,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**Flood Plain: **No**View: **No :**

Complex / Subdiv:

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**If new,GST/HST inc?: **No**Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **018-448-224**Original Price: **\$330,000**Approx. Year Built: **1994**Age: **29**Zoning: **RML**Gross Taxes: **\$1,356.22**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal, Other**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 87, PLAN LMS837, PART NE1/4, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**Amenities: **In Suite Laundry**Site Influences:
Features:Finished Floor (Main): **959**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **959 sq. ft.**
Unfinished Floor: **0**
Grand Total: **959 sq. ft.**Units in Development:
Exposure:
Mgmt. Co's Name: **Prudential Estates**
Maint Fee: **\$442.66**
Maint Fee Includes: **Gardening, Gas, Hot Water, Management**Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-278-2121**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	17'0 x 11'6
Main	Dining Room	7' x 6'4
Main	Kitchen	15' x 8'
Main	Eating Area	5'8 x 4'5
Main	Bedroom	14'8 x 10'6
Main	Bedroom	10' x 13'
Main	Laundry	5' x 6'8

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Park Georgia Realty Ltd.****Court Order Sale, Cascade Green, ground floor corner suite, 2 bedrooms, 2 baths, southern exposure. Showing is April 15 from 1 to 3**



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**Active**
R2767965Board: V
Apartment/Condo**109 4941 LOUGHEED HIGHWAY**Burnaby North
Brentwood Park
V5B 4S6

Residential Attached

\$429,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **Douglas View**

First Nation

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**If new,GST/HST inc?: **No**Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**P.I.D.: **000-920-410**Original Price: **\$429,000**Approx. Year Built: **1979**Age: **44**Zoning: **APT**Gross Taxes: **\$1,143.62**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Tar & Gravel**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 76, PLAN NWS1188, DISTRICT LOT 125, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**Amenities: **Shared Laundry**Site Influences:
Features:Finished Floor (Main): **733**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **733 sq. ft.**
Unfinished Floor: **0**
Grand Total: **733 sq. ft.**Units in Development: **107**
Exposure:
Mgmt. Co's Name: **Tribe**
Maint Fee: **\$380.85**
Maint Fee Includes: **Heat, Hot Water**Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:Locker: **No**Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**Bylaws Restrictions: **Pets Not Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:# of Pets: Cats: **No** Dogs: **No**

Floor	Type	Dimensions
Main	Living Room	13' x 12'
Main	Kitchen	7'8 x 8'
Main	Dining Room	12' x 7'
Main	Bedroom	12' x 11'6
Main	Storage	6' x 4'
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **RE/MAX Heights Realty****COURT ORDER SALE! SOLD AS IS WHERE IS. Investor/First-time Homebuyer Alert!! Large 1 bdrm ground floor suite with open concept living and dining area allowing direct access to a covered patio and large fully fenced private yard. 1 underground parking spot, rentals allowed, no pets. A short walk to the Amazing Brentwood. Situated between Holdom and Brentwood Skytrain Stations, with a quick commute to SFU, BCIT, Shops, Restaurants, Parks and easy access to Lougheed and No. 1 Hwy.**



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**Active**
R2734030Board: V
Apartment/Condo**309 567 HORNBY STREET**Vancouver West
Downtown VW
V6C 2E8

Residential Attached

\$438,800 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **No :**

Complex / Subdiv:

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**P.I.D.: **024-454-524**Original Price: **\$498,800**Approx. Year Built: **1999**Age: **24**Zoning: **DD**Gross Taxes: **\$537.95**For Tax Year: **2022**Tax Inc. Utilities?: **Yes**

Tour:

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: Covered Parking: Parking Access:
Parking: **None**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**Legal: **STRATA LOT 8, PLAN LMS3837, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 399/49241 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**Amenities: **Air Cond./Central, Elevator, Restaurant**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Drapes/Window Coverings, Refrigerator, Windows - Thermo**Finished Floor (Main): **429**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **429 sq. ft.**
Unfinished Floor: **0**
Grand Total: **429 sq. ft.**Suite:
Basement: **None**
Crawl/Bsmt. Ht.: **# of Levels: 1**
of Kitchens: **0** **# of Rooms: 3**Units in Development: **130**
Exposure:
Mgmt. Co's Name: **RANCHO MANAGEMENT**
Maint Fee: **\$558.48**
Maint Fee Includes: **Garbage Pickup, Heat, Hot Water, Management, Other, Sewer, Water**Tot Units in Strata: **130** Locker: **No**
Storeys in Building: **13**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?: **No**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **# of Pets: 1**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **dailiy, weekly, monthly, AirBnB**Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	17'0 x 11'0
Main	Bedroom	15'0 x 12'0
Main	Other	10'0 x 6'0
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Park Georgia Realty Ltd.****Amazing location in Golden Triangle downtown Vancouver, some of the most expensive real estate in the city. Compact one bedroom, living room and bath. Live in owners use bar fridge or bring in apartment sized fridge. Add a kettle, toaster and hot plate for simple meal prep. Few blocks walk to Canada Place, Stanley Park, Pacific Centre, and BC Place and shopping, restaurants and bars. Alouette Bistro restaurant on ground level. This is NOT a hotel strata ownership property where you are limited to 12 or 30 nights use per year as an owner as is the case in similar properties in Vancouver. Strata fees include management, hot water, heat and Wi-Fi. Unique property in fantastic location with high rental income options or live in.**



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**Active**
R2753353Board: V
Apartment/Condo**1108 567 HORNBY STREET**Vancouver West
Downtown VW
V6C 2E8

Residential Attached

\$438,800 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **Yes :City**

Complex / Subdiv:

First Nation

Services Connctd: **Electricity, Sanitary Sewer, Water**

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**P.I.D.: **024-455-369**Original Price: **\$488,800**Approx. Year Built: **1999**Age: **24**Zoning: **DD COM**Gross Taxes: **\$502.51**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

Water Supply: **City/Municipal**Style of Home: **Corner Unit**
Construction: **Concrete Block**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **R.I. Fireplaces:**Fireplace Fuel:
Fuel/Heating: **Other**Outdoor Area: **None**Type of Roof: **Other, Tar & Gravel**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:Legal: **STRATA LOT 92 PLAN LMS3837 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER LAND DISTRICT UNDIVIDED 260/49241 SHARE IN COMMON PROPERTY THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **None**Site Influences:
Features:Finished Floor (Main): **388**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **388 sq. ft.**
Unfinished Floor: **0**
Grand Total: **388 sq. ft.**Units in Development: **130**
Exposure:
Mgmt. Co's Name: **RANCHO MANAGEMENT**
Maint Fee: **\$503.89**
Maint Fee Includes: **Garbage Pickup, Heat, Hot Water, Management, Sewer, Water**Tot Units in Strata: Locker:
Storeys in Building: **13**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **0** # of Rooms: **2**Bylaws Restrictions: **Rentals Allowed**Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Private rentals or AirBnB**

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Bedroom	1' x 1'
Main	Living Room	1' x 1'
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

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

Rare opportunity to own a 1 bed, 1 bath, North-West facing, corner unit on the 11th floor with city views of Downtown Vancouver. Centrally located among some of the best restaurants in the city, only 2 blocks from skytrain, and just a few blocks to the Coal Harbour waterfront, Gastown, Pacific Center, and Granville Street. Efficient floorpan consisting of a living room, bedroom, and bathroom. Unit does not have a full kitchen. With flexible rental options and an incredible location, this unit is perfect for students, personal use, and clever investors alike. SL 92. Accepted price \$407,800.00



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**Active**
R2758181Board: V
Apartment/Condo**111 1190 PACIFIC STREET**Coquitlam
North Coquitlam
V3B 6Z2

Residential Attached

\$467,500 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **PACIFIC GLEN**

First Nation

Services Connctd: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **1**Half Baths: **1**P.I.D.: **010-835-008**Original Price: **\$467,500**Approx. Year Built: **1988**Age: **35**Zoning: **RM4**Gross Taxes: **\$1,484.97**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS**
Fixtures Rmvd: **: SOLD AS IS**
Floor Finish: **Laminate, Tile**Legal: **STRATA LOT 11, PLAN NWS2764, DISTRICT LOT 386, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**Amenities: **In Suite Laundry**Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **964**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **964 sq. ft.**
Unfinished Floor: **0**
Grand Total: **964 sq. ft.**Units in Development: **64**
Exposure:
Mgmt. Co's Name: **QUAY PACIFIC**
Maint Fee: **\$345.95**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**Tot Units in Strata: **64** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-371-2208**
Council/Park Apprv?:Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**Bylaws Restrictions: **Pets Not Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	16'5 x 13'
Main	Dining Room	8'6 x 8'3
Main	Kitchen	8'6 x 7'11
Main	Primary Bedroom	13'10 x 11'8
Main	Bedroom	12'8 x 9'5
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **RE/MAX All Points Realty****Prime location: Welcome to 'Pacific Glen' Close to Coquitlam Centre, Lafarge Lake, Aquatic Centre, Skytrain and schools. This spacious 2 bedroom unit includes 1 parking spot, in-suite laundry and a large patio. Conveniently located on the ground floor this property is easy to show.**



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**Active**
R2760234Board: V
Apartment/Condo**216 9319 UNIVERSITY CRESCENT**Burnaby North
Simon Fraser Univer.
V5A 4Y5

Residential Attached

\$550,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$550,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 2	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: P11E
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,479.77
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 026-219-921	Tax Inc. Utilities?:
View: No		Tour: Virtual Tour URL
Complex / Subdiv: Harmony		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other, Tile - Composite**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 140, PLAN BCS1013, DISTRICT LOT 102, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 211, LEASEHOLD STRATA**Amenities: **Elevator**Site Influences:
Features:

Finished Floor (Main): **968**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **968 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **968 sq. ft.**

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

of Levels: **1**
 # of Rooms: **9**

Units in Development: **190**
 Exposure: **Southwest**
 Mgmt. Co's Name: **Wynford**
 Maint Fee: **\$439.84**
 Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata: **190** Locker: **Yes**
 Storeys in Building:
 Mgmt. Co's #: **604-261-0285**
 Council/Park Apprv?:

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

of Pets: **2**Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Foyer	5'8 x 5'7
Main	Living Room	11'10 x 10'7
Main	Dining Room	11'10 x 9'0
Main	Kitchen	8'9 x 8'4
Main	Eating Area	8'9 x 7'6
Main	Primary Bedroom	12'0 x 11'0
Main	Bedroom	9'9 x 8'11
Main	Walk-In Closet	5'8 x 5'5

Floor	Type	Dimensions
Main	Other	22'9 x 6'10
		x
		x
		x
		x
		x
		x
		x

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

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

Best Outdoor Living Space! SW Corner unit tons of natural light! Come see this convenient ground floor unit at Harmony at The Highlands! This is a gardeners delight with over 220 sq.ft of cobble stone patio, total oasis! The floor plan is amazing, bedrooms on opposite corners, you will love living here! Two bedrooms, two bathrooms, with over 960 sq.ft. When you walk in it feels like home right away! Some of the features include gas stove and bamboo floors in kitchen. Amenities include gym/exercise centre. Pets allowed here along with rentals. One car parking/one locker, maintenance fees \$439.34/mo. Court date now set call for details.



Presented by:

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**Active**
R2758291Board: F
Townhouse**25 32361 MCRAE AVENUE**Mission
Mission BC
V2V 4X7

Residential Attached

\$570,000 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$570,000**

Meas. Type:

Bedrooms: **3**Approx. Year Built: **1993**

Frontage(feet):

Bathrooms: **3**Age: **30**

Frontage(metres):

Full Baths: **2**Zoning: **MT 1**

Depth / Size (ft.):

Half Baths: **1**Gross Taxes: **\$1,960.36**

Sq. Footage:

0.00For Tax Year: **2022**

Flood Plain:

P.I.D.: **018-439-314**Tax Inc. Utilities?: **No**

View:

No :Tour: **Virtual Tour URL**Complex / Subdiv: **SPENCER ESTATES**

First Nation

Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type:

CommunityWater Supply: **City/Municipal**Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS**
Fixtures Rmvd: **: SOLD AS IS WHERE IS**
Floor Finish: **Laminate**Legal: **STRATA LOT 25, PLAN LMS614, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**Amenities: **Garden, In Suite Laundry**Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **739**
Finished Floor (Above): **627**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,366 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,366 sq. ft.**Units in Development: **53**
Exposure:
Mgmt. Co's Name: **TEAMWORK PROP. MANAGEMENT**
Maint Fee: **\$379.29**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**Tot Units in Strata: **53** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-854-1734**
Council/Park Apprv?:Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:

of Pets: **1**Cats: **Yes** Dogs: **Yes**# or % of Rentals Allowed: **100%**Short Term (<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	16'8 x 11'6
Main	Dining Room	13' x 11'6
Main	Kitchen	16'8 x 13'7
Main	Family Room	13'7 x 7'6
Above	Primary Bedroom	11'11 x 11'8
Above	Bedroom	12'5 x 9'6
Above	Bedroom	9'10 x 9'1
Above	Laundry	6'3 x 5'

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **RE/MAX All Points Realty****Welcome to Spencer Estates.. This spacious end unit townhouse features: 3 bedrooms, 3 bathrooms, 2 car garage with large driveway, large family room, private yard and a gas fireplace. This property feels like a detached home as the entrance is off MCRAE (room to park 4 or more vehicles). Close to amenities including shopping, schools, transit, recreation and much more.**



Presented by:

Oleg Galyuk

Royal Pacific Realty Corp.

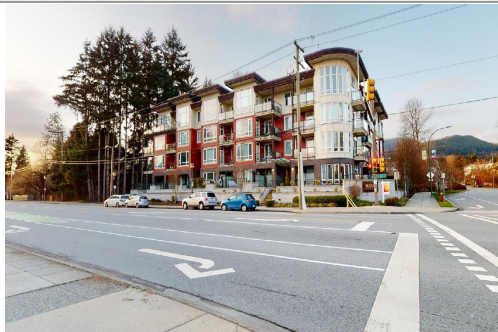
Phone: 604-565-7052

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**Active**
R2758408Board: V
Apartment/Condo**102 1188 JOHNSON STREET**Coquitlam
Eagle Ridge CQ
V3B 0H7

Residential Attached

\$599,000 (LP)
(SP) 

Sold Date:	If new, GST/HST inc?:	Original Price: \$675,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2011
Frontage(feet):	Bathrooms: 2	Age: 12
Frontage(metres):	Full Baths: 2	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,974.53
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 028-737-474	Tax Inc. Utilities?: No
View: No :city		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

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

Legal: **STRATA LOT 2, PLAN BCS4306, DISTRICT LOT 385, 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: **In Suite Laundry**Site Influences:
Features:

Finished Floor (Main): **807**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **807 sq. ft.**
Unfinished Floor: **0**
Grand Total: **807 sq. ft.**

Units in Development: **39**
Exposure:
Mgmt. Co's Name: **Fraser Property Management**
Maint Fee: **\$393.73**
Maint Fee Includes: **Gardening, Gas, Hot Water, Management**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-466-7021**
Council/Park Apprv?:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'11" x 11'9"				1	Main	3	No
Main	Dining Room	10'3" x 6'1"				2	Main	3	Yes
Main	Kitchen	9'8" x 7'2"				3			
Main	Primary Bedroom	15'3" x 11'5"				4			
Main	Bedroom	9'8" x 9'2"				5			
						6			
						7			
						8			

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, welcome to Maya, well appointed ground floor suite, 2 bedrooms, 2 baths 10 foot ceilings, modern custom kitchen with breakfast bar, gas stove, under cabinet lighting and Quarts counter top, crown Moldings, tile flooring through out, updated bathrooms, soaker tub and rain shower head in master bath, custom closet organizers, built in computer desk, 8 foot interior doors with glass, suite in show home condition. Over 400 square foot patio. Steps to Coquitlam Centre, Restaurants and walking distance to Skytrain. Easy to show call today for private showing. OPEN HOUSE SUNDAY APRIL 23 FROM 1 TO 3



Presented by:

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**Active**
R2750027Board: F
Apartment/Condo**502 10899 UNIVERSITY DRIVE**North Surrey
Whalley
V3T 5V2

Residential Attached

\$629,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

No

View:

:

Complex / Subdiv: **THE OBSERVATORY**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Septic**

Sewer Type:

City/MunicipalWater Supply: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **023-169-478**Original Price: **\$649,999**Approx. Year Built: **1995**Age: **28**Zoning: **STRATA**Gross Taxes: **\$2,051.48**For Tax Year: **2021**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Vinyl**
Foundation: **Concrete Perimeter**Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Propane**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**Reno. Year: **2020**
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **Steps Away** Dist. to School Bus: **1/2 block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**Legal: **PL LMS2093 LT 25 LD 36 SEC 15 RNG 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave**Finished Floor (Main): **0**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,151**
Finished Floor (Total): **1,151 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,151 sq. ft.**Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**Units in Development: **127**
Exposure: **North**
Mgmt. Co's Name: **Associa British Columbia Inc**
Maint Fee: **\$505.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**Tot Units in Strata: **127** Locker: **Yes**
Storeys in Building: **22**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?: **No**
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'5 x 12'			x	1	Main	4	Yes
Main	Kitchen	9' x 8'6			x	2	Main	3	Yes
Main	Dining Room	15'5 x 9'			x	3			No
Main	Primary Bedroom	12'5 x 11'			x	4			No
Main	Bedroom	11'4 x 10'10			x	5			No
Main	Den	8'9 x 8'8			x	6			No
Main	Patio	5' x 7'			x	7			No
		x			x	8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Well-connected location in the Heart of Surrey, generous size condo in a concrete high rise, steps away from Gateway Skytrain Station. The 1151 sq feet finished area, has a spacious, bright, and very functional floor plan, with stainless steel appliances, and tons of storage in the unit. 3 bedrooms and has 2 full bathrooms. Laminate floors with a cozy fireplace. The building offers a gym, hot tub, steam room, and party room. Walk to Skytrain Station, Surrey Central Mall, Recreation Centre, and Whalley Athletic park. Comes with one underground parking and street parking available. Rentals are not allowed, well-maintained building, pets are allowed with restrictions. Rentals Allowed.



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**Active**
R2758594Board: F
Townhouse**7 9540 PRINCE CHARLES BOULEVARD**Surrey
Queen Mary Park Surrey
V3V 1S6

Residential Attached

\$675,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**Flood Plain: **Exempt**

View: :

Complex / Subdiv:

First Nation

Services Connctd: **Electricity, Water**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**Bathrooms: **2**Full Baths: **1**Half Baths: **1**P.I.D.: **011-820-632**Original Price: **\$699,000**Approx. Year Built: **1988**Age: **35**Zoning: **RM**Gross Taxes: **\$2,419.10**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:Legal: **STRATA LOT 7, PLAN NWS2834, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**Amenities: **In Suite Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**Finished Floor (Main): **609**
Finished Floor (Above): **574**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,183 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,183 sq. ft.**Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **6**Units in Development:
Exposure: **Southeast**
Mgmt. Co's Name: **Colyvan**
Maint Fee: **\$298.00**
Maint Fee Includes: **Garbage Pickup**Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

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

of Pets:

Cats:

Dogs:

Floor	Type	Dimensions
Main	Living Room	13' x 8'
Main	Kitchen	8' x 10'
Main	Dining Room	8'6" x 10'
Above	Primary Bedroom	11' x 14'
Above	Bedroom	9'6" x 9'
Above	Bedroom	10'6" x 9'6"
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Sutton Group-West Coast Realty****Slightly updated, will need more work. 3 bed + 2 bath townhome, central location & close to shopping and recreation. Fenced backyard for summer BBQ's**



Presented by:

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**Active**
R2747257Board: V
Apartment/Condo**PH1 1433 E 1ST AVENUE**Vancouver East
Grandview Woodland
V5N 1A4

Residential Attached

\$679,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **017-164-583**
 View: **Yes : Mountains/City**
 Complex / Subdiv: **Grandview Gardens**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$679,000**
 Approx. Year Built: **1990**
 Age: **33**
 Zoning: **RM-4N**
 Gross Taxes: **\$1,780.03**
 For Tax Year: **2022**
 Tax Inc. Utilities?: **No**
 Tour:

Style of Home: **Corner Unit, Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Wood**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **0.5 blocks**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Other**

Dist. to School Bus: **1 block**

Legal: **STRATA LOT 2 1 DISTRICT LOT 264A STRATA PLAN VAS2862 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT EN TITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, In Suite Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **885**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **885 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **885 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Korecki**
 Maint Fee: **\$560.25**
 Maint Fee Includes: **Garbage Pickup, Management, Sewer, Snow removal**

Tot Units in Strata: **26** Locker: **No**
 Storeys in Building: **4**
 Mgmt. Co's #: **604-233-7772**
 Council/Park Apprv?:

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

of Levels: **1**
 # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **2**Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Foyer	6'4 x 3'6
Main	Laundry	7'0 x 7'0
Main	Kitchen	7'6 x 9'5
Main	Dining Room	8'0 x 9'4
Main	Living Room	14'4 x 11'8
Main	Bedroom	10'6 x 8'9
Main	Primary Bedroom	12'5 x 11'4

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Stonehaus Realty Corp.**

LOCATION, LOCATION, LOCATION - Penthouse 2 bed/2 bath unit available right off of East 1st Ave! Walking distance to Commercial Dr & VCC-Clark Skytrain Station with easy access to Downtown. Unit has 2 HUGE balconies (one off of dining area & one that is accessible from both bedrooms) plus access to common area rooftop patio. Gas fireplace & in-suite laundry included. 2 Parking stalls for the unit as well. Substantial renovations will be required to get this property back into livable condition. Being sold "as is, where is".



Presented by:

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**Active**
R2752568Board: V
Apartment/Condo**404 240 SALTER STREET**

New Westminster

Queensborough

V3M 0C1

Residential Attached

\$709,900 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$729,900**

Meas. Type:

Bedrooms: **2**Approx. Year Built: **2008**

Frontage(feet):

Bathrooms: **2**Age: **15**

Frontage(metres):

Full Baths: **2**Zoning: **RMW-2A**

Depth / Size (ft.):

Half Baths: **0**Gross Taxes: **\$2,767.91**

Sq. Footage:

0.00For Tax Year: **2021**

Flood Plain:

P.I.D.: **027-488-985**Tax Inc. Utilities?: **No**

View:

Yes : Fraser River

Tour:

Complex / Subdiv:

First Nation

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type:

City/MunicipalWater Supply: **City/Municipal**Style of Home: **Upper Unit**Construction: **Frame - Wood**Exterior: **Fibre Cement Board, Mixed, Wood**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Electric**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Fibreglass, Torch-On**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2**Covered Parking: **2**

Parking Access:

Parking: **Garage Underbuilding**

Dist. to Public Transit:

Dist. to School Bus:

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

Floor Finish:

Legal: STRATA LOT 43, PLAN BCS2875, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PT OF THE FORESHORE & BED OF ANNACIS CHANNEL OF FRASER RIVER, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM VAmenities: **Elevator, In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main): **1,155**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,155 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,155 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** **# of Rooms: 6**

Units in Development: **51**
 Exposure:
 Mgmt. Co's Name: **Ascent Management**
 Maint Fee: **\$484.34**
 Maint Fee Includes: **Gardening, Hot Water, Management**

Tot Units in Strata: **51** Locker: **No**
 Storeys in Building: **4**
 Mgmt. Co's #: **604-293-2406**
 Council/Park Apprv?:

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

Restricted Age:

of Pets: **2**Cats: **Yes** Dogs: **Yes**# or % of Rentals Allowed: **5 #**Short Term (<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8' x 12'			x	1	Main	4	Yes
Main	Living Room	14'8 x 13'10			x	2	Main	4	No
Main	Dining Room	7' x 14'8			x	3			
Main	Primary Bedroom	14' x 11'			x	4			
Main	Bedroom	12' x 9'8			x	5			
Main	Den	6' x 11'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

A unique opportunity to purchase a home in the Queensborough neighbourhood of New Westminster with panoramic views of the Fraser River. This Spacious 2 bedroom and 2 bathroom unit with a den is on the top floor with a well designed floor plan. Truly a one of a kind unit with a Brick feature wall and vaulted ceiling's with large windows allowing for plenty of natural sunlight. This home is conveniently located between Richmond & New Westminster just minutes to Queensborough Landing, schools and recreation.



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**Active**
R2761187Board: V
Apartment/Condo**805 5088 KWANTLEN STREET**Richmond
Brighthouse
V6X 4K5

Residential Attached

\$739,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **No :**

Complex / Subdiv:

First Nation

Services Connctd: **Community, Electricity, Natural Gas**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **027-108-350**Original Price: **\$759,000**Approx. Year Built: **2006**Age: **17**Zoning: **RCL1**Gross Taxes: **\$1,977.19**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Other**
Construction: **Concrete**
Exterior: **Concrete, Stone**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **R.I. Fireplaces:**Fireplace Fuel:
Fuel/Heating: **Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Other**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access: **Side**Parking: **Garage Underbuilding**

Dist. to Public Transit:

Dist. to School Bus:

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

Floor Finish:

Legal: **STRATA LOT 226, BLOCK 4N, PLAN BCS1861, SECTION 4, RANGE 6W, 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: **Exercise Centre, In Suite Laundry, Recreation Center**Site Influences: **Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**Finished Floor (Main): **862**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **862 sq. ft.**
Unfinished Floor: **0**
Grand Total: **862 sq. ft.**Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 5**

Units in Development:

Exposure:

Mgmt. Co's Name:

Maint Fee: **\$329.00**Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Other, Recreation Facility**

Tot Units in Strata:

Locker:

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

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

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	11'6 x 12'0
Main	Kitchen	8'0 x 9'0
Main	Dining Room	8'6 x 7'0
Main	Primary Bedroom	11'6 x 9'6
Main	Bedroom	10'0 x 8'8
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	4	Yes
3			
4			
5			
6			
7			
8			

Listing Broker(s): **RE/MAX Crest Realty****LOCATION! LOCATION!LOCATION!heart of Richmond .Bright 2-bdrm, 2 Ensuities! Seasons by Polygon! Bright unit with balcony, facing east with great outlook of courtyard and mountains. Desirable floor plan, centrally located, quiet, convenient, walking distance to Lansdowne Mall, Kwantlen University, Skytrain and restaurants. Close to Airport. Quality built, good condition! Unit come with 1 parking and 1 storage locker.**



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**Active**
R2760278Board: V
Apartment/Condo**3209 4508 HAZEL STREET**Burnaby South
Forest Glen BS
V5H 0E4

Residential Attached

\$769,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **Sovereign**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**P.I.D.: **029-486-564**Original Price: **\$769,900**Approx. Year Built: **2015**Age: **8**Zoning: **RM5**Gross Taxes: **\$2,133.54**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

Style of Home: **End Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Metal**
Foundation: **Concrete Slab**Renovations:
of Fireplaces: R.I. Fireplaces:Fireplace Fuel:
Fuel/Heating: **Geothermal**Outdoor Area: **Balcony(s)**Type of Roof: **Torch-On**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**Parking: **Garage Underbuilding**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Laminate, Mixed**Legal: **STRATA LOT 115, PLAN EPS2461, DISTRICT LOT 153, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **Air Cond./Central, Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub, Concierge**Site Influences:
Features:Finished Floor (Main): **750**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **750 sq. ft.**
Unfinished Floor: **0**
Grand Total: **750 sq. ft.**Units in Development: **202**

Exposure:

Mgmt. Co's Name: **First Service Residential**Maint Fee: **\$654.33**Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal, Geothermal**

Tot Units in Strata:

Locker: **Yes**

Storeys in Building:

Mgmt. Co's #: **604-683-8900**

Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions**

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**Short Term Lse-Details: **3 month minimum**

Floor	Type	Dimensions
Main	Living Room	11'6" x 9'5"
Main	Dining Room	11'6" x 9'5"
Main	Kitchen	10'5" x 9'5"
Main	Primary Bedroom	12' x 9'12"
Main	Bedroom	13'6" x 8'
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Macdonald Realty****Sovereign by BOSA. Solid concrete luxury. 2 bedroom centrally located in Metrotown. Unobstructed panoramic 270 degree views to the North, East and West. Beautifully finished with deluxe Miele appliance package. Geothermal heat and A/C. Unbeatable location close to everything including Sky Train, shopping, restaurants and more. Amenities include concierge service, gym, pool, hot tub and sauna, community room plus a communal terrace on the 5th.**



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**Active**
R2749366Board: F
Townhouse**114 7080 188 STREET**Cloverdale
Clayton
V4N 6T5

Residential Attached

\$798,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**Flood Plain: **No**

View:

Complex / Subdiv:

First Nation

Services Connctd: **Electricity**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**P.I.D.: **030-772-460**Original Price: **\$798,000**Approx. Year Built: **2019**Age: **4**Zoning: **RM-30**Gross Taxes: **\$2,566.60**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Block**

Renovations:

of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double**Dist. to Public Transit: **2 Blocks**

Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Mixed, Carpet**Legal: **STRATA LOT 5, PLAN EPS4122, SECTION 16, TOWNSHIP 8, 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: **Garden**Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	630
Finished Floor (Above):	656
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	101
Finished Floor (Total):	1,387 sq. ft.
Unfinished Floor:	0
Grand Total:	1,387 sq. ft.

Suite:	
Basement:	None
Crawl/Bsmt. Ht:	# of Levels: 3
# of Kitchens:	# of Rooms: 7

Units in Development:		Tot Units in Strata:		Locker: No
Exposure: East		Storeys in Building:		
Mgmt. Co's Name:		Mgmt. Co's #:		
Maint Fee: \$298.64		Council/Park Apprv?: No		
Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water				

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

Restricted Age:

of Pets: **2**Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'11 x 10'5			x	1	Main	2	No
Main	Kitchen	15'7 x 14'			x	2	Above	3	No
Main	Dining Room	12'8 x 10'3			x	3	Above	4	Yes
Above	Primary Bedroom	19'7 x 11'3			x	4			No
Above	Bedroom	13'8 x 8'			x	5			No
Above	Bedroom	10'2 x 4'1			x	6			No
Below	Foyer	10'2 x 4'1			x	7			No
		x			x	8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

Welcome to Clayton Heights, located in one of Cloverdale's most desirable area . This marvelous corner unit offers 1387 of living space, includes 3 large bedrooms and 2.5 bathrooms. This home features: open concept living, large kitchen with stainless steel appliances, large windows bring in an abundance of natural light! Private fenced back yard. Convenient location, walking distance to school, steps away from restaurants and transit.Court ordered sale .



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**Active**
R2737641Board: V
Apartment/Condo**2603 193 AQUARIUS MEWS**

Vancouver West

Yaletown

V6Z 2Z2

Residential Attached

\$803,300 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$850,000**

Meas. Type:

Bedrooms: **1**Approx. Year Built: **2000**

Frontage(feet):

Bathrooms: **1**Age: **23**

Frontage(metres):

Full Baths: **1**Zoning: **CD-1**

Depth / Size (ft.):

Half Baths: **0**Gross Taxes: **\$2,396.00**

Sq. Footage:

0.00For Tax Year: **2022**

Flood Plain:

P.I.D.: **024-844-748**Tax Inc. Utilities?: **No**

View:

Yes : Water & City

Tour:

Complex / Subdiv: **Marinaside Resort**

First Nation

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

Sewer Type:

City/MunicipalWater Supply: **City/Municipal**Style of Home: **Corner Unit**Construction: **Frame - Metal**Exterior: **Concrete, Glass, Mixed**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**Outdoor Area: **None**Type of Roof: **Tar & Gravel**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1**Covered Parking: **1**

Parking Access:

Parking: **Garage; Underground**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Laminate, Tile**Legal: **STRATA LOT 149 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN LMS4255**Amenities: **Elevator**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **703**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **703 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **703 sq. ft.**

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

Units in Development: **369**

Exposure:

Mgmt. Co's Name: **RANCHO**Maint Fee: **\$434.00**Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water**

Tot Units in Strata:

Locker: **No**

Storeys in Building:

Mgmt. Co's #:

604-684-4508

Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:

of Pets: **2**Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term (<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	19'3 x 11'1
Main	Kitchen	8'6 x 7'6
Main	Primary Bedroom	9'1 x 8'9
Main	Den	7'2 x 4'2
Main	Nook	8' x 6'6
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Macdonald Realty (Surrey/152)****Macdonald Realty (Surrey/152)****COURT ORDERED SALE. CALL YOUR REALTOR TO BOOK A VIEWING!**



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**Active**
R2761930Board: V
Townhouse**2 2380 RANGER LANE**

Port Coquitlam

Riverwood

V3B 0M4

Residential Attached

\$880,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**Flood Plain: **No**

View: :

Complex / Subdiv:

First Nation

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **3**Full Baths: **2**Half Baths: **1**P.I.D.: **029-840-180**Original Price: **\$880,000**Approx. Year Built: **2016**Age: **7**Zoning: **RTH3**Gross Taxes: **\$2,659.38**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

City/Municipal

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **: As is Where Is**
Floor Finish: **Mixed, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 2, SECTION 9, BLOCK 6, NORTH RANGE 1 EAST, GROUP 1, NEW WESTMINSTER LAND DISTRICT, STRATA PLAN EPS2700**Amenities: **Club House, Exercise Centre, Pool; Outdoor**Site Influences:
Features:Finished Floor (Main): **494**
Finished Floor (Above): **494**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **218**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,206 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,206 sq. ft.**Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**# of Levels: **3**
of Rooms: **6**Units in Development:
Exposure:
Mgmt. Co's Name: **Tribe Management**
Maint Fee: **\$292.81**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets: **2** Cats: **Yes** Dogs: **Yes**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

Listing Broker(s): **Amex - Fraseridge Realty****Court Ordered Sale. Located in Fremont Indigo Complex. Inside on the main floor you have a large living room with a 10' ceiling, a big dining room, a powder room and a spacious kitchen with the white quartz counter tops. Large windows in the kitchen.**



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**Active**
R2767615Board: V
Townhouse**303 1768 55A STREET**Tsawwassen
Cliff Drive
V4M 0A9

Residential Attached

\$1,028,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**Flood Plain: **No**View: **No**Complex / Subdiv: **CITY HOMES**

First Nation

Services Connctd: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**Bathrooms: **4**Full Baths: **3**Half Baths: **1**P.I.D.: **029-761-590**Original Price: **\$1,028,000**Approx. Year Built: **2016**Age: **7**Zoning: **CD409**Gross Taxes: **\$3,361.46**For Tax Year: **2021**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **3 Storey**Construction: **Frame - Wood**Exterior: **Brick, Fibre Cement Board, Stone**Foundation: **Concrete Perimeter**Renovations: **Partly**# of Fireplaces: **0** R.I. Fireplaces:Fireplace Fuel: **None**Fuel/Heating: **Baseboard**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Torch-On**Reno. Year: **2022**Rain Screen: **Full**

Metered Water:

R.I. Plumbing:

Total Parking: **2**Covered Parking: **2**Parking Access: **Front**Parking: **Garage Underbuilding**Dist. to Public Transit: **100M**Dist. to School Bus: **1.4KM**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Tile, Carpet**Legal: **STRATA LOT 30, PLAN EPS3390, DISTRICT LOT 15, TOWNSHIP 5, 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: **In Suite Laundry**Site Influences: **Central Location, Golf Course Nearby, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):

639

Finished Floor (Above):

671

Finished Floor (AbvMain2):

429

Finished Floor (Below):

105

Finished Floor (Basement):

0

Finished Floor (Total):

1,844 sq. ft.

Unfinished Floor:

0

Grand Total:

1,844 sq. ft.Suite: **None**Basement: **None**

Crawl/Bsmt. Ht:

of Levels: **4**# of Kitchens: **1**# of Rooms: **13**

Units in Development:

Exposure: **West**Mgmt. Co's Name: **RED DOOR PROPERTY MANAGEMENT**Maint Fee: **\$532.10**Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**Tot Units in Strata: **41**Locker: **No**

Storeys in Building:

Mgmt. Co's #: **778-827-0377**Council/Park Apprv?: **No**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:

of Pets: **2**Cats: **Yes** Dogs: **Yes**# or % of Rentals Allowed: **100%**Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Below	Storage	7'10 x 5'2
Main	Kitchen	10'2 x 9'4
Main	Foyer	5'8 x 5'3
Main	Dining Room	12' x 10'7
Main	Living Room	15'1 x 12'7
Main	Foyer	4'11 x 4'5
Main	Patio	16'3 x 6'1
Above	Bedroom	14'5 x 12'5

Floor	Type	Dimensions
Above	Bedroom	12'3 x 11'4
Above	Office	7'8 x 4'6
Abv Main 2	Primary Bedroom	19'5 x 12'2
Abv Main 2	Walk-In Closet	5'4 x 5'2
Abv Main 2	Walk-In Closet	5'4 x 5'3
		x
		x
		x

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

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

Welcome to City Homes, this 1,800+ sq.ft 3 bedroom townhome is situated in Sunny Tsawwassen! This property boasts incredible amenities and features. Highlights include high ceilings, engineered hardwood flooring, modern styled kitchen & bathrooms with quartz counters, SS appliances, on demand water heater, 2 parking spaces conveniently located beside your private entrance, radiant in-floor heating, skylights for bright spacious top floor room used as a bedroom, media room, kids playroom, home office or flex space that can be tailored to your needs. Outdoor patio space with room for BBQ. Only 5 minutes from the beach, Tsawwassen Mills mall, walking distance to schools, close to groceries stores, recreation. parks, and easy access to Hwy 17. Still under balance of 2-5-10 home warranty



Presented by:

Oleg Galyuk

Royal Pacific Realty Corp.

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**Active**
R2742474Board: V
1/2 Duplex**4379 KNIGHT STREET**

Vancouver East

Knight

V5N 3M4

Residential Attached

\$1,112,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **0.00**

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **3,332.00**Flood Plain: **No**View: **No :**

Complex / Subdiv:

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**P.I.D.: **028-736-036**Original Price: **\$1,112,000**Approx. Year Built: **2011**Age: **12**Zoning: **RES**Gross Taxes: **\$4,087.58**For Tax Year: **2022**Tax Inc. Utilities?: **No**Tour: **Virtual Tour URL**Style of Home: **3 Storey, End Unit**Construction: **Frame - Wood**Exterior: **Concrete, Other**Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Hot Water, Natural Gas, Radiant**Outdoor Area: **Balcony(s)**Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**Parking: **Add. Parking Avail., Garage, Single, Visitor Parking**Dist. to Public Transit: **1/4 BLOCK** Dist. to School Bus: **1/4 BLOCK**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **Yes: FORECLOSURE**Fixtures Rmvd: **Yes: FORECLOSURE**Floor Finish: **Wall/Wall/Mixed**Legal: **STRATA LOT 1, PLAN BCS4302, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 392, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **In Suite Laundry, None, Wheelchair Access**Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Dishwasher, Fireplace Insert, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom, Smoke Alarm, Windows - Thermo**

Finished Floor (Main):

446

Finished Floor (Above):

449

Finished Floor (AbvMain2):

256

Finished Floor (Below):

0

Finished Floor (Basement):

0

Finished Floor (Total):

1,151 sq. ft.

Unfinished Floor:

0

Grand Total:

1,151 sq. ft.Units in Development: **2**

Exposure:

Mgmt. Co's Name: **N/A**Maint Fee: **\$0.00**

Maint Fee Includes:

Tot Units in Strata: **2**Locker: **No**Storeys in Building: **3**

Mgmt. Co's #:

Council/Park Apprv?: **No**Suite: **None**Basement: **None**

Crawl/Bsmt. Ht:

of Levels: **3**# of Kitchens: **1**# of Rooms: **10**Bylaws Restrictions: **No Restrictions**

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

of Pets: **1**

Cats:

Dogs:

Floor	Type	Dimensions
Main	Living Room	13'2" x 9'
Main	Kitchen	10'8" x 8'6"
Main	Dining Room	13'2" x 6'5"
Main	Other	4' x 5'
Above	Bedroom	11'8" x 10'
Above	Bedroom	13' x 9'4"
Above	Other	6' x 6'
Abv Main 2	Primary Bedroom	13'5" x 10'

Floor	Type	Dimensions
Abv Main 2	Other	5' x 6'
Abv Main 2	Storage	13'5" x 4'
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **RE/MAX LIFESTYLES REALTY****Foreclosure Handy Man Special. Half A Duplex. All taxes and measurements are approximate; must be verified by the buyer if deemed important. 1 Parking stall. Property is as is where is. 104 Inside pictures are available upon request. Exterior Drone tour on the listing. Laser Measured By Fab Floor Plans. Please contact the listing Realtor for further information. Thank You, Luke**



Presented by:

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**Active**
R2752611Board: V
Apartment/Condo**1802 885 CAMBIE STREET**Vancouver West
Downtown VW
V6B 0R6

Residential Attached

\$1,498,000 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$1,748,000**

Meas. Type:

Bedrooms: **2**Approx. Year Built: **2021**

Frontage(feet):

Bathrooms: **2**Age: **2**

Frontage(metres):

Full Baths: **2**Zoning: **CD-1**

Depth / Size (ft.):

Half Baths: **0**Gross Taxes: **\$4,887.66**

Sq. Footage:

0.00For Tax Year: **2022**

Flood Plain:

P.I.D.: **031-330-045**

Tax Inc. Utilities?:

View:

Yes : YALETOWN, BC PLACETour: **Virtual Tour URL**Complex / Subdiv: **The Smithe**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

Water Supply: **City/Municipal**Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Radiant**Outdoor Area: **Balcony(s)**Type of Roof: **Other**Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **NRBY**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Tile**Legal: **STRATA LOT 56, PLAN EPS4035, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Recreation Center, Storage, Concierge**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **1,079**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,079 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,079 sq. ft.**Units in Development: **93**
Exposure: **East, North**
Mgmt. Co's Name: **Quay Pacific Managemen**
Maint Fee: **\$750.55**
Maint Fee Includes: **Heat, Hot Water, Management, Recreation Facility**Tot Units in Strata: **93** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-685-8830**
Council/Park Apprv?:Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Foyer	10'4 x 4'0
Main	Flex Room	7'3 x 5'1
Main	Kitchen	12'9 x 8'6
Main	Dining Room	12'3 x 9'4
Main	Living Room	11'5 x 12'5
Main	Primary Bedroom	9'10 x 11'8
Main	Primary Bedroom	9'10 x 12'1
Main	Walk-In Closet	8'7 x 5'3

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	4	Yes
3			
4			
5			
6			
7			
8			

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

Welcome to The Smithe by Boffo, a luxurious apartment complex located in the heart of downtown and offering breathtaking views of Yaletown and BC Place. This stunning 1,079 sq. ft. apartment features 2 primary bedrooms, each with its own en-suite bathroom. The interiors of The Smithe have been designed with an unwavering attention to detail and an obsessive focus on elegance, creating an unparalleled living experience for its residents. The full-time concierge service, along with the first-class amenities, are provided for the convenience of the residents. Bicycle elevator + maintenance room. 2 side-by-side parkings w/ EV, storage locker, gym, party room, outdoor covered 6th floor patio. Dog wash + car wash stations. OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF BC



Presented by:

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**Active**
R2762267Board: V
Apartment/Condo**303 3217 BLUEBERRY DRIVE**Whistler
Blueberry Hill
V8E 0B8

Residential Attached

\$1,749,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: LUC
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,333.50
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 015-401-367	Tax Inc. Utilities?:
View: Yes :Ski Area Views		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Concrete Frame, Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Heat Pump, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tar & Gravel, Torch-On**

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

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

Legal: **STRATA LOT 33, PLAN VAS2558, DISTRICT LOT 4751, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,179			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$884.48			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Snow removal								
Finished Floor (Total): 1,179 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,179 sq. ft.			Bylaws Restrictions: Pets Allowed, Rentals Allowed								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?:								
# of Kitchens: 0			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 6											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	16'1 x 14'3			x	1	Main	3	Yes		
Main	Dining Room	11'10 x 9'6			x	2	Main	3	No		
Main	Primary Bedroom	15'5 x 12'2			x	3					
Main	Bedroom	16'3 x 11'10			x	4					
Main	Storage	3'8 x 3'5			x	5					
Main	Laundry	3' x 3'			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Whistler Real Estate Company Limited**

Blueberry Hill! Ironwood is a quiet building with special location overlooking the Whistler golf course and walking distance to Village restaurants & shops. The outdoor pool and hot tub area get plenty of sun and have panoramic views of both Whistler & Blackcomb! The development has approved an exterior building upgrade which includes new siding, new windows and doors, and other updates to modernize the building. #303 is a top floor unit with beautiful ski area views. It's one of the larger 2 bedroom properties available in Whistler. It features a full kitchen, in-suite laundry, a gas fireplace, and air-conditioning in the living area and both bedrooms. The seller has paid their share of the assessment for the building upgrade. Come have a look!



Presented by:

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**Active**
R2765886Board: V
Apartment/Condo**803 885 CAMBIE STREET**

Vancouver West

Downtown VW

V6B 0R6

Residential Attached

\$1,998,800 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv:

First Nation

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **3**Half Baths: **0**P.I.D.: **031-329-560****Yes :City View**Original Price: **\$1,998,800**Approx. Year Built: **2021**Age: **2**Zoning: **CD1**Gross Taxes: **\$4,874.19**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Electricity, Natural Gas, Sanitary Sewer, Water**City/Municipal**Water Supply: **City/Municipal**Style of Home: **1 Storey, Inside Unit**Construction: **Concrete**Exterior: **Concrete, Glass**Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:

of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:

Fuel/Heating: **Geothermal, Radiant**Outdoor Area: **Balcony(s)**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2**Covered Parking: **2**

Parking Access:

Parking: **Garage Underbuilding**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvd: **:**

Floor Finish:

Legal: STRATA LOT 8, PLAN EPS4035, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM VAmenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Security System, Wine Cooler**

Finished Floor (Main): **1,383**

Finished Floor (Above): **0**

Finished Floor (AbvMain2): **0**

Finished Floor (Below): **0**

Finished Floor (Basement): **0**

Finished Floor (Total): **1,383 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,383 sq. ft.**

Suite:

Basement: **None**

Crawl/Bsmt. Ht: **# of Levels: 1**

of Kitchens: **1** **# of Rooms: 11**

Units in Development: **93**

Exposure:

Mgmt. Co's Name: **Quay Pacific Management**

Maint Fee: **\$745.32**

Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal, Geothermal**

Tot Units in Strata: **93** Locker:

Storeys in Building:

Mgmt. Co's #: **604-685-8830**

Council/Park Apprv?:

Bylaws Restrictions: **Rentals Allowed**

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

of Pets:

Cats:

Dogs:

Floor	Type	Dimensions
Main	Living Room	14' x 11'
Main	Dining Room	14' x 10'
Main	Kitchen	14' x 10'
Main	Primary Bedroom	13'2 x 11'
Main	Bedroom	13'1 x 11'1
Main	Bedroom	10'5 x 9'
Main	Den	8'2 x 5'
Main	Laundry	10' x 10'

Floor	Type	Dimensions
Main	Walk-In Closet	10' x 10'
Main	Walk-In Closet	10' x 10'
Main	Patio	8'3 x 20'2
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **RE/MAX Real Estate Services**

Best Value in Building !!!The Smithe by Boffo offers a unique, boutique, PRIVATE high-end luxury downtown lifestyle. This large bright 3 BED, 3 BATH, DEN home features a functional layout, deep & spacious living space, 2 master bed ensuites, cabinetry by Binova of Italy, integrated appliances by Wolf & Sub-Zero, over-height ceilings, honed marble flooring throughout, integrated smart tech, auto-blinds, security system & built-in safe. Also featured is geothermal cooling & heating for complete comfort, a 167 SF covered view balcony, impressive resort-style amenities, concierge service w/ nite time security patrol, & bicycle lobby, elevator, parking. 2 side-by-side EV Parking & one massive storage locker. The quality of this home & development are certain to impress