

Presented by:
Cory Raven
 MAC Marketing Solutions
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West End VW, Vancouver West
203 1080 PACIFIC ST

MLS # V768762

Residential Attached
Active



List Price: **\$299,000**

Previous Price:
 Original Price: **\$299,000**
 Frontage:
 Depth/Size:
 Lot SqFt: **0**
 Exposure:
 Stories in Bldg: **9**
 Flood Plain: **No**
 Meas. Type:
 Fixtures Lsd: **No**
 Fixt Removed:

Subdiv/Complex: **CALIFORNIAN**
 View:
 Postal Code: **V6E 4C2**
 Type: **Apartment Unit**
 Approx Yr Blt: **1981**
 Age at List Date: **28**
 Zoning: **RM5A**
 Taxes: **\$1,158 / 2007**
 Gst Incl:
 Apprvl Reqd: **No**
 Occupancy: **Owner**
 Tax Incl Utilities: **N**

Style of Home: **Other**
 Construction: **Concrete**
 Foundation: **Concrete Perimeter**
 Exterior: **Concrete**
 Rain Screen:
 Type of Roof: **Torch-On**
 Renovations: **Partly**
 Flooring: **Laminate / Tile**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Baseboard**
 No. of Fireplaces: **0**
 Fireplace Fuel:
 Outdoor Area: **Patio(s)**

Reno Year: **2003**
 R/I Fireplaces:

Total Parking:
 Parking Stall #:
 Parking Access: **Lane**
 Parking Facilities: **Garage; Underground**

Covered Parking: **1**
 Parking Stall Owned:

Dist to Public Trans:
 Units in Development:
 Locker: **Yes**
 Possession:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Mortgage Info: **0 - Treat as Clear Title;**

Dist to School/Bus:
 Total Units in Strata: **115**
 Locker #:

Property Disclosure: **/ Yes**
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**

Mngmt Co/Phone: **COLYVAN**
 Mo. Maint Charge: **\$349.91**

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Management**

Legal: **LT 20 PL VR978 DL 185 LD 36**
 Amenities: **Elevator, Sauna/Steam Room, Shared Laundry, Storage, Swirlpool/Hot Tub**
 Features Incl: **Dishwasher, Drapes/Window Coverings, Microwave, Range, Refrigerator, Stove**

PID: **004-241-541**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'5 X 11'						
Main F.	Dining	10' X 8'						
Main F.	Kitchen	10'5 X 7'6						
Main F.	Master Bedroom	13'6 X 8'10						
Main F.	Bedroom	9' X 8'						

Floor Area (SqFt):
 Finished Floor Area Main: **768**
 Finished Floor Area Up: **0**
 Finished Floor Area Down: **0**
 Finished Floor Area Bsmt: **0**
 Total Finished Floor Area: **768**
 Unfinished Floor Area: **0**
 Grand Total Floor Area: **768**

Total # Rooms: **5**
 Finished Levels: **1**
 Basement Area: **None**
 Bsmt Height:
 Restricted Age:
 # Pets; Cats; Dogs:
 # or % Rentals:

Bathrooms:
 1 **4 Piece; Ensuite: N; Level: Main F.**
 2
 3
 4
 5
 6
 7
 8

Listing Broker(s): **(1) TRG Downtown Realty**

Outstanding location. Open concept 2 bd suite. Walk or bike to Yaletown or Downtown. Enjoy the summer using your patio, just one block to the beach! Nicely finished - nothing to do but move in.

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West End VW, Vancouver West
101 936 BUTE ST

MLS # V765918

Residential Attached
Active



List Price: **\$419,000**

Previous Price:		Subdiv/Complex:	
Original Price:	\$419,000	View:	
Frontage:		Postal Code:	V6E 1Y8
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Approx Yr Blt:	1980
Exposure:		Age at List Date:	29
Stories in Bldg:	4	Zoning:	RM-5B
Flood Plain:		Taxes:	\$1,704 / 2008
Meas. Type:	Feet	Gst Incl:	
Fixtures Lsd:	No	Apprvl Reqd:	No
Fixt Removed:	N	Occupancy:	Owner
		Tax Incl Utilities:	N

Style of Home:	End Unit / Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Rear		
Exterior:	Stucco	Parking Facilities:	Garage Underbuilding		
Rain Screen:					
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:	19	Total Units in Strata:	19
Flooring:	Laminate / Wall/Wall/Mixed	Locker:		Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard / Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Wood	Mortgage Info:	0 -		
Outdoor Area:	Patio(s) & Deck(s)				
		Property Disclosure:	/ Yes		
Mngmt Co/Phone:	BILL COZIER / 604-683-4064	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mo. Maint Charge:	\$265.27				

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL VAS684 LT 6 DL 185 LD 36 UNDIV 1147/26234 SHARE IN COM PROP THEREIN** PID: **005-630-436**
 Amenities: **In Suite Laundry**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Kitchen	9' X 9'						
Main F.	Dining	9' X 9'						
Main F.	Laundry	6' X 4'						
Below	Master Bedroom	14' X 13'						
Below	Bedroom	10' X 9'						
Below	Bedroom	9' X 8'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms:	
Finished Floor Area Main:	596	Finished Levels:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Below
Finished Floor Area Down:	551			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,147	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,147			8	

Listing Broker(s): **(1) RE/MAX Select Properties, (2) RE/MAX Select Properties**

Almost impossible to find downtown - an 1147 sq ft 3 bdrm, 2 bathroom suite in a great location. 2 levels, townhouse entrance, corner unit with only 1 common wall, woodburning fireplace, a patio as well as a deck. Well priced and just waiting for your finishing touches. Pets and rentals are OK. 1 parking.

Presented by:
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Downtown VW, Vancouver West
606 212 DAVIE ST

MLS # V768471

Residential Attached
Active



List Price: **\$450,000**

Previous Price:
 Original Price: **\$450,000**
 Frontage:
 Depth/Size:
 Lot SqFt: **0**
 Exposure:
 Stories in Bldg:
 Flood Plain:
 Meas. Type:
 Fixtures Lsd:
 Fixt Removed:

Subdiv/Complex: **PARKVIEW GARDENS**
 View: **Yes; PARTIAL VIEW OF FALSE CREEK**
 Postal Code: **V6B 5Z4**
 Type: **Apartment Unit**
 Approx Yr Blt: **1994**
 Age at List Date: **15**
 Zoning: **STRATA**
 Taxes: **\$2,045 / 2008**
 Gst Incl:
 Apprvl Reqd:
 Occupancy: **Owner**
 Tax Incl Utilities: **N**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Foundation: **Concrete Perimeter**
 Exterior: **Mixed**
 Rain Screen:
 Type of Roof: **Tar & Gravel**
 Renovations:
 Flooring: **Hardwood / Tile / Wall/Wall/Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Baseboard / Hot Water**
 No. of Fireplaces: **0** R/I Fireplaces:
 Fireplace Fuel:
 Outdoor Area: **None**

Total Parking: **1**
 Covered Parking: **1**
 Parking Stall #: **377**
 Parking Stall Owned: **Y**
 Parking Access:
 Parking Facilities: **Garage; Underground**

Dist to Public Trans: **NEARBY**
 Units in Development:
 Locker: **Yes**
 Locker #: **16**
 Possession:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Mortgage Info: **0 -**

Mngmt Co/Phone: **ASSERTIVE / 604-253-5566**
 Mo. Maint Charge: **\$379.67**

Property Disclosure: **/ Yes**
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**

Maint Charge Incl: **Garbage Pickup, Hot Water, Management, Recreation Facility**

Legal: **PL LMS1104 LT 25 DL FC LD 36 UNDIV 100/9996 SHARE IN COM PROP THEREIN SRW** PID: **018-491-766**
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'10 X 11'10						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	12'10 X 7'10						
Main F.	Master Bedroom	13' X 12'						
Main F.	Bedroom	12' X 10'3						
Main F.	Den	9' X 7'6						
Main F.	Storage	6'6 X 5'						

Floor Area (SqFt):
 Finished Floor Area Main: **1,144**
 Finished Floor Area Up: **0**
 Finished Floor Area Down: **0**
 Finished Floor Area Bsmt: **0**
 Total Finished Floor Area: **1,144**
 Unfinished Floor Area: **0**
 Grand Total Floor Area: **1,144**

Total # Rooms: **7**
 Finished Levels: **1**
 Basement Area: **None**
 Bsmt Height:
 Restricted Age:
 # Pets; Cats; Dogs:
 # or % Rentals:

Bathrooms:
 1 **4 Piece; Ensuite: N; Level: Main F.**
 2 **4 Piece; Ensuite: Y; Level: Main F.**
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 4
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 6
 7
 8

Listing Broker(s): **(1) RE/MAX Crest Realty (Westside)**

606 - 212 Davie St, V6B 5Z4, "Parkview Gardens" Bright & spacious 1123 sf 2 bed + den w/ 2 full bath facing SW. Feat. Engineered H/W flrs, hot water heating, Insuite & storage locker downstairs (Store #17-P4), Park #377-P4 (Handicap stall that can fit 2 cars-sep strata, Maint \$38/mo). Fac. incl I/D lap pool, Jac, Sauna & GYM on 2nd flr. Go to rltr's website for suite movie, suite pics, flr plans, link to bldg website & area virtual tours. Great value in downtown for solid concrete at \$397/ft. Pets & Rental OK, No balcony, Steps to Urban Fare grocery store, David Lam Park & the new Canada Line at your front door. Located in the Elsie Roy Elementary School Catchment Area.