



Presented by:
Oleg Galyuk

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Active
R2873915
Board: V
Apartment/Condo

223 12170 222 STREET
Maple Ridge
West Central
V2X 8H1

Residential Attached
\$299,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$325,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 1	Age: 48
Frontage(metres):	Full Baths: 1	Zoning: LUC
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,444.77
Sq. Footage: 0.00	P.I.D.: 001-455-788	For Tax Year: 2022
Flood Plain:	View: Yes :Pool	Tax Inc. Utilities?: No
Complex / Subdiv: Wildwood Terrace	Services Connctd: Electricity, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Legal: **STRATA LOT 30, PLAN NWS612, DISTRICT LOT 399, 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: **Elevator, Pool; Outdoor, Shared Laundry**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 938	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum	Mgmt. Co's #: 604-635-0260	
Finished Floor (Below): 0	Maint Fee: \$456.76	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management		
Finished Floor (Total): 938 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: No
Grand Total: 938 sq. ft.	Restricted Age:		
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11' x 8'			x	1	Main	4	No
Main	Living Room	13'10 x 14'9			x	2			
Main	Dining Room	9'8 x 8'7			x	3			
Main	Bedroom	8'8 x 10'1			x	4			
Main	Primary Bedroom	13'9 x 10'8			x	5			
Main	Walk-In Closet	3'7 x 7'3			x	6			
Main	Foyer	7'8 x 4'1			x	7			
Main	Storage	8' x 2'11			x	8			

Listing Broker(s): **One Percent Realty Ltd.**

BEST VALUE IN MAPLE RIDGE! This 938 square foot condo features 2 bedrooms and 1 bath, offering stunning views of the courtyard and pool. It boasts a spacious primary bedroom with a walk-in closet, a sizable second bedroom, in-suite storage, a functional kitchen, and a large living/dining room that opens onto a patio with pool views. Heat and hot water are included in the strata fee. Conveniently located within walking distance of local amenities. Please note a minimum of 20% down payment required due to no high ratio mortgage insurance.



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Active
R2873286
Board: V
Apartment/Condo

108 1330 HARWOOD STREET

Vancouver West
West End VW
V6E 1S8

Residential Attached

\$425,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$399,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1970
Frontage(feet):	Bathrooms: 1	Age: 54
Frontage(metres):	Full Baths: 1	Zoning: RM-5A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 800-168-074	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Westsea Towers		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Mixed**
Foundation: **Concrete Slab**

Renovations: **Completely**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2008**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **LOT C, BLOCK 40, PLAN VAP92, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Bike Room, Exercise Centre, Pool; Outdoor, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main): 620	Units in Development:	Tot Units in Strata: 172	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 21	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Westsea Tower	Mgmt. Co's #: 604-681-6433	
Finished Floor (Below): 0	Maint Fee: \$685.55	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Taxes		
Finished Floor (Total): 620 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		
Grand Total: 620 sq. ft.	Restricted Age:	# of Pets:	Cats: Dogs:
Suite:	# or % of Rentals Allowed: 100%		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details: Min 6 months		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'8 x 11'6			x	1	Main	3	No
Main	Kitchen	6'11 x 6'7			x	2			
Main	Dining Room	8'0 x 7'8			x	3			
Main	Bedroom	12'4 x 10'6			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Amex Broadway West Realty**

Wake up to the sound of waves washing ashore just across the street. This Westsea Towers, 1 BED, 624 SF condo has been fully renovated and lovingly cared for throughout the years. Amenities include a huge outdoor swimming pool, secure underground parking, visitor parking, bike room & storage locker. Located on one of Vancouver's quietest streets & just steps from Sunset Beach, the seawall, Stanley Park, public transportation, the West End & Downtown. In 2018 Westsea Towers completed a \$7+ million restoration project including new double glazed windows & doors, refinished concrete exterior & paint, balcony membranes/resurfacing, roof and pool/parking, garage membrane. Maint. fee includes heat, hot water & property taxes. Pre-paid Leasehold to 2073.



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Active
R2865272
Board: V
Apartment/Condo

218 1441 GARDEN PLACE

Tsawwassen
Cliff Drive
V4M 3Z2

Residential Attached

\$439,999 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$484,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 1	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: RA112
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,375.37
Sq. Footage: 0.00	P.I.D.: 002-040-999	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: MAGNOLIA AT GARDEN PLACE	First Nation:	Tour:
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, 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: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 18, PLAN NWS1841, SECTION 10, 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 1**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Finished Floor (Main): **723**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **723 sq. ft.**
Unfinished Floor: **0**
Grand Total: **723 sq. ft.**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **PACIFIC QUORUM**
Maint Fee: **\$363.20**
Maint Fee Includes: **Gardening, Gas, Hot Water, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **Yes**

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:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'9 x 4'9			x	1	Main	4	Yes
Main	Kitchen	8'6 x 8'1			x	2			
Main	Living Room	11'11 x 23'1			x	3			
Main	Primary Bedroom	11'8 x 12'2			x	4			
Main	Walk-In Closet	6'7 x 2'11			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **RE/MAX Westcoast**

Wonderful one bedroom condo in popular Garden Place! Spacious living/dining area, cozy gas fireplace, BONUS enclosed balcony (11'7"x 6'6") provides extra sitting area! Well laid out kitchen (fridge 2023) with pass through dining room. Insuite laundry. Excellent building-common room, workshop and an easy walk to the town centre! Total 723 square feet. Pets ok! Parking stall #113 plus storage locker (#8-218)



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Active
R2880891
Board: V
Apartment/Condo

1405 3755 BARTLETT COURT

Burnaby North
Sullivan Heights
V3J 7G7

Residential Attached

\$448,800 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$448,800
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 1	Age: 48
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,033.85
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 001-391-747	Tax Inc. Utilities?: No
View: Yes :CITY AND MOUNTAIN		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 71 DISTRICT LOT 4 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW475 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Storage, Swirlpool/Hot Tub, Wheelchair Access, Workshop Detached**

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

Finished Floor (Main):	673
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	673 sq. ft.
Unfinished Floor:	0
Grand Total:	673 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **ASSOCIA**
Mgmt. Co's #: **604-591-6060**
Maint Fee: **\$439.31**
Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility**

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

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

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

Listing Broker(s): **Royal LePage West Real Estate Services**

14th floor, SouthEast 1 bedroom corner suite at The Oaks at Timberlea. Very bright unit with laminate flooring throughout the living area and bedroom. Some updates over the years include tile flooring in kitchen and partially updated bathroom. Great layout awaits your further updating ideas. Large 390+ SQFT deck with sweeping views of West Coquitlam and beyond, and peek-a-boo view to Metrotown. Great opportunity at this price!! The complex has a full amenities package including gym, library, saunas, hot tub, and swimming pool. Maintenance fee includes heat and hot water.



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Active
R2884781
Board: V
Apartment/Condo

209 9300 GLENACRES DRIVE

Richmond
Saunders
V7A 1Y8

Residential Attached

\$449,999 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$449,999
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1970
Frontage(feet):	Bathrooms: 1	Age: 54
Frontage(metres):	Full Baths: 1	Zoning: RAL1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,211.04
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 001-063-111	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: SHARON GARDENS		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **STEPS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Other, Tile, Carpet**

Legal: **STRATA LOT 101, BLOCK 4N, PLAN NWS49, SECTION 27, 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 1**

Amenities: **Bike Room, Elevator, Guest Suite, Pool; Outdoor, Sauna/Steam Room, Workshop Detached**

Site Influences: **Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main): 722	Units in Development: 66	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: THE WYNFORD GROUP	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$381.46	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility		
Finished Floor (Total): 722 sq. ft.			
Unfinished Floor: 0			
Grand Total: 722 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'8 x 12'6			x	1	Main	4	No
Main	Dining Room	12'8 x 9'3			x	2			
Main	Bedroom	9'11 x 16'8			x	3			
Main	Walk-In Closet	6'5 x 7'7			x	4			
Main	Kitchen	7'8 x 8'1			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **RE/MAX Westcoast**

Move in ready, and a pet friendly building! 1 Bed & 1 bath condo on the second floor of Sharon Gardens in the Saunders area. Brand new carpet in living and bedroom, fresh paint throughout, new lighting fixture and new drapes. Beautiful park view/green space off of large balcony (with access from both the living room and the bedroom). Shared laundry (available on each floor). Building amenities include: outdoor seasonal pool, guest suite, sauna, bike room, storage. 1 storage locker and 1 parking incl. Street parking avail. This unit backs onto Walter Lee Elementary, transit and shopping close (Ironwood), 1 block to South Arm community center.



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Active
R2854546
Board: V
Apartment/Condo

2122 244 SHERBROOKE STREET
New Westminster
Sapperton
V3L 0A3

Residential Attached
\$476,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$476,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 1	Age: 15
Frontage(metres):	Full Baths: 1	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,191.62
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 027-754-472	Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv: COPPERSTONE		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
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: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 159, SUB BLOCK 2, PLAN BCS2742, 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: **Central Location**
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Sprinkler - Fire**

Finished Floor (Main): 585	Units in Development: 231	Tot Units in Strata: 231	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$335.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management		
Finished Floor (Total): 585 sq. ft.			
Unfinished Floor: 0			
Grand Total: 585 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

Listing Broker(s): **Sutton Premier Realty**

Welcome to Copperstone. BEST LOCATION, and QUIET NEIGHBOURHOOD. GROUND LEVEL Suite overlooking the courtyard. It's easy access to the entrance and garage. Extra large covered patio extends your living space. Well managed complex with on-site caretaker, FOB building entry and secure underground parking. Rentals permitted and pets welcome. PRIME LOCATION IN SAPPERTON, just a 6 min walk to SAPPERTON SKYTRAIN Station, 5 min walk to Royal Columbian Hospital, less than 10 minute walk to cafes, shops, parks & BREWERY DISTRICT. Quick access to HWY 1. Open House, March 9 & 10t. 1-4PM



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Active
R2872947
Board: V
Apartment/Condo

306 270 W 3RD STREET
North Vancouver
Lower Lonsdale
V7M 1G1

Residential Attached
\$479,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$499,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1973
Frontage(feet):	Bathrooms: 1	Age: 51
Frontage(metres):	Full Baths: 1	Zoning: CONDO
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,232.11
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 003-385-485	Tax Inc. Utilities?: No
View: Yes : PEEK A BOO OCEAN & CITY		Tour:
Complex / Subdiv: HAMPTON COURT		
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, Penthouse, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

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

Legal: **STRATA LOT 40, PLAN VAS112, DISTRICT LOT 271, 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**

Amenities: **Elevator, Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 646	Units in Development: 42	Tot Units in Strata: 42	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: PACIFIC QUORUM	Mgmt. Co's #: 604-685-3828	
Finished Floor (Below): 0	Maint Fee: \$509.05	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal		
Finished Floor (Total): 646 sq. ft.			
Unfinished Floor: 0			
Grand Total: 646 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

Listing Broker(s): **Royal LePage Sterling Realty**

MOVE IN READY! Here is your Opportunity to bring your renovation ideas and transform this space, this 1 Bedroom 1 Bath 646 SQ FT / TOP FLOOR unit can become the home of your dreams. While it may need some TLC and updates, its proximity to the Quay market, SeaBus, restaurants, and cafes in the vibrant brewery district makes it an exciting prospect. With a bit of work, it could be a fantastic place to call home! Plus, lots of natural light and peekaboo views of water and the city, along with beautiful trees and greenery outside, enhance its appeal. The balcony and updated windows only add to its charm and livability. Possible to add ensuite laundry with strata approval! Comes with 1 parking, 1 storage locker. Open House: Saturday June 1, 2 - 4 pm.



Presented by:
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Active
R2888407
Board: V
Apartment/Condo

1210 63 KEEFER PLACE

Vancouver West
Downtown VW
V6B 6N6

Residential Attached

\$499,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$499,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 1	Age: 24
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,537.74
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 024-673-226	Tax Inc. Utilities?: No
View: Yes :CITY VIEWS + PRIVATE		Tour: Virtual Tour URL
Complex / Subdiv: EUROPA		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Heat Pump, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Torch-On**

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: **0.1** Dist. to School Bus: **0.1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **STRATA LOT 84, PLAN LMS4071, DISTRICT LOT FC, 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: **Elevator, Exercise Centre, Green House, In Suite Laundry, Pool; Indoor, Storage, Wheelchair Access, Concierge**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Other - See Remarks**

Finished Floor (Main): 575	Units in Development:	Tot Units in Strata: 191	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: The Wynford Group	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$499.06	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 575 sq. ft.			
Unfinished Floor: 0			
Grand Total: 575 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: MINIMUM 30 DAYS		

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

Listing Broker(s): **RE/MAX All Points Realty** **RE/MAX All Points Realty**

This spacious 575sqft 1 Bed + DEN presents a perfect fusion of comfort & accessibility. South West exposure floods the space with natural light and offers stunning city views. Enjoy the convenience of an upgraded AIR CONDITIONING, a cozy gas fireplace, parking, storage, in-suite laundry and concierge service! Amenities include an indoor pool, hot tub, sauna, gym, courtyard. You have direct access to Tinseltown Mall and are steps away from T&T, Costco, dining, shopping, Rogers Arena, BC Place, Queen Elizabeth Theater, seawall skytrain & bus stations. Pet and rental friendly. 1 Parking + 1 storage. Open house: Friday May 31st 3:00-5:00pm, Saturday June 1st and Sunday June 2nd 2:00-4:00pm.



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Active
R2883222
Board: V
Apartment/Condo

1705 740 HAMILTON STREET

New Westminster
Uptown NW
V3M 5T7

Residential Attached

\$500,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$500,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 1	Age: 50
Frontage(metres):	Full Baths: 1	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,785.17
Sq. Footage: 0.00	P.I.D.: 001-227-882	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
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:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Carpet**

Legal: **STRATA LOT 76, SUB BLOCK 13, PLAN NWS236, 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: **Elevator, Shared Laundry, Storage**

Site Influences:
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 856	Units in Development: 88	Tot Units in Strata: 88	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 19	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Property Management	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$576.42	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 856 sq. ft.			
Unfinished Floor: 0			
Grand Total: 856 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

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

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'10 x 11'11			x	1	Main	4	No
Main	Kitchen	8'7 x 7'4			x	2			
Main	Bedroom	15'8 x 9'9			x	3			
Main	Bedroom	10' x 12'10			x	4			
Main	Foyer	8'9 x 5'11			x	5			
					x	6			
					x	7			
					x	8			

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

Don't miss the opportunity to win the unit with amazing city and mountain panoramic views! Desirable location, and historic charm. This home has great potential to make it your own! Enjoy easy access to local shops, restaurants, parks and public transportation. Open House Sunday June 2, 2-4pm.



Presented by:
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Active
R2886243
Board: V
Apartment/Condo

334 9101 HORNE STREET

Burnaby North
Government Road
V3N 4M3

Residential Attached

\$519,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$519,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 1	Age: 49
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,367.99
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 000-733-512	Tax Inc. Utilities?: No
View: Yes :COURTYARD		Tour:
Complex / Subdiv: WOODSTONE PLACE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcony(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; Underground**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **3 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 103 DISTRICT LOT 4 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW462 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, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 912	Units in Development:	Tot Units in Strata: 120	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: STRATACO PROPERTY MANAGEMENT	Mgmt. Co's #: 604-294-4141	
Finished Floor (Below): 0	Maint Fee: \$559.32	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 912 sq. ft.			
Unfinished Floor: 0			
Grand Total: 912 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100 #		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'11 x 16'10			x	1	Main	5	No
Main	Dining Room	7'10 x 8'1			x	2			
Main	Kitchen	13'2 x 8'1			x	3			
Main	Primary Bedroom	9'11 x 13'0			x	4			
Main	Bedroom	9'2 x 12'0			x	5			
Main	Foyer	10'9 x 3'6			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

Top floor 2 bedroom, 1 bathroom unit with vaulted ceilings overlooking the quiet courtyard backside of the building. Excellent floor plan, no wasted space. Large living room area with wood fireplace and slider out to private deck with very quiet outlook. Kitchen with eating area and access to formal dining room area. 2 generously sized bedrooms, primary bedroom 13'x10'. Unit in original but excellent condition. This one is ideal for your renovation ideas! Building has deluxe amenities including indoor pool, hot tub, sauna, and rec room. Fantastic central location close to Lougheed Mall, Skytrain, all amenities, and parks. Great price!!



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Active
R2868373
Board: V
Apartment/Condo

212 67 MINER STREET
New Westminster
Fraserview NW
V3L 5N5

Residential Attached
\$525,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$525,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1988
Frontage(feet):	Bathrooms: 1	Age: 36
Frontage(metres):	Full Baths: 1	Zoning: RM-1A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,772.34
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 011-405-562	Tax Inc. Utilities?: No
View: Yes : Courtyard & Greenbelt		Tour:
Complex / Subdiv: Fraserview Park		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(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: **1 block** Dist. to School Bus: **6 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 36, PLAN NWS2788, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PENITENTIARY RESERVE 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, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry**

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

Finished Floor (Main): 834	Units in Development: 82	Tot Units in Strata: 82	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$471.15	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 834 sq. ft.			
Unfinished Floor: 0			
Grand Total: 834 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'9 x 13'9			x	1	Main	4	Yes
Main	Dining Room	6'3 x 13'9			x	2			
Main	Kitchen	10'2 x 8'11			x	3			
Main	Primary Bedroom	11'8 x 13'8			x	4			
Main	Den	5'2 x 6'5			x	5			
Main	Foyer	4'11 x 8'3			x	6			
					x	7			
					x	8			

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

Welcome to Fraserview Park! Nestled in a quiet, peaceful area of New Westminster with easy access to Skytrain & Hwys. Great opportunity to own a spacious TOP FLOOR 1 bed+ den END UNIT facing greenspace! Radiant ceiling heat throughout, open concept kitchen, dining, & living room with a gas fireplace + french doors opening onto your private south facing balcony overlooking courtyard and greenbelt. LARGE bdrm with excess closet space, a full cheater ensuite & a generous den that'd be perfect for your work from home needs or additional storage. BONUS: heated floors in kitchen, foyer & bathroom. Bldg features Guest suite avail@ \$25/night, new roof, social rm w/billiards table+ kitchen, exercise rm, comm. garden, rooftop deck & bike storage. 1 pkg/I locker. O/H: May 5, 12-2pm.



Presented by:
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Active **207 5488 CECIL STREET** Residential Attached
R2884768 Vancouver East **\$529,000 (LP)**
 Board: V Collingwood VE (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$529,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2008**
 Frontage(feet): Bathrooms: **1** Age: **16**
 Frontage(metres): Full Baths: **1** Zoning: **C2**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,410.00**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **027-883-345** Tax Inc. Utilities?: **Yes**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **Collingwood Ve**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding**
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No** :
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water: Fixtures Rmvd: **No** :
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **None** Floor Finish: **Laminate, Mixed, Carpet**
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 8, PLAN EPS44, DISTRICT LOT 37, 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: **Elevator, Exercise Centre**
 Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 663	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TRIBE MANAGEMENT	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$425.43	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Other, Sewer		
Finished Floor (Total): 663 sq. ft.			
Unfinished Floor: 0			
Grand Total: 663 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

Listing Broker(s): **RA Realty Alliance Inc.**

Absolutely delightful 1 bedroom suite in Collingwood! The building was built in 2008 & is in excellent condition. South facing open floor layout with stainless steel appliances, granite countertops in kitchen & ensuite and ensuite laundry. Engineered dark wood floors in the dining & living room. Great to live in or rent out. Amazing location with a short 3-minute walk to Joyce skytrain, close to bus, shops, restaurants and near the Collingwood Community Centre. 15 minutes to downtown and only a few minutes from Metrotown. Includes 1 secure underground parking stall and large ensuite storage. Perfect starter and investment home.



Presented by:
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Active
R2870877

Board: V
Townhouse

23 2155 DEWDNEY TRUNK ROAD

Maple Ridge
West Central
V2X 3G6

Residential Attached

\$539,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$539,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1971
Frontage(feet):	Bathrooms: 2	Age: 53
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,760.04
Sq. Footage: 0.00	P.I.D.: 000-996-394	For Tax Year: 2022
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Tar & Gravel**

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

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **STRATA LOT 23 DISTRICT LOT 245 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW23 EXCEPT PLAN 74343, 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: **Central Location, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main): **497**
Finished Floor (Above): **514**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,011 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,011 sq. ft.**

Units in Development: **48**
Exposure:
Mgmt. Co's Name: **SELF MANAGED**
Maint Fee: **\$400.42**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: **Yes** Dogs: **Yes**
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	14'6 x 12'6			x	1	Main	2	No
Main	Dining Room	9'0 x 6'1			x	2	Above	4	No
Main	Kitchen	9'0 x 8'8			x	3			
Main	Foyer	5'7 x 3'8			x	4			
Above	Primary Bedroom	15'2 x 9'2			x	5			
Above	Bedroom	15'0 x 11'9			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

2-LEVEL – 2 BEDROOM – 2 BATHROOM TOWNHOME – FULLY FENCED YARD & PATIO! Updated kitchen/ /bathrooms– newer hot water tank! This is a great OPPORTUNITY! Main floor is OPEN PLAN to flex your space for a GRAND LIVING AREA with extra large patio doors for opening onto your patio. Pull up a couple of bar stools in the kitchen and make yourself comfortable. Windows over the deep double sink in the kitchen. Newer cabinets. Updated powder room on the main as well as ample storage closets. Upper: 2 large bedrooms – one with his/her closets. Updated 4 piece bathroom completes the upper level. Play area for the kids in the complex as well as lots of visitor parking at the back. Laminate/tile throughout except the stairs. Quick possession is possible! Virtually staged pictures.



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Active
R2881968
Board: V
Apartment/Condo

209 2285 WELCHER AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1X2

Residential Attached

\$539,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$589,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 31
Frontage(metres):	Full Baths: 1	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,660.93
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-177-549	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: BISHOP ON THE PARK		
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, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
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: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 13, PLAN LMS791, DISTRICT LOT 289, 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: **Elevator, In Suite Laundry**

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

Finished Floor (Main):	856
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	856 sq. ft.
Unfinished Floor:	0
Grand Total:	856 sq. ft.

Units in Development:	Tot Units in Strata: 26	Locker: Yes
Exposure:	Storeys in Building: 3	
Mgmt. Co's Name: QUAY PACIFIC	Mgmt. Co's #: 604-521-0876	
Maint Fee: \$422.83	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		

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	Foyer	3'4 x 7'9			x	1	Main	4	No
Main	Kitchen	9'7 x 7'11			x	2			
Main	Dining Room	13'9 x 7'9			x	3			
Main	Living Room	11'8 x 10'1			x	4			
Main	Primary Bedroom	10'6 x 12'7			x	5			
Main	Bedroom	10'4 x 8'11			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Sterling Realty** **Royal LePage Elite West**

MOVE IN READY !This charming corner condo offers 2 beds and 1 bath, ensuring privacy as the bedrooms are located on opposite ends of the unit making this unit sought after for its layout. The bright interior is complemented by an undercover patio, creating an ideal space for relaxation and entertainment. The unit is conveniently backing onto a large playground, providing ample outdoor activities that's why it's named 'The Bishop on the Park,' the complex offers access to beautiful trails leading into the heart of the city, combining convenience with tranquility. With a little tender loving care, this could be the perfect home for you. . * virtually staged



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Active
R2866444
Board: V
Apartment/Condo

211 5780 TRAIL AVENUE

Sunshine Coast
Sechelt District
V7Z 0K5

Residential Attached

\$549,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$549,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 2	Age: 29
Frontage(metres):	Full Baths: 2	Zoning: RM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,429.05
Sq. Footage: 0.00	P.I.D.: 023-902-141	For Tax Year: 2023
Flood Plain:	View: Yes : Inlet	Tax Inc. Utilities?:
Complex / Subdiv: The Eastwinds	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **1 Storey, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
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 17, PLAN LMS1965, DISTRICT LOT 304, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1331, 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, Independent living, Storage**

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

Finished Floor (Main):	1,217
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,217 sq. ft.
Unfinished Floor:	0
Grand Total:	1,217 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Self Managed**
Maint Fee: **\$343.65**
Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata:
Storeys in Building: **2**
Mgmt. Co's #:
Council/Park Apprv?: **No**

Locker: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10' x 9'			x	1	Main	3	No
Main	Living Room	13' x 13'			x	2	Main	4	Yes
Main	Dining Room	13' x 10'			x	3			
Main	Primary Bedroom	21' x 10'			x	4			
Main	Bedroom	17' x 10'			x	5			
Main	Walk-In Closet	6' x 5'			x	6			
Main	Storage	6' x 5'			x	7			
Main	Laundry	7' x 5'			x	8			

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

RE/MAX City Realty

This is an ideal space to get into the market or downsize "just right"! 2 large bedrooms with 2 full bathrooms, open living area and kitchen. Level entry makes this home easy to access. The views of the Inlet are peaceful and calming. The location puts you moments from amenities including shopping, groceries, medical and recreation. Well prices and ready for you to start your Coast Lifestyle today!



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Active
R2883326
Board: V
Apartment/Condo

416 11605 227 STREET
Maple Ridge
East Central
V2X 2L6

Residential Attached
\$549,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$549,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,047.12
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 018-703-577	Tax Inc. Utilities?:
View: Yes : Courtyard & Peekaboo River		Tour:
Complex / Subdiv: Hillcrest		
First Nation:		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, 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: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 57, PLAN LMS1315, DISTRICT LOT 401, 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**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Recreation Center, Wheelchair Access, Workshop Detached**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,095
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,095 sq. ft.
Unfinished Floor:	0
Grand Total:	1,095 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Profile Properties**
Maint Fee: **\$350.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Tot Units in Strata: **70** Locker: **Yes**
Storeys in Building: **5**
Mgmt. Co's #: **604-464-7548**
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **55+** # of Pets:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2 x 13'6			x	1	Main	3	Yes
Main	Dining Room	12'2 x 10'			x	2	Main	3	No
Main	Kitchen	11'8 x 9'1			x	3			
Main	Primary Bedroom	16'0 x 12'3			x	4			
Main	Bedroom	10'4 x 9'4			x	5			
Main	Laundry	6'8 x 6'2			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage Elite West**

Enjoy the fabulous view of the courtyard & peak-a-boo of Fraser River from your large covered balcony. This 2 bedroom, 2 bathroom condo features 1095 sf of living space. Features include an updated kitchen and laminate flooring. The bright living room features a cozy gas fireplace. The primary bedroom is spacious and both bedrooms have sliding doors on to the balcony. The large laundry room could be used as office/hobby room and or convenient in-suite storage. Located close to amenities such as, shopping, restaurants, bank, transit, clinics, etc. The building amenities include recreation centre, indoor pool, gym and much more. All this including secure underground parking and a storage. You won't be disappointed.



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Active
R2887103
Board: V
Apartment/Condo

105 1696 W 10TH AVENUE
Vancouver West
Fairview VW
V6J 2A1

Residential Attached
\$555,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$555,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 1	Age: 49
Frontage(metres):	Full Baths: 1	Zoning: RM3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,330.84
Sq. Footage: 0.00	P.I.D.: 003-719-693	For Tax Year: 2024
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Landmark Plaza	First Nation	Tour:
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt, Torch-On**

Reno. Year: **2006**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **Near**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 5, PLAN VAS221, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 392/10000 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: **Shared Laundry, Storage**

Site Influences: **Central Location, Private Yard, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Refrigerator, Stove**

Finished Floor (Main): 538	Units in Development: 15	Tot Units in Strata: 15	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: R Jang and Associates	Mgmt. Co's #: 604-738-1010	
Finished Floor (Below): 0	Maint Fee: \$380.03	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal		
Finished Floor (Total): 538 sq. ft.			
Unfinished Floor: 0			
Grand Total: 538 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 1	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 14'7			x	1	Main	3	No
Main	Primary Bedroom	10'5 x 12'4			x	2			
Main	Kitchen	7'8 x 8'2			x	3			
Main	Foyer	7'9 x 3'9			x	4			
Main	Patio	15'10 x 6'11			x	5			
					x	6			
					x	7			
					x	8			

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

Stunning Studio fully updated and shows beautifully. Gorgeous open kitchen, with quartz counters, stainless steel appliances, great lighting and open to dining living area. Lovely built ins cabinets and closets, dining area, bathroom and entry hall. New carpet and freshly painted. Gas fireplace with TV mount above. Open floor plan perfect to set up living area plus bedroom area. Lovely east facing private patio perfect for morning coffee or afternoon BBQ's. Excellent building is well managed and maintained. Easy to show anytime. Offers as they come. Open House June 1&2 Sat & Sun 2-4



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Active
R2864024
Board: V
Apartment/Condo

259 1440 GARDEN PLACE

Tsawwassen
Cliff Drive
V4M 3Z2

Residential Attached

\$569,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$579,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 2	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: RA112
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,816.04
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 001-986-171	Tax Inc. Utilities?:
View: Yes :mountain		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Single, Visitor Parking**
Dist. to Public Transit: **walk** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Other**

Legal: **STRATA LOT 59, PLAN NWS1841, SECTION 10, 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 1**

Amenities: **Elevator, Garden, Storage**

Site Influences:
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Fireplace Insert, Garage Door Opener, Oven - Built In, Pantry, Range Top, Refrigerator, Stove**

Finished Floor (Main):	1,022
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,022 sq. ft.
Unfinished Floor:	0
Grand Total:	1,022 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$457.34**
Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata:
Storeys in Building: **2**
Mgmt. Co's #:
Council/Park Apprv?:
Locker: **No**
of Pets: **1**
Cats: **Yes** Dogs: **Yes**

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

Bylaws Restrictions: **Rentals Allowed**
Restricted Age:
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	Primary Bedroom	20' x 12'			x	1	Main	2	Yes
Main	Dining Room	9' x 8'			x	2	Main	3	No
Main	Bedroom	11' x 10'			x	3			
Main	Dining Room	14' x 11'			x	4			
Main	Kitchen	10' x 8'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Garden Place, the Camelia Building. This home has a nice quiet north facing with mountain views. generous sized enclosed balcony, with room for outdoor furniture. Gas fireplace. Generous square footage, approximately 1022 sq ft as per BC assessment. it is perfect for investment with your creative Reno ideas. Storage locker is located same floor, standard underground parking. minutes walk to the town centre and bus stop.\$437.34 will be charged for maintenance if you don't need the locker.



Presented by:
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Active **R2851808** **384 1440 GARDEN PLACE** Residential Attached
Board: V Tsawwassen **\$579,000 (LP)**
Apartment/Condo Cliff Drive V4M 3Z2 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$605,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1982**
Frontage(feet): Bathrooms: **2** Age: **42**
Frontage(metres): Full Baths: **1** Zoning: **RA112**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$1,849.71**
Sq. Footage: **0.00** P.I.D.: **002-041-618** For Tax Year: **2023**
Flood Plain: View: Tax Inc. Utilities?: **No**
View: Complex / Subdiv: Tour:
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Penthouse** Total Parking: **1** Covered Parking: **1** Parking Access:
Construction: **Frame - Wood** Parking: **Garage Underbuilding**
Exterior: **Stucco** Dist. to Public Transit:
Foundation: **Concrete Slab** Title to Land: **Freehold Strata** Dist. to School Bus:
Renovations: Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No**
Fireplace Fuel: **Gas - Natural** Rain Screen: Fixtures Rmvd: **No**
Fuel/Heating: **Baseboard, Electric** Metered Water: Floor Finish: **Mixed**
Outdoor Area: **Balcony(s)** R.I. Plumbing:
Type of Roof: **Metal, Torch-On**

Legal: **002-041-618 STRATA LOT 84, PLAN NWS1841, SECTION 10, 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 1**

Amenities: **Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**
Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Windows - Thermo**

Finished Floor (Main): 1,012	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: PACIFIC QUOROM	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$437.41	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,012 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,012 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		

Suite: **None** Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
Basement: **None** # or % of Rentals Allowed:
Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20' x 12'			x	1	Main	2	Yes
Main	Dining Room	10' x 8'			x	2	Main	4	No
Main	Kitchen	9' x 8'			x	3			
Main	Primary Bedroom	14' x 11'			x	4			
Main	Bedroom	11' x 10'			x	5			
					x	6			
					x	7			
					x	8			

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

Top floor Penthouse at Garden Place, the Camelia Building. This home has a nice quiet outlook facing south over the gardens. Bonus is 2 bathrooms, which is rare for this complex. generous sized balcony, with room for outdoor furniture. Freshly painted throughout, and move in ready. Cork flooring in living and dining room. Gas fireplace. Generous square footage, approximately 1012 sq ft as per strata. Perfect for a young family, or down sizer. Storage locker is #384 conveniently located same floor, and parking stall is # 54. 5 min walk to the town centre and bus stop



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Active
R2863319
Board: V
Apartment/Condo

215 8651 ACKROYD ROAD

Richmond
Brighthouse
V6X 1B6

Residential Attached

\$579,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$579,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1989
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: RAM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,334.16
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 012-960-209	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: THE CARTIER		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
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: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **STRATA LOT 30, BLOCK 4N, PLAN NWS2926, 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 1**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **717**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **717 sq. ft.**
Unfinished Floor: **0**
Grand Total: **717 sq. ft.**

Units in Development: **45** Tot Units in Strata: **45** Locker: **Yes**
Exposure: Stores in Building: **3**
Mgmt. Co's Name: **Riverwest Property Management** Mgmt. Co's #: **604-271-0220**
Maint Fee: **\$383.53** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Hot Water, Management**

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

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: Dogs:
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	16'10 x 13'3			x	1	Main	4	No
Main	Dining Room	11'10 x 8'1			x	2			
Main	Kitchen	10'4 x 8'7			x	3			
Main	Bedroom	15'0 x 11'0			x	4			
Main	Foyer	5'4 x 4'8			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Laboutique Realty

Laboutique Realty

LOCATION, LOCATION, LOCATION - Located at most convenient area at Richmond, well maintained, spacious and affordable 1 bedroom and 1 bath apartment with 717 sf living area with 1 parking and 1 locker. Quiet and nice neighbourhood, walking distance to Brighthouse skytrain station, supermarket, shopping mall, restaurants and all different kinds of retail shops.... Don't miss this good opportunity to own your sweet home or for investment opportunities!



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Active
R2865343
Board: V
Apartment/Condo

104 1723 FRANCES STREET

Vancouver East
Hastings
V5L 1Z5

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$629,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 31
Frontage(metres):	Full Baths: 1	Zoning: RM-4N
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,554.40
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 018-010-857	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv: SHALIMAR GARDENS		
First Nation		
Services Connctd: Community, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 4, PLAN LMS659, DISTRICT LOT 183, NEW WESTMINSTER LAND DISTRICT, UNDIV 58/1878 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: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room**

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

Finished Floor (Main):	625
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	625 sq. ft.
Unfinished Floor:	0
Grand Total:	625 sq. ft.

Units in Development: **27**
Exposure: **West**
Mgmt. Co's Name: **ASSERTIVE NORTHWEST**
Maint Fee: **\$462.87**
Maint Fee Includes: **Gas**

Tot Units in Strata: Locker: **No**
Storeys in Building: **4**
Mgmt. Co's #: **604-253-5566**
Council/Park Apprv?: **No**

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

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

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

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

EXCELLENT LOCATION! You will love living in this one bedroom and one bathroom suite. Walking distant to the iconic "Commercial Drive". In-suite laundry, in-suite storage & one parking stall. This ground floor unit has it's own private entrance for your convenience. Pets are allowed. One dog (not to exceed 44 pounds) or one cat. Walking distance to bus stops, shopping and restaurants & more. Have your Realtor® book your appointment for you! See you soon.



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Active
R2888388
Board: V
Apartment/Condo

214 1621 HAMILTON AVENUE
North Vancouver
Mosquito Creek
V7P 0B6

Residential Attached
\$599,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **029-571-189**
View: **Yes :PRIVATE + TREES**
Complex / Subdiv:**HEYWOOD ON THE PARK**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$599,000**
Approx. Year Built: **2015**
Age: **9**
Zoning: **CD-627**
Gross Taxes: **\$1,819.84**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Style of Home: **1 Storey, 5 Plus Level**
Construction: **Brick, Frame - Wood**
Exterior: **Brick, Glass, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 25, PLAN EPS2652, DISTRICT LOT 265, 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: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom, Sprinkler - Fire**

Finished Floor (Main): 684	Units in Development: 68	Tot Units in Strata: 68	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Korecki Real Estate Services	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$437.79	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Hot Water, Management		
Finished Floor (Total): 684 sq. ft.			
Unfinished Floor: 0			
Grand Total: 684 sq. ft.	Bylaws Restrictions: Rentals Allwd w/Restrctns	# of Pets: 2	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	9'1 x 11'7			x	1	Main	4	Yes
Main	Walk-In Closet	5'11 x 8'5			x	2			
Main	Kitchen	7'2 x 11'8			x	3			
Main	Dining Room	10'7 x 6'4			x	4			
Main	Living Room	10'7 x 9'1			x	5			
Main	Den	6'5 x 6'6			x	6			
					x	7			
					x	8			

Listing Broker(s): **RE/MAX All Points Realty** **RE/MAX All Points Realty**

This modern Marcon built 1 Bed+ DEN unit showcases superior fixtures & finishes throughout. This spotless residence flaunts 9-foot ceilings, an expansive open living area, floor-to-ceiling windows laminate flooring, & a spacious den perfect for an office & additional storage. The luminous living room grants access to a private balcony. The charming kitchen boasts Whirlpool & fisher & Paykel S/S appliances, quartz countertops, & ample cupboard space. 1 Parking & 1 storage. Pet & rent friendly. Situated in an excellent building with the remainder of a 2-5-10-year warranty. Heat & HW included. Located in the sought-after Hamilton neighborhood, adjacent to Heywood Park, transit, shops, cafes, & all amenities along Marine Drive. Friday May 31 4:30-6:30pm, Sat June 1st + Sun June 2nd 2:00-4:00pm



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Active
R2887724
Board: V
Apartment/Condo

109 175 E 5TH STREET
North Vancouver
Lower Lonsdale
V7L 1L3

Residential Attached
\$599,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$599,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 1	Age: 50
Frontage(metres):	Full Baths: 1	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,745.54
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 003-563-871	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: WELLINGTON MANOR		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 9, PLAN VAS171, DISTRICT LOT 274, 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**

Amenities: **Elevator, Shared Laundry**

Site Influences:
Features:

Finished Floor (Main):	952
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	952 sq. ft.
Unfinished Floor:	0
Grand Total:	952 sq. ft.

Units in Development: **30** Locker: **Yes**
Exposure:
Mgmt. Co's Name: **Ascent real estate management**
Maint Fee: **\$661.26**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Water**

Tot Units in Strata: **30**
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
of Pets:
Cats: **Yes** Dogs: **Yes**

Suite:
Basement: **Partly Finished**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **see bylaws**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'7 x 12'1			x	1	Main	4	Yes
Main	Dining Room	13'6 x 6'11			x	2			
Main	Flex Room	7'8 x 6'5			x	3			
Main	Primary Bedroom	12'1 x 10'3			x	4			
Main	Bedroom	14'1 x 8'7			x	5			
Main	Kitchen	12'11 x 5'0			x	6			
Main	Foyer	12'1 x 3'5			x	7			
					x	8			

Listing Broker(s): **RE/MAX Clara Hartree**

WELLINGTON MANOR, a well maintained building with beautiful gardens in a prime Lower Lonsdale location! This original condition suite (just freshly painted throughout) is a great opportunity for the new owner to renovate the space to their own style. This corner unit offers a quiet & private outlook with north & west exposure. Currently the 2nd bedroom functions as a den/office that's open to the living room, easily converted to a traditional bedroom (closet and door already in place) Others features: gas fireplace, pets allowed, parking & storage included, Elevator modernization 2024 (levy paid by the Seller) OPEN THURSDAY MAY 30th, 5-6:30PM & SATURDAY/SUNDAY JUNE 1st & 2nd, 2-4PM.



Presented by:
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Active
R2886574
Board: V
Apartment/Condo

403 4134 MAYWOOD STREET

Burnaby South
Metrotown
V5H 4C9

Residential Attached

\$599,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$599,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 2	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,638.51
Sq. Footage: 0.00	P.I.D.: 001-881-761	For Tax Year: 2023
Flood Plain:	View: Yes :Central Park	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Corner Unit**
Construction: **Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 23 DISTRICT LOT 151 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2265 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM 1**

Amenities: **Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Finished Floor (Main): **942**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **942 sq. ft.**
Unfinished Floor: **0**
Grand Total: **942 sq. ft.**

Units in Development: **238**
Exposure: **Northeast**
Mgmt. Co's Name: **Associa Management**
Maint Fee: **\$464.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **19**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Not Allowed, Rentals Allowed**
Restricted Age: # of Pets: Cats: **No** Dogs: **No**
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	13'6 x 11'1			x	1	Main	4	No
Main	Kitchen	13'6 x 7'1			x	2	Main	2	Yes
Main	Dining Room	13'6 x 7'2			x	3			No
Main	Primary Bedroom	14' x 12'2			x	4			No
Main	Bedroom	12'3 x 9'2			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Royal LePage West Real Estate Services**

Very well maintained concrete highrise in the heart of metrotown right across Central park Golf course. This very well maintained NE corner 2 bedroom, 2 bath with insuite laundry. Very clean & well kept by the owner. Extensively renovated included new kitchen with high end stainless steel appliances. Real hardwood floor through out.This concrete highrise with updates like plumbing, elevators, parkade membrane. Resort like amenities like indoor pool, sauna, hot tub, squash courts, well equipped gym, billiards room, workshop and massive rooftop patio to entertain guests. Only few minutes walk to Patterson Skytrain station, Metropolis Mall, Crystal Mall, Central Library. 2 parking stalls and 1 storage locker. Open houses Sat/Sun 2-4pm.



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Active
R2881229
Board: V
Apartment/Condo

503 4353 HALIFAX STREET

Burnaby North
Brentwood Park
V5C 5Z4

Residential Attached

\$599,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$599,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 1	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: RM4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,483.29
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 002-204-681	Tax Inc. Utilities?: No
View: Yes : Courtyard		Tour: Virtual Tour URL
Complex / Subdiv: Brent Gardens		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, 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:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **STRATA LOT 181, PLAN NWS2036, DISTRICT LOT 120, 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: **Club House, Elevator, Shared Laundry, Storage, Tennis Court(s)**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Garage Door Opener, Refrigerator, Smoke Alarm, Stove**

Finished Floor (Main): 940	Units in Development: 334	Tot Units in Strata: 334	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Wynford Group	Mgmt. Co's #: 604-261-0285	
Finished Floor (Below): 0	Maint Fee: \$480.37	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 940 sq. ft.			
Unfinished Floor: 0			
Grand Total: 940 sq. ft.	Bylaws Restrictions: Pets Not Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Minimum 30 days		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'11 x 4'2			x	1	Main	4	No
Main	Living Room	15' x 11'8			x	2			
Main	Dining Room	11'4 x 8'8			x	3			
Main	Kitchen	7'3 x 7'1			x	4			
Main	Primary Bedroom	14'9 x 10'1			x	5			
Main	Den	11'11 x 11'5			x	6			
					x	7			
					x	8			

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

North and East facing CORNER unit at Bosa-built Brent Gardens with amazing square footage for a 1 bedroom & den unit at 940 SF! Brand new laminate flooring throughout, new vinyl tile flooring in bathroom PLUS interior just repainted. Foyer does not open up into the living space. Large open living room & dining room open up to balcony. Bedroom with its own private balcony facing the courtyard is totally separated from the living space for privacy. Bedroom-sized den is perfect for a home office. Many building upgrades: 2020 windows, sliding doors, exterior paint; 2012 roof; re-piping & elevator modernization. Amenities include party room & tennis court. Short walk to Amazing Brentwood, Whole Foods, Brentwood skytrain station.



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Active
R2876518
Board: V
Apartment/Condo

605 12148 224 STREET
Maple Ridge
East Central
V2X 3N8

Residential Attached
\$614,800 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$614,800**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1999**
Frontage(feet): Bathrooms: **2** Age: **25**
Frontage(metres): Full Baths: **2** Zoning: **CD-594**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,424.28**
Sq. Footage: **0.00** For Tax Year: **2022**
Flood Plain: P.I.D.: **024-608-254** Tax Inc. Utilities?: **No**
View: **Yes : Panoramic, Partial Mount Baker** Tour:
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2017**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: Parking Access: **Front**
Parking: **Open, Visitor Parking**
Dist. to Public Transit: **Close** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 74, PLAN LMS4011, SECTION 20, TOWNSHIP 12, 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: **Elevator, In Suite Laundry, Recreation Center, Restaurant**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,175	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 10	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$477.92	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Management, Snow removal		
Finished Floor (Total): 1,175 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,175 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'6 x 11'9	Main	Storage	6'7 x 2'9	1	Main	4	Yes
Main	Kitchen	12'1 x 7'9			x	2	Main	3	No
Main	Dining Room	9'9 x 11'9			x	3			
Main	Primary Bedroom	13'7 x 10'10			x	4			
Main	Bedroom	9'9 x 9'9			x	5			
Main	Solarium	10'1 x 9'6			x	6			
Main	Laundry	4' x 6'			x	7			
Main	Foyer	12'1 x 4'4			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Panorama! Discover 55+ living in this exquisite 6th floor RENOVATED home with BRAND NEW PAINT THROUGHOUT & BEAUTIFUL PANORAMIC VIEWS! Featuring 1175 sq ft of spacious living space, this 2 bedroom, 2 bathroom & Solarium plan is on the COOLER & QUIETER SIDE, nestled within your dream retirement destination. This charming home features large windows, flooded with natural light & an undeniably cheerful ambiance. Resting atop the Maple Ridge Seniors Centre, you'll enjoy DIRECT ELEVATOR access to a wide array of activities ensuring that your days are filled with vibrant engagement. Convenience reigns supreme with proximity to shopping, pharmacies, and medical services & a 5 minute walk to town core. "Panoramas sense of community, fostering connections & friendships that last last a lifetime!"



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Active
R2873034
Board: V
Apartment/Condo

402 335 CARNARVON STREET
New Westminster
Downtown NW
V3L 1B9

Residential Attached
\$619,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$619,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: C-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,389.80
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 023-885-637	Tax Inc. Utilities?:
View: Yes : River views		Tour: Virtual Tour URL
Complex / Subdiv: Kings Garden		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Penthouse**
Construction: **Concrete, Concrete Frame**
Exterior: **Brick, Stucco**
Foundation: **Concrete Block**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 blk** Dist. to School Bus: **1 blk**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 30, BLOCK 16, PLAN LMS2926, 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: **Day Care Centre, Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Windows - Thermo**

Finished Floor (Main): 871	Units in Development: 30	Tot Units in Strata: 30	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$550.15	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management		
Finished Floor (Total): 871 sq. ft.			
Unfinished Floor: 0			
Grand Total: 871 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **30 days minimum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'4 x 12'4			x	1	Main	3	Yes
Main	Dining Room	12'4 x 5'1			x	2	Main	3	No
Main	Kitchen	8'2 x 7'7			x	3			
Main	Primary Bedroom	12'7 x 11'4			x	4			
Main	Bedroom	15'6 x 10'1			x	5			
Main	Walk-In Closet	5'2 x 4'7			x	6			
Main	Foyer	4'3 x 7'0			x	7			
		x			x	8			

Listing Broker(s): **Century 21 In Town Realty**

Discover this top-floor unit in vibrant downtown New Westminister with two bedrooms and two bathrooms. Enjoy spacious living and dining areas that seamlessly blend in. Step onto the generously sized balcony for great southern views of the Fraser River. This residence offers an original canvas for your creative remodeling ideas. Kings Garden, a well-maintained 4-storey concrete building, offers amenities like Learn & Laugh Day Care, charming gardens, and storage facilities. Close to restaurants, transportation, parks, and more along the Fraser River. Rentals and pets allowed. One parking stall and one storage locker ensure convenience. School catchment includes Ecole Qayqayt Elem., Fraser River Middle, New Westminister Secondary, and Skwo:wech Elem. for Montessori. Sold "as-is where-is".



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Active
R2864545
Board: V
Apartment/Condo

401 1180 PINETREE WAY
Coquitlam
North Coquitlam
V3B 7L2

Residential Attached
\$629,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$648,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: C-7
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,795.06
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 017-312-728	Tax Inc. Utilities?: No
View:		Tour:
Complex / Subdiv: Frontenac Towers		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
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:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 14, PLAN LMS13, DISTRICT LOT 384A, 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: **Elevator, In Suite Laundry**

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

Finished Floor (Main): 1,057	Units in Development: 67	Tot Units in Strata: 67	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 13	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific Property Mgmt	Mgmt. Co's #: 604-371-2208	
Finished Floor (Below): 0	Maint Fee: \$392.68	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,057 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,057 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: Cats: Dogs:
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	10'10 x 18'5			x	1	Main	4	Yes
Main	Dining Room	11'1 x 9'8			x	2	Main	3	No
Main	Kitchen	10'0 x 9'0			x	3			
Main	Primary Bedroom	12'4 x 11'0			x	4			
Main	Bedroom	12'3 x 9'1			x	5			
Main	Laundry	6'6 x 3'0			x	6			
Main	Foyer	5'2 x 10'8			x	7			
					x	8			

Listing Broker(s): **RE/MAX Sabre Realty Group** **RE/MAX Sabre Realty Group**

Amazing walkability right at Coquitlam Centre and steps to Skytrain, library, shops and restaurants. Spacious 2 bedroom/2 bathroom S/W facing condo with lots of room for your furniture! Tastefully remodeled kitchen (4 years) with gleaming white cabinets, tile backsplash, S/S appliances, and new lighting and flooring. Living room with cozy gas fireplace and formal dining room. Laundry room/pantry with shelving and new S/S stacking washer/dryer (2 years). Lots of in-suite storage in addition to the storage locker and one parking stall. Location plus a building with long-time residents and a pro-active strata make for an excellent place to live. Book your showing today!



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Active
R2879741
Board: V
Apartment/Condo

1105 1816 HARO STREET
Vancouver West
West End VW
V6G 2Y7

Residential Attached
\$630,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$630,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 1	Age: 50
Frontage(metres):	Full Baths: 1	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,613.64
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 003-671-291	Tax Inc. Utilities?:
View: Yes :City Mountain		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **1/2** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 61, PLAN VAS198, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, AN UNDIVIDED 7350/1000000 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, Club House, Elevator, Garden, Pool; Outdoor, Sauna/Steam Room, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Drapes/Window Coverings, Garage Door Opener, Intercom, Range Top, Refrigerator, Smoke Alarm**

Finished Floor (Main): 652	Units in Development: 120	Tot Units in Strata: 120	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building: 22	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Assertive Northwest	Mgmt. Co's #: 604-253-5577	
Finished Floor (Below): 0	Maint Fee: \$438.32	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Snow removal		
Finished Floor (Total): 652 sq. ft.			
Unfinished Floor: 0			
Grand Total: 652 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: No Dogs: No
Suite: None	Restricted Age:	# or % of Rentals Allowed:	
Basement: None	Short Term(<1yr)Rnt/Lse Alwd?: No	Short Term Lse-Details:	
Crawl/Bsmt. Ht: # of Levels: 1			
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	7'6 x 7'4			x	1	Main	3	No
Main	Dining Room	7'2 x 8'0			x	2			
Main	Living Room	14'0 x 13'4			x	3			
Main	Primary Bedroom	11'11 x 11'8			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

Welcome to Huntington Place! Spacious one-bedroom, captivating views of the NS mountains and Stanley Park. Functional layout & floor plan, HW floors, updated kitchen/bath, this unit exudes timeless charm. Wall to wall, floor-to-ceiling windows flood the space with abundant natural light, yet maintains a sense of privacy. Enjoy your morning coffee on your Balcony or in the lush landscape garden, take a dip in the outdoor pool. Nestled in the vibrant West End, highly coveted west of Denman, and mere steps from Stanley Park, tennis courts, seawall Denman/Robson St, and the beach, this residence is an oasis of convenience and serenity. An unparalleled opportunity to embrace Vancouver living. 1 Locker, Secured bike room, 1 secured parking. Book your appointment!



Presented by:
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Active
R2875830
Board: V
Apartment/Condo

1507 501 PACIFIC STREET
Vancouver West
Downtown VW
V6Z 2X6

Residential Attached
\$649,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$649,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 1	Age: 25
Frontage(metres):	Full Baths: 0	Zoning: DD COM
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,799.11
Sq. Footage: 0.00	P.I.D.: 024-638-978	For Tax Year: 2023
Flood Plain:	View: Yes :City View	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **1 Storey, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, 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:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 130, PLAN LMS4050, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor**

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

Finished Floor (Main):	586
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	586 sq. ft.
Unfinished Floor:	0
Grand Total:	586 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

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

Bylaws Restrictions: **No 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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10' x 10'	Main		x	1	Main	2	Yes
Main	Living Room	10' x 10'			x	2			
Main	Primary Bedroom	10' x 10'			x	3			
Main	Den	10' x 10'			x	4			
Main	Laundry	10' x 10'			x	5			
Main	Dining Room	10' x 10'			x	6			
		x			x	7			
		x			x	8			

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

Charming 1-Bedroom Condo in Yaletown! Experience city living at its best in this 586 sq ft 1-bedroom, 1-bathroom condo. Located in the vibrant Yaletown neighbourhood, you're steps away from Granville and Beach ave, with excellent transit options nearby. The building boasts many amenities including an indoor/outdoor pool, hot tub, volleyball court, games room, and an exercise room. Contact us to schedule a viewing and make this Yaletown condo your new home or investment!



Presented by:
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Active
R2854941
Board: V
Apartment/Condo

7 291 PERIWINKLE LANE
Sunshine Coast
Gibsons & Area
V0N 1V0

Residential Attached
\$649,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$685,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 1	Age: 25
Frontage(metres):	Full Baths: 1	Zoning: C-5
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,944.95
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 023-709-588	Tax Inc. Utilities?:
View: Yes :Ocean and Harbour		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport; Single**
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 7, PLAN LMS2723, DISTRICT LOT 686, 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: **Workshop Attached**

Site Influences: **Lane Access, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 896	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: \$373.96	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Electricity, Garbage Pickup, Gardening, Management		
Finished Floor (Total): 896 sq. ft.			
Unfinished Floor: 0			
Grand Total: 896 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 6	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	13'8 x 13'9			x	1	Main	4	No
Main	Living Room	14'9 x 14'3			x	2			
Main	Kitchen	11'0 x 8'2			x	3			
Main	Pantry	5'6 x 2'8			x	4			
Main	Primary Bedroom	12'6 x 11'0			x	5			
Main	Bedroom	9'1 x 11'2			x	6			
					x	7			
					x	8			

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

Amazing location on this perfect two bedroom condo with massive patio and marina view. Enjoy the open floor plan with access off both the living room and the master bedroom to the patio. With parking at the rear and staircase down to Lower Gibsons, this is the perfect location. Contact your realtor today while this one is still around.



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Active
R2869414
Board: V
Townhouse

20 11950 LAITY STREET
Maple Ridge
West Central
V2X 5A6

Residential Attached
\$659,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$659,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,501.20
Sq. Footage: 0.00	P.I.D.: 016-393-660	For Tax Year: 2022
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: THE MAPLES	First Nation:	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Single, Open**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **PLAN NWS3328 LT 20 DL 248 LD 36 GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION ADDITIONAL INFORMATION IS AVAILABLE**

Amenities: **None**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Storage Shed, Windows - Thermo**

Finished Floor (Main): **1,031**
Finished Floor (Above): **533**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,564 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,564 sq. ft.**

Units in Development: **24**
Exposure: **South**
Mgmt. Co's Name: **CAMPBELL STRATA MNGT**
Maint Fee: **\$357.78**
Maint Fee Includes: **Management**

Tot Units in Strata: **24** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-580-8621**
Council/Park Apprv?: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed**
Restricted Age: **55+** # 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	13'10 x 11'10	Above	Flex Room	12'0 x 8'0	1	Main	4	No
Main	Dining Room	10'9 x 9'0			x	2	Above	3	No
Main	Kitchen	9'7 x 6'11			x	3			
Main	Eating Area	10'2 x 11'6			x	4			
Main	Primary Bedroom	12'5 x 10'11			x	5			
Main	Laundry	8'9 x 5'2			x	6			
Above	Bedroom	11'11 x 10'7			x	7			
Above	Bedroom	11'11 x 9'5			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

Welcome to THE MAPLES an adult oriented 55+ complex in the heart of Westside Maple Ridge. Best location on quiet side with south facing sunny fenced backyard with big patio. MASTER BEDROOM on MAIN with full ensuite! Vaulted ceilings, gas fireplace in living and dining. Large eating area, kitchen has updated Quartz counters. Upstairs has 2 spacious bedrooms, bathroom and a spacious flex room. Good size laundry with freezer. Parking for 2 vehicles at front door, storage shed in carport. Solid worry free well run complex. Call you realtor for a private showing.



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Active
R2881094
Board: V
Apartment/Condo

114 2343 ATKINS AVENUE
Port Coquitlam
Central Pt Coquitlam
V3C 1Y7

Residential Attached
\$660,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$675,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2011
Frontage(feet): 0.00	Bathrooms: 2	Age: 13
Frontage(metres): 0.00	Full Baths: 2	Zoning: RA2
Depth / Size (ft.): 0.0	Half Baths: 0	Gross Taxes: \$1,984.57
Sq. Footage: 0.00	P.I.D.: 028-718-976	For Tax Year: 2023
Flood Plain:		Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
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:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 13, PLAN BCS4278, DISTRICT LOT 289, 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: **Storage**

Site Influences:
Features:

Finished Floor (Main): **834**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **834 sq. ft.**
Unfinished Floor: **0**
Grand Total: **834 sq. ft.**

Units in Development: **0** Tot Units in Strata: **0** Locker:
Exposure: Storeys in Building:
Mgmt. Co's Name: Mgmt. Co's #:
Maint Fee: **\$392.92** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

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: **365 days min**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'9 x 10'11			x	1	Main	4	Yes
Main	Kitchen	7'2 x 8'9			x	2	Main	4	No
Main	Dining Room	10'0 x 9'0			x	3			
Main	Primary Bedroom	9'8 x 11'1			x	4			
Main	Bedroom	9'1 x 15'4			x	5			
Main	Laundry	5'1 x 4'1			x	6			
					x	7			
					x	8			

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

Cozy 2 bedroom / 2 bath condo located at the Pearly in the Heart of Port Coquitlam. Well run complex with secured underground parking. Large patio for your potted plants, BBQ or pets! You can't beat the convenient location! Just a short walk to shopping, parks and transits. Must see!! One parking #9 and one locker #71 Virtual Tour: <https://my.matterport.com/show/?m=jba4wmLoEWJ> Open house: JUNE 1ST/2ND Sat / Sun 12-2pm.



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Active
R2855739
Board: V
Apartment/Condo

306 1610 CHESTERFIELD AVENUE

North Vancouver
Central Lonsdale
V7M 2N7

Residential Attached

\$668,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$668,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1973
Frontage(feet):	Bathrooms: 2	Age: 51
Frontage(metres):	Full Baths: 1	Zoning: MULTI
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,845.94
Sq. Footage: 0.00	P.I.D.: 003-320-855	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Canterbury House	First Nation	Tour: Virtual Tour URL
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water	Sewer Type:	
	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Hot Water**
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:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 18, PLAN VAS85, DISTRICT LOT 548, 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**

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

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

Finished Floor (Main):	972
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	972 sq. ft.
Unfinished Floor:	0
Grand Total:	972 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **C&C Property Management**
Maint Fee: **\$549.41**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management**
Tot Units in Strata: **21** Locker: **Yes**
Storeys in Building: **3**
Mgmt. Co's #: **604-987-9040**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age:
of Pets:
Cats: Dogs:
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	17'10 x 13'1			x	1	Main	2	Yes
Main	Dining Room	8'7 x 8'5			x	2	Main	4	No
Main	Primary Bedroom	12'11 x 10'5			x	3			
Main	Bedroom	10'11 x 10'0			x	4			
Main	Pantry	8'2 x 3'10			x	5			
Main	Kitchen	10'9 x 8'2			x	6			
Main	Dining Room	8'7 x 8'5			x	7			
		x			x	8			

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

What an opportunity to enter the North Vancouver market and have a large 2 bedroom top floor South East corner suite in convenient Central Lonsdale! Yes, it needs a renovation but it has 972 sq ft, insuite laundry, 1 1/2 bathrooms, wood burning fireplace, lots of light, big windows and a nice generous sized balcony. This unit also comes with 1 parking and 1 storage locker. Excellent value in a great area. Pets allowed.



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Active
R2870519
Board: V
Apartment/Condo

303 515 WHITING WAY

Coquitlam
Coquitlam West
V3J 7W9

Residential Attached

\$675,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$675,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet): 0.00	Bathrooms: 2	Age: 30
Frontage(metres): 0.00	Full Baths: 2	Zoning: RM
Depth / Size (ft.): 0.0	Half Baths: 0	Gross Taxes: \$1,889.69
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 018-426-816	Tax Inc. Utilities?: No
View: Yes : Greenbelt, Trees		Tour: Virtual Tour URL
Complex / Subdiv: Brookside Manor		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 53, PLAN LMS1044, DISTRICT LOT 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 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Finished Floor (Main): 987	Units in Development: 60	Tot Units in Strata: 60	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum	Mgmt. Co's #: 604-634-3042	
Finished Floor (Below): 0	Maint Fee: \$444.86	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 987 sq. ft.			
Unfinished Floor: 0			
Grand Total: 987 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'1 x 11'7			x	1	Main	3	Yes
Main	Dining Room	11'6 x 10'2			x	2	Main	4	No
Main	Kitchen	10'4 x 9'9			x	3			
Main	Primary Bedroom	14'8 x 11'4			x	4			
Main	Bedroom	11'7 x 11'1			x	5			
Main	Foyer	9'5 x 7'0			x	6			
					x	7			
					x	8			

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

Welcome to Brookside Manor. Top corner south-east facing 2BD/2BA unit w/open layout and gas fireplace. Spacious 987sf of living area plus 52sf outside area. Tons of natural light. Newer laminate flooring throughout. Wide blade blinds. Kitchen w/large window facing green belt. Huge master bedroom w/ensuite boasting renovated walk in shower. Good size 2nd bedroom. Recently replaced dishwasher and washer/dryer. Private balcony w/green views. Beautiful and relaxing courtyard. Including 2 underground parking and 1 storage locker. Centrally located in Burquitlam, steps to Lougheed Mall, but on a quiet street. Walk to shops, restaurants, Skytrain. Close to Vancouver Golf, SFU. Easy access to Hwy 1, 20 min to Metrotown, 30 min to Downtown. Great Investment! High density redevelopment potential!



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Active
R2863912
Board: V
Apartment/Condo

225 12633 NO 2 ROAD
Richmond
Steveston South
V7E 6N5

Residential Attached
\$675,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$699,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: ZLR8
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,725.90
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 023-678-798	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Aluminum, Vinyl, Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **500M** Dist. to School Bus: **1 KM**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **PL LMS2688 LT 19 BLK 3N LD 36 SEC 12 RNG 7W STRATA LOT AS SHOWN ON FORM 1.**

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

Site Influences: **Marina Nearby, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Jetted Bathtub, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Water Treatment, Windows - Thermo**

Finished Floor (Main): 834	Units in Development: 114	Tot Units in Strata: 114	Locker:
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: WYNFORD GROUP	Mgmt. Co's #: 604-261-0285	
Finished Floor (Below): 0	Maint Fee: \$636.34	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 834 sq. ft.			
Unfinished Floor: 0			
Grand Total: 834 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'7 x 11'10			x	1	Main	3	No
Main	Kitchen	13'4 x 10'10			x	2	Main	4	Yes
Main	Dining Room	8'3 x 8'0			x	3			
Main	Primary Bedroom	12'8 x 10'10			x	4			
Main	Bedroom	9'6 x 9'2			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Westcoast**

STEVESTON SOUTH. A fantastic 2 bedroom, 2 bathroom suite facing WEST onto the COURTYARD and POND. A few updates but mostly original condition. A great suite for a renovation. NO NEIGHBOUR BELOW, next to the elevator, and great living room layout for large sofa. UPGRADED FIREPLACE heats the entire apartment and creates the coziest atmosphere for the colder months. Fall asleep to the tranquil fountain in the pond every night of the year. Immediate neighbourhood includes sushi bar, coffee shop, Indian cuisine, bakery, and access to the STEVESTON trail system all less than 500m away.



Presented by:
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Active
R2886535
Board: V
Apartment/Condo

520 1088 RICHARDS STREET
Vancouver West
Yaletown
V6B 0J8

Residential Attached
\$679,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$679,000**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2011**
Frontage(feet): Bathrooms: **1** Age: **13**
Frontage(metres): Full Baths: **1** Zoning: **DD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,921.47**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **028-669-258** Tax Inc. Utilities?: **No**
View: **No** Tour:
Complex / Subdiv: **Richards on Richards**
First Nation
Services Connctd: **Community, Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, 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: **Lane**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 91, PLAN BCS4213, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry**

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

Finished Floor (Main): 586	Units in Development: 233	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure: South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho Management	Mgmt. Co's #:	604-684-4508
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Management		
Finished Floor (Total): 586 sq. ft.			
Unfinished Floor: 0			
Grand Total: 586 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allwd w/Restrctns		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 5				

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

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Welcome to 1088 Richard Street in vibrant Yaletown. This large, bright 1/den is a blend of functional layout and stylish living. Built in 2011 and situated in the quieter part of Yaletown ; walking distance to many of the great restaurants, shopping, marina side seawall and Community parks. Amenities include a fully equipped fitness centre and podium-level zen garden. This home is Tenanted/24 hours notice required. 1 parking stall included. June 1, Sat. 2-4 Open House.



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Active
R2865185

Board: V
Townhouse

14 11950 LAITY STREET

Maple Ridge
West Central
V2X 5A6

Residential Attached

\$699,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$699,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 34
Frontage(metres):	Full Baths: 2	Zoning: RM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,299.29
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 016-393-601	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: The Maples		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Multiple, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **STRATA LOT 14, PLAN NWS3328, DISTRICT LOT 248, 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**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Storage Shed, Vaulted Ceiling**

Finished Floor (Main):	1,160
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,160 sq. ft.
Unfinished Floor:	0
Grand Total:	1,160 sq. ft.

Units in Development: **24**
Exposure:
Mgmt. Co's Name: **FRASER PROPERTIES MGMT**
Maint Fee: **\$220.00**
Maint Fee Includes: **Garbage Pickup, Management, Other**

Tot Units in Strata: **24** Locker: **No**
Storeys in Building: **1**
Mgmt. Co's #: **604-466-7021**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Age Restrictions**
Restricted Age: **55+**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'9 x 11'9	Main	Foyer	6'8 x 5'2	1	Main	4	Yes
Main	Dining Room	14'9 x 8'6			x	2	Main	3	Yes
Main	Eating Area	9' x 8'3			x	3			
Main	Kitchen	10'10 x 8'			x	4			
Main	Laundry	7'8 x 5'5			x	5			
Main	Bedroom	10'2 x 9'2			x	6			
Main	Primary Bedroom	13'6 x 11'3			x	7			
Main	Patio	18' x 5'9			x	8			

Listing Broker(s): **Icon&co. Boutique Inc.**

Prompton Real Estate Services Inc.

Welcome to The Maples, this charming 55+ complex is conveniently located in West Central Maple Ridge. This bungalow style, end unit home features brand new German-made flooring, new paint throughout, and new vinyl flooring in bathrooms and laundry room. Well-managed 24-unit strata, a home here is rarely available. With all live-able space on one floor, the open and functional floorplan has two spacious en-suited bedrooms, a fireplace, its own back yard, sideyard, and covered patio with concrete for your patio furniture all year round. Ceilings are beautifully vaulted in living room, formal dining, and primary bedroom. The kitchen is flooded with natural light from skylight, updated with quartz countertop and newly painted cabinets.



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Active
R2870131
Board: V
Apartment/Condo

105 2985 PRINCESS CRESCENT

Coquitlam
Canyon Springs
V3B 7P3

Residential Attached

\$699,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$699,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,595.96
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 018-798-217	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: PRINCESS GATE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Other, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
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: **None**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 122, PLAN LMS908, 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: **Exercise Centre, Garden, Guest Suite, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Adult Oriented, Private Setting, Recreation Nearby, Retirement Community, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): 1,028	Units in Development: 187	Tot Units in Strata: 187	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$613.94	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,028 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,028 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

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	Kitchen	8'9 x 8'11			x	1	Main	5	Yes
Main	Primary Bedroom	10'9 x 14'4			x	2	Main	3	No
Main	Dining Room	11'8 x 10'10			x	3			
Main	Living Room	13'4 x 11'9			x	4			
Main	Bedroom	9'11 x 9'9			x	5			
Main	Walk-In Closet	5'2 x 6'5			x	6			
Main	Patio	9'10 x 12'8			x	7			
Main	Storage	5'9 x 3'6			x	8			

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

Nestled within the highly sought-after Princess Gate community, this elegant ground floor Unit offers the quintessential Adult-oriented life-style you have been waiting for. This beautifully decorated, newly painted 2 bedroom, 2 bathroom home with bright large windows, offers plenty of natural light in a quiet and tranquil setting. The spacious sun drenched private patio surrounded by lush gardens is truly a prospective owners dream. Large Master bedroom with walk-in closet & 5pc ensuite w/soaker tub also a 3pc bath with a stand-up glass shower & large storage area. In-floor radiant heat is incl in maintenance fee as well as caretaker, hot water & gas. Amenities incl indoor pool, hot tub, gym, woodwork shop & much more. Unit comes w/1 parking & 1 locker (on same floor).



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Active
R2888669
Board: V
Apartment/Condo

1102 1045 QUAYSIDE DRIVE
New Westminster
Quay
V3M 6C9

Residential Attached
\$699,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$699,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1988
Frontage(feet):	Bathrooms: 2	Age: 36
Frontage(metres):	Full Baths: 1	Zoning: RM-6B
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,366.49
Sq. Footage: 0.00	P.I.D.: 008-432-872	For Tax Year: 2023
Flood Plain: No		Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 62, PLAN NWS2636, DISTRICT LOT 3981, 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**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): **934**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **934 sq. ft.**
Unfinished Floor: **0**
Grand Total: **934 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Crossroads Management**
Mgmt. Co's #: **778-578-4445**
Maint Fee: **\$0.00**
Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allowed**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20' x 14'6"			x	1	Main	4	Yes
Main	Kitchen	16' x 8'			x	2	Main	2	No
Main	Primary Bedroom	16' x 12'6"			x	3			No
Main	Den	10' x 10'			x	4			No
					x	5			No
					x	6			No
					x	7			No
					x	8			No

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

Extraordinary WATERFRONT CONDO view featuring 1 bedroom and a den plus 2 bathrooms. What sets this property apart is its awe-inspiring views! Enjoy these views from the covered deck, or walk along the Fraser River after work. This home has many recent updates. Nestled in one of the most sought-after neighborhoods - the QUAY! Convenient access to dining, entertainment, Skytrain, everything you desire is right at your fingertips. 1 SECURE underground parking & Locker! The building offers heated pool, hot tub, gym, Clubhouse & visitor parking.



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Active
R2885422
Board: V
Apartment/Condo

302 2001 WALL STREET
Vancouver East
Hastings
V5L 5E4

Residential Attached
\$699,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$699,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 1	Age: 25
Frontage(metres):	Full Baths: 1	Zoning: I-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,118.89
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 023-994-835	Tax Inc. Utilities?: No
View: Yes : NORTH SHOREMtnS AND INLET	Tour:	
Complex / Subdiv: CANNERY ROW		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **End Unit, Loft/Warehouse Conv.**
Construction: **Concrete**
Exterior: **Concrete, Metal**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Other**

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: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 35, PLAN LMS3062, DISTRICT LOT 184, NEW WESTMINSTER LAND DISTRICT, UNDIV 572/38058 SHARE IN COMMON 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: **Elevator, In Suite Laundry**

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

Finished Floor (Main): 616	Units in Development: 68	Tot Units in Strata: 68	Locker: No
Finished Floor (Above): 234	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: QUAY PACIFIC	Mgmt. Co's #: 604-685-8830	
Finished Floor (Below): 0	Maint Fee: \$460.18	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management		
Finished Floor (Total): 850 sq. ft.			
Unfinished Floor: 0			
Grand Total: 850 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **4**

Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Building allows Airbnb**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	23'6 x 14'9			x	1	Main	4	No
Main	Dining Room	7'0 x 6'6			x	2			
Main	Kitchen	7'11 x 8'10			x	3			
Above	Primary Bedroom	23'11 x 7'4			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

CANNERY ROW lofts is one of those destination buildings. Why pay for someone else's reno when you can create yourself. Very popular for its a true concrete building from top to bottom and wall to wall. This LOFT boasts 15' ceilings, floor to ceiling windows, concrete floors, exposed concrete walls, gas fireplace. Large loft bedroom area. Lower level is north facing with north shore mountain and harbour views. This Concrete loft is ready for all your creative ambitions. Building amenities include courtyard and rooftop deck and BBQ. Close to shopping and easy quick access to downtown and the north shore. Comes with 1 parking. Pets and Rentals allowed.



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Active
R2875970
Board: V
Apartment/Condo

805 71 JAMIESON COURT
New Westminster
Fraserview NW
V3L 5R4

Residential Attached
\$710,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$710,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,615.18
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 017-653-606	Tax Inc. Utilities?:
View: Yes :Fraser River		Tour: Virtual Tour URL
Complex / Subdiv: PALACE QUAY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, End Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

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

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 157, PLAN LMS35, DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PENITENTIARY RESERVE; TOGETHERWITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main):	1,203
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,203 sq. ft.
Unfinished Floor:	0
Grand Total:	1,203 sq. ft.

Units in Development: 220	Tot Units in Strata: 220	Locker: Yes
Exposure:	Storeys in Building:	
Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Maint Fee: \$589.11	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
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	Foyer	10'3 x 4'9			x	1	Main	4	Yes
Main	Living Room	18'0 x 15'4			x	2	Main	3	No
Main	Dining Room	13'9 x 11'4			x	3			
Main	Kitchen	11'5 x 10'8			x	4			
Main	Primary Bedroom	15'11 x 12'2			x	5			
Main	Walk-In Closet	7'9 x 5'1			x	6			
Main	Bedroom	14'3 x 10'9			x	7			
					x	8			

Listing Broker(s): **Royal LePage Westside Klein Group**

PALACE QUAY! a family oriented concrete building built by BOSA. Enjoy this well cared-for/move-in ready 2bedrs/2bathrms upper floor corner unit with 1,200 sqft of total finished floor & a 180 degree panoramic view of the Fraser River. Property features inclu a spacious living rm with direct access to the balcony, dining rm, 2 lgr bedrms inclu a master bedrm with walk-in closet/en-suite bathrm. Other features incl high ceilings, in-suite laundry with shelving, kitchen with full appliance package & lots of shelving & storage spaces. Building features inclu a clubhouse, exercise room, in-door swimming pool, swirl pool/hot tub, underground parking & bike storage. CENTRALLY located & only blocks away from Royal Columbian Hospital, Queens Park, Shopping Centers, Restaurant, Transit & much more.



Presented by:
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Active
R2856985
Board: V
Apartment/Condo

403 1928 NELSON STREET
Vancouver West
West End VW
V6G 1N2

Residential Attached
\$719,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$719,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 30
Frontage(metres):	Full Baths: 1	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,327.29
Sq. Footage: 0.00	P.I.D.: 018-618-235	For Tax Year: 2023
Flood Plain: Yes	View: :	Tax Inc. Utilities?:
Complex / Subdiv: WestPark Place	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete, Frame - Metal, Frame - Wood**
Exterior: **Aluminum, Glass, Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 39, PLAN LMS1238, DISTRICT LOT 185, 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: **Elevator, In Suite Laundry, Storage**

Site Influences:
Features:

Finished Floor (Main): 664	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$461.68	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 664 sq. ft.			
Unfinished Floor: 0			
Grand Total: 664 sq. ft.	Bylaws Restrictions: Pets Allowed, Smoking Restrictions	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3' x 6'4			x	1	Main	4	No
Main	Kitchen	8'3 x 7'10			x	2			
Main	Dining Room	7'6 x 7'10			x	3			
Main	Family Room	15'1 x 14'8			x	4			
Main	Bedroom	9'8 x 14'1			x	5			
Main	Patio	6'2 x 12'3			x	6			
					x	7			
					x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

WEST OF DENMAN is this bright & airy large 1 bedroom home. This home is perfect for anyone looking to enjoy the West End! This P.H. level condo boasts 16' foot vault ceilings, a gated underground parking stall + storage locker. WESTPARK HOUSE is an extremely rare, rain screened, freehold strata located west of Denman Street with a brand new roof + HVAC system - September 2023. Up to 3 pets (2 dogs max, no size limit). An incredible lifestyle awaits you in this extraordinarily peaceful vibrant setting, steps from English Bay, the Stanley Park Sea Wall, + 1,000 acres of world famous Stanley Park. Just a block from shops, cafes, restaurants, community center, library & transit on Denman Street, plus an easy walk into the Park and English Bay!!



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Active
R2878078
Board: V
Apartment/Condo

1206 2020 FULLERTON AVENUE

North Vancouver
Pemberton NV
V7P 3G3

Residential Attached
\$730,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$730,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet): 0.00	Bathrooms: 2	Age: 48
Frontage(metres): 0.00	Full Baths: 1	Zoning: RH2
Depth / Size (ft.): 0.0	Half Baths: 1	Gross Taxes: \$1,839.54
Sq. Footage: 0.00	P.I.D.: 003-807-037	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv:	View: :	Tour:
First Nation:	View: :	
Services Connctd: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Carpet**

Legal: **STRATA LOT 113, PLAN VAS256, DISTRICT LOT 764, 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**

Amenities: **Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Shared Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 1,046	Units in Development:	Tot Units in Strata:	Locker: Yes
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: \$731.45	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,046 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,046 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:
Basement: **Full**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **No**
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	18'9 x 11'9			x	1	Main	4	No
Main	Dining Room	10'5 x 9'1			x	2	Main	2	Yes
Main	Kitchen	8'7 x 7'4			x	3			
Main	Primary Bedroom	14'10 x 10'5			x	4			
Main	Bedroom	14'3 x 9'5			x	5			
Main	Storage	9'6 x 3'7			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal First Realty**

Welcome to Woodcroft's prestigious Hollyburn building with water & Downtown VIEW. This super spacious 2 bedrooms and 1.5 bathrooms. The master bedroom has a 2 piece ensuite & a walk-through closet. A very sizable in-suite storage is offered making this larger two bedroom suite one of the most desirable options on the North Shore. The Woodcroft complex provides 24/7 manned security, resident manager & property manager on site. Centrally located, this home is only a 10 minute drive to downtown. Enjoy easy access to all the shopping, dining and entertainment options that the city has to offer. One parking and one storage locker is included. The building has a Pool, Jacuzzi, Sauna, Gym, Guest suite, Pingpong, billiard, Party Room and Library.



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Active
R2877054
Board: V
Apartment/Condo

206 3187 MOUNTAIN HIGHWAY

North Vancouver
Lynn Valley
V7K 2H4

Residential Attached

\$734,800 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$734,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1986
Frontage(feet):	Bathrooms: 1	Age: 38
Frontage(metres):	Full Baths: 1	Zoning: RL3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,388.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 005-096-154	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Lynn Terrace II		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1blk** Dist. to School Bus: **1blk**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **STRATA LOT 37, PLAN VAS1744, DISTRICT LOT 2023, 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: **In Suite Laundry, Storage**

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

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

Finished Floor (Main):	1,076
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,076 sq. ft.
Unfinished Floor:	0
Grand Total:	1,076 sq. ft.

Units in Development: **45**
Exposure: **Northeast**
Mgmt. Co's Name: **Stratawest Management Ltd.**
Maint Fee: **\$634.16**
Maint Fee Includes: **Garbage Pickup, Management, Water**

Tot Units in Strata: **45** Locker: **Yes**
Storeys in Building: **3**
Mgmt. Co's #: **604-904-9595**
Council/Park Apprv?: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed, 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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'11 x 13'11			x	1	Main	4	No
Main	Dining Room	9'5 x 8'2			x	2			
Main	Kitchen	7'9 x 7'9			x	3			
Main	Primary Bedroom	16'5 x 11'10			x	4			
Main	Bedroom	8'3 x 7'10			x	5			
Main	Walk-In Closet	7'9 x 4'11			x	6			
Main	Den	11'6 x 10'11			x	7			
Main	Laundry	6'10 x 4'7			x	8			

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

Oakwyn Realty Ltd.

The Heart of Lynn Valley! This bright updated 2-bedroom + den, 1-bathroom corner unit features an open plan with 1076 sq.ft. of comfortable living space with gas fireplace and 180 sq.ft. spacious and private patio perfect for year round entertaining or BBQ'ing. Appreciate the kitchen updates with quartz counters and stainless kitchen appliances as well as full size in-suite laundry and plenty of storage. You don't need a car for this well-managed building that's just a short flat walk to transit, restaurants, Lynn Valley Centre, Library, Lynn Valley Elementary & Argyle Secondary. 2 pets allowed (1 medium dog (<55lbs), 2 cats, or 1 medium dog & 1 cat), rentals allowed except short term rentals. 1 secured parking & storage locker included. Quick possession possible!



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Active
R2873403
Board: V
Apartment/Condo

1804 555 DELESTRE AVENUE
Coquitlam
Coquitlam West
V3K 0A9

Residential Attached
\$738,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$738,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,274.81
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 027-395-162	Tax Inc. Utilities?: No
View: Yes : NORTH SHORE MTNS; CITY SCAPE	Tour:	
Complex / Subdiv: CORA TOWERS		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
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: **Lane, Rear**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **3 BLOCKS** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Tile, Carpet**

Legal: **STRATA LOT 117, PLAN BCS2762, DISTRICT LOT 3, 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: **Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 998	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Ascent Property Management	Mgmt. Co's #: 604-431-1800	
Finished Floor (Below): 0	Maint Fee: \$395.48	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 998 sq. ft.			
Unfinished Floor: 0			
Grand Total: 998 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2 x 10'1			x	1	Main	4	No
Main	Dining Room	12'6 x 8'10			x	2	Main	4	Yes
Main	Kitchen	10'4 x 7'10			x	3			
Main	Foyer	6'7 x 4'10			x	4			
Main	Den	8'0 x 6'5			x	5			
Main	Primary Bedroom	12'11 x 10'10			x	6			
Main	Bedroom	11'11 x 10'8			x	7			
					x	8			

Listing Broker(s): **RE/MAX All Points Realty**

Presenting spacious open concept living in 2 bedroom plus den corner unit in quality concrete "Cora" tower. Boasting floor to ceiling windows w/ 90 degree views of mountains and city. Two well appointed bedrooms located on opposite sides of the unit for added privacy. Primary bedrm fit for a King w/full size 4 piece ensuite. Entertain in style on large covered outdoor balcony or create your own patio garden. Gourmet kitchen a chef's delight showcasing quartz counter tops; breakfast bar; stainless appliances. Bonus: 2 side by side parking stalls + storage locker. Convenient location close to skytrain/transit, Lougheed Mall. This residence offers great value and a solid opportunity to own a larger comfortable living space. Open House Sat May 25 @ 1:30 - 3:30pm



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ogalyuk@gmail.com



Active
R2881930
Board: V
Apartment/Condo

303 4830 BENNETT STREET

Burnaby South
Metrotown
V5H 4P6

Residential Attached

\$748,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$748,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RM5
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,023.05
Sq. Footage: 0.00	P.I.D.: 017-840-449	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: The Balmoral	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Other**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
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, Visitor Parking**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 8, PLAN LMS451, DISTRICT LOT 152, 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: **Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm**

Finished Floor (Main): 1,115	Units in Development: 56	Tot Units in Strata: 56	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 16	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Korecki property Mgmt.	Mgmt. Co's #: 604-233-7772	
Finished Floor (Below): 0	Maint Fee: \$509.44	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 1,115 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,115 sq. ft.	Bylaws Restrictions: Pets Not Allowed		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: Cats: Dogs:
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	15'11 x 13'11	x			1	Main	4	Yes
Main	Dining Room	13'2 x 9'3	x			2	Main	3	No
Main	Kitchen	11'6 x 9'4	x			3			
Main	Primary Bedroom	14'4 x 11'1	x			4			
Main	Walk-In Closet	6'6 x 6'2	x			5			
Main	Bedroom	11'11 x 10'1	x			6			
Main	Foyer	7'9 x 5'3	x			7			
			x			8			

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

The LOCATION of this BRIGHT 2 bedroom, 2 bathroom south facing home can't get any better ! Metrotown and all that it offers is right at your doorstep. Great shopping, restaurants and transit-including skytrain. Having the BONSOR recreation complex so close allows you to have a pool, gym, weights, yoga and racquet sports right outside without spending large strata fees to maintain in the building. With approx. 1,115 sq.ft. of open living space there is room for all that you need. The unit has large windows to allow tons of light, new wooden floors, 9' ceilings, walk-in-closet spacious kitchen, laundry and the BONUS of two HUGE covered balconies. Underground parking, giant storage locker and a very proactive strata. Sorry No Pets.



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Active
R2884592
Board: V
Apartment/Condo

504 212 LONSDALE AVENUE

North Vancouver
Lower Lonsdale
V7M 2G1

Residential Attached

\$749,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$749,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 1	Age: 26
Frontage(metres):	Full Baths: 1	Zoning: LL-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,032.98
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 024-166-758	Tax Inc. Utilities?:
View: Yes : Water, City and Mountain		Tour: Virtual Tour URL
Complex / Subdiv: TWO ONE TWO		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Penthouse, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Add. Parking Avail., Garage Underbuilding, Garage; Underground**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Tile, Carpet**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Outdoor Area: **Balcony(s), Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Tar & Gravel**

Legal: **STRATA LOT 29, PLAN LMS3271, DISTRICT LOT 274, 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: **Elevator, In Suite Laundry, Storage**

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

Finished Floor (Main): **760**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **760 sq. ft.**
Unfinished Floor: **0**
Grand Total: **760 sq. ft.**

Units in Development: **37** Tot Units in Strata: **37** Locker: **Yes**
Exposure: Storeys in Building: **5**
Mgmt. Co's Name: **Strataco Management** Mgmt. Co's #: **604-294-4141**
Maint Fee: **\$572.08** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
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	Foyer	3' x 8'4			x	1	Main	4	Yes
Main	Kitchen	9'5 x 8'7			x	2			
Main	Living Room	15'3 x 11'5			x	3			
Main	Primary Bedroom	12'6 x 11'3			x	4			
Main	Dining Room	13'4 x 8'10			x	5			
Main	Patio	13'8 x 14'2			x	6			
Main	Patio	6'6 x 13'5			x	7			
					x	8			

Listing Broker(s): **Babych Group Realty Vancouver Ltd.**

Rare opportunity in Lower Lonsdale, potentially the best we will see this year. Enjoy beautiful south facing city & water views on your very own private rooftop patio. This top floor open concept features tons of natural light. Perfectly laid out this space is waiting for your personal touch. 2 balconies adds 255 sq ft to your living space in one of the best cities. Other fantastic features include, gas fireplace, breakfast bar, ensuite bathroom, in-suite laundry. Only 2 blocks away from North Vancouver's famous Shipyards. Enjoy shops, restaurants, quick access to the Spirit Trail & Sea bus. 1 prk, 1 strg, Pets allowed. This perfect floor plan with views wont last long. Visit listing agent website for floor plan & more details.



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Active
R2888852
Board: V
Apartment/Condo

1503 5790 PATTERSON AVENUE

Burnaby South
Metrotown
V5N 4H6

Residential Attached

\$749,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$749,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1985
Frontage(feet):	Bathrooms: 2	Age: 39
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,985.78
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 001-922-394	Tax Inc. Utilities?: No
View: Yes :Park, mountains and city		Tour: Virtual Tour URL
Complex / Subdiv: The Regent		
First Nation:		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **4 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 84, PLAN NWS2285, DISTRICT LOT 151, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 1016/98398 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; Indoor, Storage**

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

Finished Floor (Main): 1,094	Units in Development: 100	Tot Units in Strata: 100	Locker: No
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 17	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$521.20	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,094 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,094 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: Cats: Dogs:
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	15'1 x 14'8			x	1	Main	4	Yes
Main	Dining Room	10'11 x 9'5			x	2	Main	3	No
Main	Kitchen	11'1 x 8'2			x	3			
Main	Primary Bedroom	16'1 x 10'7			x	4			
Main	Bedroom	10'1 x 9'4			x	5			
Main	Foyer	5'2 x 4'0			x	6			
Main	Walk-In Closet	6'11 x 5'5			x	7			
					x	8			

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

Very rare forever Park, Mountain, and City views from every room in this fantastic 2 bedroom, 2 bath condominium looking north over Central Park. Light and bright open plan with large balcony, built in cabinetry, murphy bed, huge double car parking space, and storage locker. Large living dining area will easily accommodate house size furniture. Very central for shopping, recreation and transit. Rentals allowed and pets with restrictions.



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Active
R2881103
Board: V
Apartment/Condo

1802 4182 DAWSON STREET

Burnaby North
Brentwood Park
V5C 0A2

Residential Attached
\$764,999 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$764,999
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,992.24
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 026-976-846	Tax Inc. Utilities?: No
View: Yes :CITY AND MOUNTAIN VIEWS		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, End Unit**
Construction: **Concrete**
Exterior: **Concrete, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
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: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 136, PLAN BCS2205, DISTRICT LOT 119, 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: **Exercise Centre, Garden, In Suite Laundry, Playground, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	827
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	827 sq. ft.
Unfinished Floor:	0
Grand Total:	827 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Associa**
Maint Fee: **\$513.66**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **140** Locker: **Yes**
Storeys in Building: **19**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

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

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	12'8 x 11'1			x	1	Main	3	Yes
Main	Dining Room	11'1 x 7'			x	2	Main	3	No
Main	Kitchen	8'10 x 8'1			x	3			
Main	Flex Room	9'9 x 7'5			x	4			
Main	Primary Bedroom	11'4 x 11'			x	5			
Main	Bedroom	10'3 x 9'3			x	6			
					x	7			
					x	8			

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

18th floor, Sub Penthouse Corner End Unit. Breathtaking City and Mountain Views. Floor To Ceiling Windows. Very Bright. Great Open Floor Plan With Bedrooms On Either Side Of The Living Room (Floor Plan In Pics). Primary Bedroom Has Unobstructed Views. Granite Counter Tops, Stainless Steel Appliances, Electric Fireplace, New Paint, New Electrical Fixtures, Covered Deck, Floor To Ceiling Windows, Insuite Laundry, Hot Tub, Sauna, Well Equipped Gym, Storage Locker, Car Wash And A Rooftop Garden. Shopping, Transit And Skytrain Only A Few Minutes Walk. Highway 1 Is A Couple Minutes Drive. Great For Investors Or First Time Home Buyers. Open House June 1 & 2, 2-4pm



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Active
R2881201
Board: V
Apartment/Condo

702 71 JAMIESON COURT
New Westminster
Fraserview NW
V3L 5R3

Residential Attached
\$769,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$769,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,922.18
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 017-653-509	Tax Inc. Utilities?:
View: Yes : River & Mountains		Tour: Virtual Tour URL
Complex / Subdiv: PALACE QUAY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

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

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: **walking** Dist. to School Bus: **walking**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 147 PENITENTIARY RESERVE AND DISTRICT LOT 115 GROUP 1 STRATA PLAN LMS35 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, Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): 1,411	Units in Development: 220	Tot Units in Strata: 220	Locker: Yes
Finished Floor (Above): 0	Exposure: Southeast	Storeys in Building: 18	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-684-6294	
Finished Floor (Below): 0	Maint Fee: \$653.20	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Gas, Hot Water, Management, RV Parking, Snow removal		
Finished Floor (Total): 1,411 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,411 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10' x 5'			x	1	Main	3	No
Main	Living Room	18'2 x 14'11			x	2	Main	4	Yes
Main	Kitchen	13'5 x 11'10			x	3			No
Main	Dining Room	13'8 x 11'9			x	4			No
Main	Primary Bedroom	21'4 x 14'2			x	5			No
Main	Bedroom	12' x 10'10			x	6			No
Main	Den	12'7 x 10'10			x	7			No
					x	8			No

Listing Broker(s): **Royal LePage Brent Roberts Realty**

PALACE QUAY! Built by BOSA. This unit offers a rarely available 1 owner home with extra large rooms including 2 bedrooms, den and 2 full bathrooms. Easy conversion to make a 3rd bedroom. Enjoy unobstructed views from 2 large patios. 1 Facing South East where you can enjoy watching the boat traffic on the Fraser River. The other patio faces North East where you can see the sunsets and snow covered mountains. Primary bedroom includes large Jacuzzi tub & the kitchen boasts newer appliances. Building is very well run, newer roof, newer plumbing, new elevators and renovated hallways. EV Charging is available. GAS & Hot water included in strata fee. BNUS amazing resort style amenities areas with indr pool, Jacuzzi and gym. Pet friendly. Priced below assessed value, don't miss out!



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Active
R2860827
Board: V
Apartment/Condo

309 262 SALTER STREET
New Westminster
Queensborough
V3M 0J6

Residential Attached
\$779,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$779,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 2	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: R
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,860.01
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 029-568-820	Tax Inc. Utilities?:
View: Yes : RIVER, COURTYARD, MOUNTAIN		Tour:
Complex / Subdiv: PORTAGE BY ARAGON		
First Nation:		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Bachelor/Studio**
Construction: **Brick, Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter FIBRE CEMENT BOARD**
Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Legal: **STRATA LOT 40, PLAN EPS2586, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PT OF THE FORESHORE & BED OF ANNACIS CHANNEL OF FRASER RIVER & DYKE RESERVE; 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, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 969	Units in Development: 111	Tot Units in Strata: 63	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TRIBE	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$480.87	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 969 sq. ft.			
Unfinished Floor: 0			
Grand Total: 969 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'7 x 16'8			x	1	Main	4	Yes
Main	Kitchen	8'1 x 12'9			x	2	Main	3	Yes
Main	Primary Bedroom	10'7 x 16'8			x	3			
Main	Bedroom	10'1 x 10'5			x	4			
Main	Patio	10'1 x 9'4			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Welcome to Portage! Spacious 2 bd, 2 ba unit is sure to impress. Large sunny Living/Kitchen area features reclaimed brick wall and 10" high ceilings creating an inviting space. A modern Yaletown kitchen boasts high-end SS appliances, including a gas range and built-in Bosch espresso coffee maker. Enjoy your morning coffee on the patio with mountain, river and garden views. The building offers a fully equipped gym, guest parking, EV chargers, and beautiful landscaping. Located in the family-friendly community of Queensbough this unit is perfect for families and pet owners with playgrounds and waterfront trails nearby. Features include hardwood flooring, electric fireplace, laundry, one parking space, and a large storage locker. OPEN Sat May 25th 2:00-4:00



Presented by: **Oleg Galyuk**

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Active
R2856051

Board: V
Townhouse

11 1201 PEMBERTON AVENUE

Squamish
Downtown SQ
V8B 0J7

Residential Attached

\$795,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$810,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet): 0.00	Bathrooms: 2	Age: 27
Frontage(metres): 0.00	Full Baths: 1	Zoning: CD-2
Depth / Size (ft.): 0.0	Half Baths: 1	Gross Taxes: \$2,544.30
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 023-796-201	Tax Inc. Utilities?: No
View: Yes : MOUNTAIN		Tour: Virtual Tour URL
Complex / Subdiv: EAGLE GROVE		
First Nation:		
Services Connctd: Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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: **Carport; Single**
Dist. to Public Transit: **1 block** Dist. to School Bus: **Less than 1k**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **STRATA LOT 11, PLAN LMS2844, DISTRICT LOT 4261, 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: **Club House, Garden, In Suite Laundry, Independent living, Wheelchair Access**

Site Influences: **Adult Oriented, Cul-de-Sac, Marina Nearby, Recreation Nearby, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Smoke Alarm, Storage Shed**

Finished Floor (Main):	1,178
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,178 sq. ft.
Unfinished Floor:	0
Grand Total:	1,178 sq. ft.

Units in Development: 0	Tot Units in Strata: 0	Locker: No
Exposure: Southwest	Storeys in Building:	
Mgmt. Co's Name: Dynamic Property Management	Mgmt. Co's #: 604-815-4654	
Maint Fee: \$507.52	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
# or % of Rentals Allowed:		
Short Term (<1yr)Rnt/Lse Alwd?: No		
Short Term Lse-Details:		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'11 x 12'1			x	1	Main	3	Yes
Main	Foyer	8'7 x 5'2			x	2	Main	2	No
Main	Dining Room	13'11 x 9'11			x	3			
Main	Kitchen	13'6 x 15'7			x	4			
Main	Bedroom	13'5 x 10'4			x	5			
Main	Primary Bedroom	11'5 x 13'9			x	6			
Main	Laundry	7'5 x 5'11			x	7			
					x	8			

Listing Broker(s): **One Percent Realty Ltd.**

Unique "rancher style" 55+ Seniors Living conveniently located steps from downtown Squamish! Located in the Eagle Grove community complex - the perfect setting for seniors and retirees - is a well-maintained, 2 bed, 2 bath property, centrally located home. Steps away from shopping, recreation, and the best of downtown Squamish amenities. This freshly painted, open-concept home is, well kept, clean, & quiet, offering a great floorplan, large living and dining rooms, spacious bedrooms, a gas fireplace, a separate laundry room, a large outdoor patio area, and mountain views! Includes a large detached storage shed (w/electricity), 1 undercover parking carport. Amenities include community gardens, clubhouse, visitors' suite & plenty of visitor parking.



Presented by:
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Active
R2879858
Board: V
Apartment/Condo

302 1737 DUCHESS AVENUE
West Vancouver
Ambleside
V7V 1P8

Residential Attached
\$795,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$795,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1980
Frontage(feet):	Bathrooms: 1	Age: 44
Frontage(metres):	Full Baths: 1	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,604.05
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 004-751-655	Tax Inc. Utilities?: No
View: Yes : Winter corridor water view		Tour: Virtual Tour URL
Complex / Subdiv: The Bristol		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2003**
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1.5BLKS** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 7 DISTRICT LOT 775 STRATA PLAN VR 866 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM1**

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

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

Finished Floor (Main): 753	Units in Development: 30	Tot Units in Strata: 30	Locker: Yes
Finished Floor (Above): 0	Exposure: Southeast	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Stratawest Management	Mgmt. Co's #: 604-904-9595	
Finished Floor (Below): 0	Maint Fee: \$747.78	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Water		
Finished Floor (Total): 753 sq. ft.			
Unfinished Floor: 0			
Grand Total: 753 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: No Short Term Rentals		

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

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

Home Suite Home!! This 2-bedroom, 1-bath, 1-car parking condo is all about quiet comfort and simplicity. In this private southeast corner suite, you'll enjoy cool tree views in Spring and Summer, and corridor water views in Fall and Winter. Relax on your private covered deck off the living and dining areas. The efficient layout, in-suite laundry, and prime local provide easy living. Located in a quiet cul-de-sac just two blocks from shops, transportation, essential amenities, the beach, and the seawall, you'll have effortless, walkable convenience. Located in one of West Vancouver's premier locations, this home is special.



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Active
R2873670
Board: V
Apartment/Condo

1905 1189 MELVILLE STREET
Vancouver West
Coal Harbour
V6E 4T8

Residential Attached
\$798,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$798,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,193.98
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: Yes	P.I.D.: 027-054-306	Tax Inc. Utilities?:
View: Yes :CITY VIEW		Tour: Virtual Tour URL
Complex / Subdiv: THE MELVILLE		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
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: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **Yes: DINING ROOM CHANDELIER**
Fixtures Rmvd: **Yes: DINING ROOM CHANDELIER**
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 103, PLAN BCS2321, DISTRICT LOT 185, 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: **Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **668**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **668 sq. ft.**
Unfinished Floor: **0**
Grand Total: **668 sq. ft.**

Units in Development:
Exposure: **South**
Mgmt. Co's Name: **TRIBE MANAGEMENT**
Maint Fee: **\$516.28**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Recreation Facility**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-343-2601**
Council/Park Apprv?: **No**

Locker: **Yes**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

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	10'5 x 8'0			x	1	Main	4	No
Main	Dining Room	8'11 x 8'5			x	2			
Main	Kitchen	8'4 x 8'3			x	3			
Main	Bedroom	10'5 x 10'0			x	4			
Main	Solarium	7'0 x 7'8			x	5			
Main	Den	7'4 x 6'11			x	6			
Main	Foyer	14'8 x 3'10			x	7			
					x	8			

Listing Broker(s): **Heller Murch Realty**

"THE MELVILLE" This large 1 bedroom + Solarium/Flex + Den/Storage + Patio corner unit offers an open kitchen with granite counter, S/S appliances and a gas stove. Cozy Living room with an electric fireplace, brand new laminated flooring throughout and In suite laundry. This complex has amazing amenities with Breath taking views from the "ROOF TOP DECK" Outdoor Pool, Hot Tub, Sauna, Gym and a communal BBQ picnic area. 3rd Floor also has a Lounge (Party room) with fully equipped kitchen, meeting room, Cycling room and Kids play area. 24 hour concierge 1 Parking & 1 Locker. Central location with nearby Restaurants, shopping, Stanley Park seawall, and Robson Street. **SHOWROOM QUALITY!!! DEFINITELY A MUST SEE!!!**



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Active **305 1600 HOWE STREET** Residential Attached
R2855173 Vancouver West **\$798,000 (LP)**
 Board: V Yaletown V6Z 2L9 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$849,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1986**
 Frontage(feet): Bathrooms: **1** Age: **38**
 Frontage(metres): Full Baths: **1** Zoning: **RES**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,794.61**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **004-662-598** Tax Inc. Utilities?: **No**
 View: **Yes :False Creek water views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **The Admiralty**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Concrete, Glass, Stone** Dist. to Public Transit: **1 block** Dist. to School Bus: **near**
 Foundation: **Concrete Perimeter** Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No**
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**
 Fireplace Fuel: Metered Water: Floor Finish: **Mixed**
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal**

Legal: **STRATA LOT 9, PLAN VAS1688, DISTRICT LOT FC, 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: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage, Concierge**

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

Finished Floor (Main): 903	Units in Development: 44	Tot Units in Strata: 44	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self-Managed: Bill Littlewood	Mgmt. Co's #: 604-669-1754	
Finished Floor (Below): 0	Maint Fee: \$706.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility		
Finished Floor (Total): 903 sq. ft.			
Unfinished Floor: 0			
Grand Total: 903 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: minimum 6 months		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	10'6 x 11'6			x	1	Main	4	Yes
Main	Kitchen	6'8 x 12'0			x	2			
Main	Living Room	16'1 x 17'1			x	3			
Main	Primary Bedroom	11'1 x 14'3			x	4			
Main	Laundry	5'6 x 4'9			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Welcome to The Admiralty, in the Beach district neighborhood! This boutique concrete building is perched on the seawall with extraordinary views overlooking the water, marina, & Granville Island. This spacious 1 bd/1 bath home, in original condition, is ready & waiting for your renovating ideas to come to life! With a large covered deck off the living area you can bring the outside inside all year. Every convenience at your fingertips: Fresh Street Market, coffee shops, cafes, London Drugs, Aquatic Centre, world class restaurants, shopping, & more. On the seawall & steps to English Bay, DT, Stanley Park, Olympic Village, or ferry to Granville Island. 1 parking & 1 locker included. Rentals allowed. Sorry no pets! OPEN HOUSE SATURDAY 12-2PM.



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Active
R2887124
Board: V
Apartment/Condo

1602 867 HAMILTON STREET

Vancouver West
Downtown VW
V6B 6B7

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$799,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1994
Frontage(feet): 0.00	Bathrooms: 1	Age: 30
Frontage(metres): 0.00	Full Baths: 1	Zoning: DD
Depth / Size (ft.): 0.0	Half Baths: 0	Gross Taxes: \$1,846.38
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 019-081-316	Tax Inc. Utilities?:
View: Yes :City & Stadium		Tour:
Complex / Subdiv: Jardine's Lookout		
First Nation:		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Brick, Concrete, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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: **Near** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile**

Legal: **STRATA LOT 60, PLAN LMS1716, DISTRICT LOT 541, 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, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 781	Units in Development: 124	Tot Units in Strata: 0	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho Management	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Water		
Finished Floor (Total): 781 sq. ft.			
Unfinished Floor: 0			
Grand Total: 781 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

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

charming and large one-bedroom and den suite in Jardin's Lookout building, Built by Bosa. This suite boasts an excellent floor plan , meticulously designed and renovated by an architect. The renovation includes many custom built features, and exceptional architectural details throughout. East facing. Beautiful city views overlooking BC Place. Central location steps to upscale Yaletown restaurants, Downtown core, Marina, and library. Well-managed building. A pleasure to show.



Presented by:
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Active
R2876255
Board: V
Townhouse

7278 GWILLIM CRESCENT
Vancouver East
Champlain Heights
V5S 4A2

Residential Attached
\$799,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$799,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1980
Frontage(feet):	Bathrooms: 1	Age: 44
Frontage(metres):	Full Baths: 1	Zoning: /
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,098.04
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: Exempt	P.I.D.: 005-648-114	Tax Inc. Utilities?: No
View: No :		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access:
Parking: **Open, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **STRATA LOT 36, PLAN VAS707, DISTRICT LOT 335, NEW WESTMINSTER LAND DISTRICT, HISTORIC MEVA - NO #, 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: **In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,135
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,135 sq. ft.
Unfinished Floor:	0
Grand Total:	1,135 sq. ft.

Units in Development: **40**
Exposure: **West**
Mgmt. Co's Name: **Associa**
Maint Fee: **\$498.41**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **40** Locker: **No**
Storeys in Building: **1**
Mgmt. Co's #: **604-714-1544**
Council/Park Apprv?: **No**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
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	12'10 x 16'3			x	1	Main	4	No
Main	Dining Room	9'1 x 8'5			x	2			
Main	Kitchen	8'9 x 7'10			x	3			
Main	Den	11'3 x 8'1			x	4			
Main	Primary Bedroom	14'5 x 9'9			x	5			
Main	Bedroom	9'0 x 8'7			x	6			
Main	Laundry	11'1 x 7'9			x	7			
Main	Foyer	5'4 x 5'9			x	8			

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

RE/MAX Heights Realty

MEADOWS townhome offers a tranquil retreat in this desirable and rarely available complex. Seniors and young couples alike, one-level, nestled in a quiet location, with large garden patio. This beautiful home boasts an open concept floor plan designed for seamless living. Step inside to find a bright and open living area, complete with vaulted ceilings, skylights & patio doors to your large private patio/yard space. The updated kitchen features newer cabinets/counters and a dining area, perfect for hosting gatherings and entertaining on your patio. Very spacious, ample storage, and a separate laundry room. Plus, enjoy peace of mind knowing that the complex has rain screening, with new windows and Hardie Board Siding. Discover ease, comfort of style and convenience in Champlain Heights!



Presented by:
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Active **117 8520 GENERAL CURRIE ROAD** Residential Attached
R2880813 Richmond **\$799,900 (LP)**
Board: V Brighthouse South (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$799,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1990**
Frontage(feet): **0.00** Bathrooms: **2** Age: **34**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RAM1**
Depth / Size (ft.): **0** Half Baths: **0** Gross Taxes: **\$1,816.12**
Sq. Footage: **0.00** P.I.D.: **015-263-398** For Tax Year: **2023**
Flood Plain: **Exempt** View: **Yes :East sky off balcony** Tax Inc. Utilities?: **No**
Complex / Subdiv: **Queens Gate** Tour:
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** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage Underbuilding**
Exterior: **Stone, Stucco** Dist. to Public Transit:
Foundation: **Concrete Slab** Title to Land: **Freehold Strata** Property Disc.: **Yes** Dist. to School Bus:
Renovations: Reno. Year: Fixtures Leased: **No**
of Fireplaces: **1** R.I. Fireplaces: **0** Rain Screen: Fixtures Rmvd: **No**
Fireplace Fuel: **Gas - Natural** Metered Water: Floor Finish: **Laminate, Mixed**
Fuel/Heating: **Electric, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

Legal: **STRATA LOT 11, BLOCK 4N, PLAN NWS3119, SECTION 16, 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 1**

Amenities: **Exercise Centre, Guest Suite, Pool; Indoor, Recreation Center, Storage, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Private Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): 1,122	Units in Development: 222	Tot Units in Strata: 222	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$552.13	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Water		
Finished Floor (Total): 1,122 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Age Restrictions	# of Pets: 1	Cats: Yes Dogs: Yes
Grand Total: 1,122 sq. ft.	Restricted Age: 55+		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 8		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'10 x 4'2			x	1	Main	3	No
Main	Dining Room	12'8 x 10'9			x	2	Main	5	Yes
Main	Living Room	14'6 x 12'0			x	3			No
Main	Kitchen	12'9 x 7'10			x	4			No
Main	Eating Area	7'10 x 6'1			x	5			No
Main	Bedroom	10'10 x 8'3			x	6			No
Main	Primary Bedroom	18'6 x 10'6			x	7			No
Main	Walk-In Closet	7'1 x 5'0			x	8			No

Listing Broker(s): **Homelife Advantage Realty (Central Valley)**

This bright and spacious apartment is a perfect 10 in the highly desirable gated community of Queen's Gate! Beautifully updated kitchen boasts granite counters, superb cabinetry with the bonus of a drawer fridge in addition to lovely stainless steel appliances. South facing kitchen with a lovely covered outdoor seating area leading to 1,000 square foot sun drenched patio for easy outdoor entertaining. Centrally located development, gated community with superb amenities including indoor pool, exercise room, common room with library, workshop, guest suites & English pub. In the heart of Richmond with transit, YVR, shopping, services all a stone's throw away. Call today for your private showing!! Live the good life in this 55+ development.



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Active **R2882635** **806 7500 GRANVILLE AVENUE** Residential Attached
Board: V Richmond **\$799,990 (LP)**
Apartment/Condo Brighthouse South V6Y 3Y6 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$799,990**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1992**
Frontage(feet): Bathrooms: **2** Age: **32**
Frontage(metres): Full Baths: **2** Zoning: **RCL1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,209.03**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **018-012-809** Tax Inc. Utilities?: **No**
View: **Yes : Moutain** Tour:
Complex / Subdiv: **Imperial Grand**
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, Corner Unit**
Construction: **Concrete**
Exterior: **Glass, Stucco**
Foundation: **Concrete Slab**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Gas - Natural** Metered Water:
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal, Tar & Gravel**
Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Side**
Parking: **Add. Parking Avail., Visitor Parking**
Dist. to Public Transit: **1 Minute** Dist. to School Bus: **1 Minute**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Other, Tile**

Legal: **STRATA LOT 46, BLOCK 4N, PLAN LMS656, SECTION 17, 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 1**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Sauna/Steam Room, Storage**
Site Influences: **Adult Oriented, Central Location, Lane Access, Recreation Nearby, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm**

Finished Floor (Main): 1,404	Units in Development:	Tot Units in Strata: 108	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 17	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 855-683-8900	
Finished Floor (Below): 0	Maint Fee: \$766.36	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management		
Finished Floor (Total): 1,404 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,404 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **9**
Restricted Age: # of Pets:
or % of Rentals Allowed: **100%** Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'1 x 5'8	Main	Walk-In Closet	5'7 x 5'0	1	Main	5	Yes
Main	Laundry	5'1 x 8'8			x	2	Main	3	No
Main	Primary Bedroom	13'1 x 16'3			x	3			
Main	Bedroom	11'3 x 11'9			x	4			
Main	Eating Area	9'9 x 5'9			x	5			
Main	Kitchen	7'8 x 14'6			x	6			
Main	Dining Room	9'1 x 10'11			x	7			
Main	Living Room	17'11 x 14'0			x	8			

Listing Broker(s): **FaithWilson Christies International Real**

Discover unmatched luxury in this stunning North East corner unit at the Imperial Grand. Enjoy deluxe living with a lavish 5-piece ensuite featuring dual sinks and a separate shower and tub. Each bedroom boasts its own balcony, offering stunning mountain views. The spacious layout, with sleek engineered hardwood floors, exudes quality and style. Bathed in natural light, this home provides a peaceful escape from the daily hustle and bustle. Conveniently located near the Canada Line station and Richmond Centre, this urban retreat offers both luxury and convenience. The close proximity to Minoru Park and the new Aquatic Centre offers all the creature comforts you could possibly need. Welcome home to your new home sweet home. *Bonus* NEW ROOF (2024)



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Active
R2887162

Board: V
Townhouse

22 12120 189A STREET

Pitt Meadows
Central Meadows
V3Y 1V5

Residential Attached

\$809,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$809,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1983
Frontage(feet): 0.00	Bathrooms: 3	Age: 41
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,568.70
Sq. Footage: 0.00	P.I.D.: 001-947-796	For Tax Year: 2021
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	View: No	Tour:
First Nation:	Complex / Subdiv:	
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Complex / Subdiv:	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 22, BLOCK 6, PLAN NWS1779, SECTION 36, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITHAN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 ORV, AS APPROPRIATE**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	669
Finished Floor (Above):	484
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	404
Finished Floor (Total):	1,557 sq. ft.
Unfinished Floor:	0
Grand Total:	1,557 sq. ft.

Units in Development: **55**
Exposure:
Mgmt. Co's Name: **Profile Properties**
Maint Fee: **\$450.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **55** Locker:
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals 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?
Below	Foyer	10'1 x 10'5			x	1	Below	2	No
Below	Recreation Room	17'3 x 14'8			x	2	Above	2	No
Main	Family Room	10'1 x 14'8			x	3	Above	4	No
Main	Kitchen	10' x 10'3			x	4			
Main	Eating Area	7'1 x 9'9			x	5			
Above	Primary Bedroom	11'6 x 11'10			x	6			
Above	Bedroom	8'6 x 10'7			x	7			
Above	Bedroom	10' x 8'8			x	8			

Listing Broker(s): **Royal LePage Elite West**

Royal LePage Elite West

Charming 3-bedroom, 3-bathroom townhouse in a prime location! This home boasts a new building envelope, a large fenced backyard, and two spacious decks perfect for outdoor living. Enjoy the convenience of walking distance to schools, transit, and shopping. Ideal for families and commuters alike. Don't miss out on this fantastic opportunity!



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Active
R2863255
Board: V
Apartment/Condo

716 10780 NO. 5 ROAD

Richmond
Ironwood
V6W 0B8

Residential Attached

\$838,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$888,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: ZMU18
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,363.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 030-611-644	Tax Inc. Utilities?: No
View: Yes :Park, Garden, Mountain		Tour:
Complex / Subdiv: Dahlia at the Gardens		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete, Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., Garage; Underground, Visitor Parking**
Dist. to Public Transit: **5 min walk** Dist. to School Bus: **3 min drive**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 101, BLOCK 4N, PLAN EPS5401, SECTION 31, RANGE 5W, 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, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Other - See Remarks, Range Top, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): **925**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **925 sq. ft.**
Unfinished Floor: **0**
Grand Total: **925 sq. ft.**

Units in Development: **1** Tot Units in Strata: **128** Locker: **Yes**
Exposure: **East** Storeys in Building: **9**
Mgmt. Co's Name: **Associa Community Management** Mgmt. Co's #: **604-257-0325**
Maint Fee: **\$627.00** Council/Park Apprv?: **No**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

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

Bylaws Restrictions: **Pets Allowed, Rentals Allowed, Smoking Restrictions**
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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 8'6			x	1	Main	5	Yes
Main	Kitchen	9' x 8'6			x	2	Main	3	No
Main	Dining Room	12' x 8'6			x	3			
Main	Primary Bedroom	9' x 8'6			x	4			
Main	Bedroom	9'6 x 11'			x	5			
Main	Den	9' x 7'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Easy List Realty**

For more information, click the Brochure button below. Welcome to the Gardens, where the large balcony showcases the beautiful view of 12 acre garden, mountains and skyline! This low-rise concrete building with 2 bedrooms + den home is great home or a potential investment property. The den is a perfect space for an office or a 3rd bedroom. Features include premium stainless steel appliances, large countertop, heated master washroom & AC/ heating by strata, large bike room, 6,000 SF Clubhouse with massive indoor amenities including indoor sports area, high-end fitness center, gym and garden courtyards. Excellent location! Walking score is 71. This unit comes with 2 secured parking spaces with an extra-large storage room. Newly painted, pets and rental friendly. Ready to move in!



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Active
R2883454
Board: V
Apartment/Condo

504 1555 EASTERN AVENUE
North Vancouver
Central Lonsdale
V7L 3G2

Residential Attached
\$839,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$839,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: CD-172
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,220.84
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 017-217-130	Tax Inc. Utilities?:
View: Yes : city, mtn, sunsets		Tour: Virtual Tour URL
Complex / Subdiv: The Sovereign		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(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 NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 15, PLAN VAS2884, DISTRICT LOT 549, 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: **Elevator, In Suite Laundry**

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

Finished Floor (Main):	961
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	961 sq. ft.
Unfinished Floor:	0
Grand Total:	961 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Stratawest Management Ltd.**
Maint Fee: **\$562.46**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Water**

Tot Units in Strata: **53** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-904-9595**
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Not Allowed, Smoking Restrictions**
Restricted Age: # of Pets: Cats: Dogs:
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	18'3 x 12'5			x	1	Main	4	No
Main	Dining Room	12'6 x 11'3			x	2	Main	3	Yes
Main	Kitchen	11'8 x 8'11			x	3			
Main	Primary Bedroom	13'8 x 12'11			x	4			
Main	Bedroom	10'9 x 10'2			x	5			
Main	Foyer	6'11 x 6'6			x	6			
		x			x	7			
		x			x	8			

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

SW corner suite at 'The Sovereign' in the heart of Central Lonsdale. This well-maintained home offers 2 bdrms, 2 baths, & 961 sq/ft w/ a bright exposure & sweeping city skyline, mountain, + sunset views. Offering a practical floor plan w/ spacious rooms throughout. The open plan living/dining rm offers an abundance of windows to enjoy the outlook, & feature sliders to a west facing balcony w/ stunning views of the Lions. The kitchen is a comfortable size & includes a built-in eating table & sliders to the balcony. The primary bdrm features a large closet, ample space for wardrobes, & has a 3-pce ensuite. The second bdrm is great for family, as an office, or a guest room. Completing the home is a 4-pce bathroom & a large laundry closet. Steps to all Lonsdale amenities.



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Active
R2887060
Board: V
Apartment/Condo

503 1190 PIPELINE ROAD
Coquitlam
North Coquitlam
V3B 7T9

Residential Attached
\$839,999 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$839,999
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: RM5
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,692.56
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 018-854-311	Tax Inc. Utilities?:
View: Yes : Mountains		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Glass, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal, Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 36, PLAN LMS1480, SECTION 11, TOWNSHIP 39, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): 1,357	Units in Development: 110	Tot Units in Strata: 110	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 18	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Profile Properties	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$853.45	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,357 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,357 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'6 x 22'0			x	1	Main	5	Yes
Main	Kitchen	10'6 x 10'4			x	2	Main	3	No
Main	Dining Room	10'6 x 9'1			x	3			
Main	Foyer	5'10 x 7'0			x	4			
Main	Laundry	7'11 x 5'2			x	5			
Main	Bedroom	12'8 x 14'7			x	6			
Main	Primary Bedroom	20'11 x 14'1			x	7			
Main	Walk-In Closet	5'1 x 8'2			x	8			

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

WELCOME TO THE MACKENZIE BY BOSAI! This HUGE 1,357 sq. ft. CORNER unit features a MASSIVE 1,150 sqft PATIO. The living room boasts a gas fireplace, floor-to-ceiling windows, and sliding doors leading to the balcony with MOUNTAIN VIEWS. The bright kitchen includes a window for natural light. The PRIMARY BEDROOM is impressive with 2nd Fireplace, bay windows, a walk-through closet, and an ensuite with a soaker tub. Enjoy the convenience of in-suite laundry with shelving and ample space for drying racks or a deep freeze. The unit includes 2 parking stalls and a large storage locker. Amenities feature an indoor swimming pool, fitness area, beautiful outdoor gardens, and an on-site property manager. Conveniently located near GLEN ELEM. (French imm.), PINE TREE SEC. OPEN HOUSE CANCELLED



Presented by:
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Active
R2862189
Board: V
Apartment/Condo

210 1300 HUNTER ROAD

Tsawwassen
Beach Grove
V4L 1Y8

Residential Attached

\$848,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price:
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1996
Frontage(feet):	Bathrooms: 2	Age: 28
Frontage(metres):	Full Baths: 2	Zoning: CD221
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,908.60
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 019-099-924	Tax Inc. Utilities?: No
View: Yes : Beach Grove Golf Course		Tour: Virtual Tour URL
Complex / Subdiv: Hunter Green		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, 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: **Lane**
Parking: **Garage Underbuilding, Garage; Underground**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Carpet**

Legal: **STRATA LOT 12, PLAN LMS1731, SECTION 11, 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 1**

Amenities: **Club House, Elevator, Storage**

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Finished Floor (Main):	1,347
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,347 sq. ft.
Unfinished Floor:	0
Grand Total:	1,347 sq. ft.

Units in Development:
Exposure: **East**
Mgmt. Co's Name:
Maint Fee: **\$555.68**
Maint Fee Includes: **Gardening, Gas, Heat, Hot Water, Management**

Tot Units in Strata: **38** Locker:
Storeys in Building: **4**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

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:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'3 x 13'8			x	1	Main	4	No
Main	Kitchen	13'5 x 8'5			x	2	Main	5	Yes
Main	Eating Area	8'5 x 12'10			x	3			
Main	Dining Room	11'8 x 18'0			x	4			
Main	Primary Bedroom	13'3 x 12'11			x	5			
Main	Bedroom	13'0 x 9'3			x	6			
Main	Laundry	8'2 x 6'9			x	7			
Main	Foyer	9'0 x 7'7			x	8			

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

Hunter Green! Spacious and bright 1347 sq. ft. corner suite with a 180 panoramic view overlooking the 17th fairway of Beach Grove Golf Course and Mount Baker! This 2 bed/2 bath immaculately kept unit has an updated kitchen, new interior paint, large primary bedroom, in-suite storage and shows beautifully! Over 200 sq. ft of wraparound deck with covered area to entertain friends or family or just relax and take in the views. Steps to shopping, transit, recreation and all amenities. Perfect home for downsizers who want to enjoy golf course and mountain views within walking distance to town center amenities; look no further, this is for you. New Roof coming this Spring/Summer. Quick possession available.



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Active
R2883526
Board: V
Apartment/Condo

602 7080 ST. ALBANS ROAD
Richmond
Brighthouse South
V6Y 4E6

Residential Attached
\$849,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$849,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 2	Age: 24
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,479.72
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 024-679-089	Tax Inc. Utilities?:
View: Yes :CITY		Tour: Virtual Tour URL
Complex / Subdiv: THE MONACO		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage; Single		
Exterior: Concrete	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Electric	Floor Finish:		
Outdoor Area: Patio(s)			
Type of Roof: Metal, Torch-On			

Legal: **STRATA LOT 46, BLOCK 4N, PLAN LMS4084, SECTION 16, 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 1**

Amenities: **None**

Site Influences: **Central Location, Private Yard**

Features:

Finished Floor (Main): 1,225	Units in Development:	Tot Units in Strata: 116	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 19	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DWELL PROPERTY MANAGEMENT	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$696.37	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management, Snow removal, Water		
Finished Floor (Total): 1,225 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest.		
Grand Total: 1,225 sq. ft.	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 7		

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

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

One of the most spacious plans in the building! This 3-bed, 2-bath NW corner unit at 602-7080 St Albans Road, Richmond, boasts an open floor plan and jaw-dropping North Shore views. With 1,225 sqft of living space and nearly 800 sqft of balcony, it's an entertainer's dream come true! Perfectly located for your convenience - walk to shopping centres, Brighthouse Skytrain, schools, and supermarkets. Easy to show, hard to resist?? Contact Robert Almeida at 604-862-8000 or visit HomesForBC.ca for details and to schedule a viewing today! Come see why this place is the real deal!



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Active
R2888368
Board: V
Apartment/Condo

123 7437 MOFFATT ROAD

Richmond
Brighthouse South
V6Y 3V9

Residential Attached

\$869,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$869,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 34
Frontage(metres):	Full Baths: 2	Zoning: RAM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,955.81
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 016-042-972	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Colony Bay North		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 14, BLOCK 4N, PLAN NWS3249, SECTION 17, 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 1**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

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

Finished Floor (Main): 1,239	Units in Development: 120	Tot Units in Strata: 120	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$519.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,239 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,239 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: Cats: Dogs:
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	20' x 11'			x	1	Main	4	Yes
Main	Kitchen	11' x 9'4			x	2	Main	4	No
Main	Dining Room	12'5 x 9'			x	3			No
Main	Primary Bedroom	14' x 11'			x	4			No
Main	Bedroom	12' x 9'			x	5			No
Main	Bedroom	14' x 9'			x	6			No
Main	Laundry	8' x 5'			x	7			No
					x	8			No

Listing Broker(s): **Royal LePage Fairstone Realty.**

Welcome to Colony Bay North! Explore this spacious 3 bedroom corner unit with not one, but three beautiful balconies to enjoy. The third bedroom does not have a closet. Located in the heart of Richmond, this property is your gateway to convenience. With shopping Centers, restaurants, hotels and the Olympic pool nearby, you'll have everything at your fingertips. This unit has been fully renovated and boasts brand new appliances, making it move-in ready. It's now ready for a new owner to call it home. Building rain screen completed in 2022. Complex well maintained & well managed. Don't miss out – call today to schedule your private showing and experience the comfort and charm of Colony Bay living.



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Active
R2815261
Board: V
Apartment/Condo

3502 1009 EXPO BOULEVARD
Vancouver West
Yaletown
V6Z 2V9

Residential Attached
\$875,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$875,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 1	Age: 27
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,135.58
Sq. Footage: 0.00	P.I.D.: 023-938-838	For Tax Year: 2023
Flood Plain:	View: Yes :CITY	Tax Inc. Utilities?: No
Complex / Subdiv: LANDMARK 33	Services Connctd: Electricity, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 1 Storey, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage; Underground, Visitor Parking	Dist. to Public Transit:	Dist. to School Bus:
Exterior: Concrete, Mixed	Title to Land: Freehold Strata	Property Disc.: No	
Foundation: Concrete Perimeter	Fixtures Leased: :		
Renovations: Partly	Fixtures Rmvd: :		
# of Fireplaces: 0	R.I. Fireplaces: 0		
Fireplace Fuel:	Reno. Year:		
Fuel/Heating: Baseboard, Hot Water	Rain Screen:		
Outdoor Area: None	Metered Water:		
Type of Roof: Other	R.I. Plumbing:		
	Floor Finish: Hardwood, Tile		

Legal: **STRATA LOT 509, PLAN LMS2995, DISTRICT LOT FC, 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, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

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

Finished Floor (Main): 752	Units in Development: 244	Tot Units in Strata: 535	Locker: No
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building: 39	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$518.31	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 752 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Grand Total: 752 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 1			
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'8 x 3'8			x	1	Main	4	No
Main	Living Room	16'2 x 9'10			x	2			
Main	Dining Room	12'1 x 10'0			x	3			
Main	Kitchen	8'9 x 8'1			x	4			
Main	Bedroom	12'0 x 9'0			x	5			
Main	Flex Room	6'3 x 3'4			x	6			
					x	7			
					x	8			

Listing Broker(s): **RE/MAX Westcoast**

This amazing condo has a beautiful mountain view right from your living room window. At night, another spectacular captivating, view awaits you, as thousands of gorgeous lights glisten and shine like diamonds lighting up the entire mountain side of Grouse Mountain. Breathtaking, mesmeric PANORAMIC VIEWS of the city lights spanning for miles. Fabulous open floor plan with hardwood floors through out, kitchen with S/S appliances, granite counter tops, custom light fixtures. Enjoy the terrific amenities of Club H2O with indoor pool, sauna/steam room, exercise room, clubhouse for entertaining & more! Prime location with short walk to seawall, David Lam Park, boutique shops, best restaurants & everything Yaletown lifestyle offers!



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Active
R2864559
Board: V
Townhouse

18 19051 119 AVENUE
Pitt Meadows
Central Meadows
V3Y 2M8

Residential Attached
\$875,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$875,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 3	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,024.86
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 017-770-360	Tax Inc. Utilities?: No
View: No :		Tour: Virtual Tour URL
Complex / Subdiv: Park Meadows Estates		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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: **Forced Air, Hot Water, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Fibreglass**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 18, BLOCK 5, PLAN LMS350, SECTION 1, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITHAN 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, Playground**

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

Features:

Finished Floor (Main): **727**
Finished Floor (Above): **857**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,584 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,584 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Profile Properties**
Maint Fee: **\$350.13**
Maint Fee Includes: **Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **No**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'9 x 8'8	Above	Bedroom	12'7 x 10'6	1	Main	2	No
Main	Living Room	13'1 x 12'6	Above	Bedroom	10'7 x 9'6	2	Above	4	Yes
Main	Kitchen	8'5 x 8'2	Above	Laundry	5'3 x 4'11	3	Above	4	No
Main	Eating Area	8'5 x 6'10				4			No
Main	Dining Room	11'10 x 8'2				5			No
Main	Family Room	10'11 x 10'1				6			No
Above	Primary Bedroom	20'3 x 11'11				7			No
Above	Walk-In Closet	6' x 4'11				8			No

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

Homelife Benchmark Realty Corp.

LOCATION LOCATION!! Deluxe Townhome at Park Meadows Estates. Classy & Elegant 3 Bedroom & 3 bathroom townhome close to 1,600 square feet. Traditional layout with open kitchen, separate family & living room, good sized dining, nice private & relaxing west facing backyard. Upstairs features 3 good sized bedrooms & 2 full bathrooms. Double car garage & ample visitor parking. Pet friendly complex, minutes to K-12 schools, recreation center, restaurants & shopping and public transit.



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Active
R2855404
Board: V
Apartment/Condo

704 5629 BIRNEY AVENUE
Vancouver West
University VW
V6S 0L5

Residential Attached
\$895,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$895,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 1	Age: 3
Frontage(metres):	Full Baths: 1	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,403.72
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 031-268-668	Tax Inc. Utilities?: No
View: Yes : Courtyard & Forest		Tour: Virtual Tour URL
Complex / Subdiv: Ivy On The Park		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 102, PLAN EPS6944, DISTRICT LOT 6494, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **607**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **607 sq. ft.**
Unfinished Floor: **0**
Grand Total: **607 sq. ft.**

Units in Development:
Exposure: **Northwest**
Mgmt. Co's Name: **Rancho Property Management**
Maint Fee: **\$360.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **226** Locker: **Yes**
Storeys in Building: **22**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?: **Yes**

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

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **Min 30 days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'2 x 8'4			x	1	Main	4	No
Main	Living Room	15'5 x 6'5			x	2			
Main	Dining Room	12'4 x 6'1			x	3			
Main	Bedroom	9'8 x 9'3			x	4			
Main	Other	15'0 x 6'11			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Welcome to Ivy on the Park! This is a spacious one bedroom and one bath condo that offers top of the line finishes throughout including stone countertops, high-end appliances and hardwood flooring. Enjoy a functional layout and fully covered patio from the comforts of a modern and well-appointed building. This incredible building features first-class amenities such as a quiet study room, meeting room, piano lounge, private music room, fitness room, yoga studio, and community patio! Walking distance to Pacific Spirit Park, grocery stores, banks, restaurants, coffee shops, transit and all facilities at UBC. Call today for your private viewing! Suite is tenanted, 24 notice required please.



Presented by:
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Active
R2879988
Board: V
Apartment/Condo

130 12875 RAILWAY AVENUE
Richmond
Steveston South
V7E 6K3

Residential Attached
\$899,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: **No** Original Price: **\$899,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1990**
Frontage(feet): **0.00** Bathrooms: **2** Age: **34**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RES**
Depth / Size (ft.): **0.0** Half Baths: **0** Gross Taxes: **\$2,340.01**
Sq. Footage: **0.00** P.I.D.: **015-090-248** For Tax Year: **2023**
Flood Plain: _____ View: **No** Tour: **Virtual Tour URL**
Complex / Subdiv: **West Water Views**
First Nation _____
Services Connctd: **Community, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt, Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **STRATA LOT 32, BLOCK 3N, PLAN NWS3101, SECTION 11,12, RANGE 7W, 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: **Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Finished Floor (Main): 1,543	Units in Development: 78	Tot Units in Strata: 78	Locker: No
Finished Floor (Above): 0	Exposure: _____	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: C 21 Prudential	Mgmt. Co's #: 604-273-1745	
Finished Floor (Below): 0	Maint Fee: \$741.30	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Water		
Finished Floor (Total): 1,543 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,543 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		

Suite: **None** Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Basement: **None** # or % of Rentals Allowed: _____
Crawl/Bsmt. Ht: _____ # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **11** Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	15'2 x 13'5	Main	Eating Area	9'7 x 6'3	1	Main	4	Yes
Main	Living Room	19'3 x 13'3	Main	Patio	11'7 x 10'0	2	Main	4	No
Main	Kitchen	9'5 x 9'5	Main	Patio	23'5 x 12'5	3			
Main	Den	11'2 x 10'0			x	4			
Main	Bedroom	13'9 x 10'0			x	5			
Main	Primary Bedroom	15'0 x 13'0			x	6			
Main	Laundry	11'0 x 6'0			x	7			
Main	Foyer	8'5 x 5'5			x	8			

Listing Broker(s): **Dorset Realty Group** **Dorset Realty Group**

Exceptional ground floor condo with a unique layout! Private entrance from courtyard. Spacious south-facing patio, partially covered for all-season enjoyment. Bright corner unit with windows all around. Kitchen features hardwood floors, newer cupboards, granite countertops. Doors from kitchen/living room lead straight to the patio, perfect for BBQs. Cozy up with newer gas fireplace. Rare find, 1543 Sqft. Steps from Steveston Village boardwalk, restaurants, library, shops, and pubs. Open house: June 2nd (2-4pm).



Presented by:
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Active **203 5470 INLET AVENUE** Residential Attached
R2876610 Sunshine Coast **\$919,000 (LP)**
 Board: V Sechelt District (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$919,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1997**
 Frontage(feet): Bathrooms: **2** Age: **27**
 Frontage(metres): Full Baths: **2** Zoning: **C4**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$5,373.22**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: **No** P.I.D.: **023-661-577** Tax Inc. Utilities?: **No**
 View: **Yes :OCEAN** Tour:
 Complex / Subdiv: **BEACH HOUSE**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding**
 Exterior: **Fibre Cement Board** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Renovations: Property Disc.: **No**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No**
 Fireplace Fuel: **Gas - Natural** Rain Screen: Fixtures Rmvd: **No**
 Fuel/Heating: **Baseboard, Electric, Natural Gas** Metered Water: Floor Finish: **Wall/Wall/Mixed**
 Outdoor Area: **Balcony(s)** R.I. Plumbing:
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 11 DISTRICT LOTS 303 & 304 GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN LMS2666, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Storage**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,295	Units in Development: 25	Tot Units in Strata: 25	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Holywell	Mgmt. Co's #: 604-885-3460	
Finished Floor (Below): 0	Maint Fee: \$481.17	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 1,295 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Smoking Restrictions		
Grand Total: 1,295 sq. ft.	Restricted Age: 55+	# of Pets:	Cats: Dogs:
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	22' x 14'			x	1	Main	4	Yes
Main	Dining Room	12' x 11'			x	2	Main	3	No
Main	Kitchen	10' x 9'			x	3			
Main	Primary Bedroom	16' x 12'			x	4			
Main	Bedroom	13'6 x 10'			x	5			
					x	6			
					x	7			
					x	8			

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

Discover waterfront tranquility in downtown Sechelt! This 2-bed, 2-bath condo offers storage, underground parking, and pet-friendly policies. Enjoy an open concept with balconies off both bedrooms, a spacious primary ensuite, and the opportunity to renovate to your taste. Close to amenities, with wildlife and a pebbly beach at your doorstep, the south exposure ensures you'll bask in sunlight while listening to the soothing waves. Create your coastal haven today!



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Active
R2883167
Board: V
Apartment/Condo

17 2130 MARINE DRIVE
West Vancouver
Dundarave
V7V 1K3

Residential Attached
\$919,000 (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.: **011-569-735**
View: **Yes :Treed outlook**
Complex / Subdiv:**Lincoln Gardens**
First Nation
Services Connctd: **Community, Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$919,000**
Approx. Year Built: **1988**
Age: **36**
Zoning: **RM-3**
Gross Taxes: **\$2,090.88**
For Tax Year: **2022**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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: **1** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **STRATA LOT 34, PLAN VAS2185, DISTRICT LOT 775, 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: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 958	Units in Development: 56	Tot Units in Strata: 56	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa Management	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$536.95	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 958 sq. ft.			
Unfinished Floor: 0			
Grand Total: 958 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest.		
Suite:	Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

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

A rarely available unit at Lincoln Gardens. This well-laid out corner unit (with nobody above you) is quiet, bright and airy. 2 bedrooms & 2 bathrooms, with a vaulted ceiling in the primary bedroom. Tastefully updated throughout including crown mouldings, wood blinds, built-in wall units and new in-suite laundry. Plenty of storage including a private, secure locker room. One full-size underground parking. The communal, garden-level lounge with a full kitchen can be reserved for private gatherings. Beautifully landscaped and ideally located within walking distance to neighbourhood amenities including: West Vancouver Recreation Centre, Seniors Centre, library, shops, cafes, the sea wall & much more. Age restricted (at least 1 person living in the suite must be 55+). Pet friendly too!



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Active
R2877905
Board: V
Apartment/Condo

201 5470 INLET AVENUE
Sunshine Coast
Sechelt District
V7Z 0H4

Residential Attached
\$949,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$949,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: C-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$5,249.67
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 023-661-551	Tax Inc. Utilities?:
View: Yes :OCEAN		Tour:
Complex / Subdiv: Beach House		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 9, PLAN LMS2666, DISTRICT LOT 303, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 304, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

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

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,249
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,249 sq. ft.
Unfinished Floor:	0
Grand Total:	1,249 sq. ft.

Units in Development: **25**
Exposure:
Mgmt. Co's Name: **Holywell**
Maint Fee: **\$461.69**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **3**
Mgmt. Co's #: **604-885-3460**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **55+** # of Pets: Cats: Dogs:
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' x 14'6			x	1	Main	3	No
Main	Dining Room	9'6 x 7'6			x	2	Main	4	Yes
Main	Kitchen	11' x 10'6			x	3			
Main	Primary Bedroom	15'6 x 11'6			x	4			
Main	Walk-In Closet	8'4 x 6'10			x	5			
Main	Bedroom	13' x 11'			x	6			
Main	Laundry	6' x 6'5			x	7			
					x	8			

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

A rare opportunity to purchase a corner unit waterfront condo at the Beach House. Enjoy spectacular ocean views, the sounds of the waves and care free living from this 2 bed, 2 bath, 1,249 sq ft condo. Features include an open concept, a gas fireplace, in-suite laundry, master bedroom with ocean view and ensuite. Sit on your sundeck and watch the action: boats, barges, whales, seals and more! Wake up to sunrises over Davis Bay and relax into the evenings with beautiful sunsets over the Trail Islands. The Beach House is a 55+ building which offers secure underground parking, a storage locker, an elevator as well as gas and hot water are included in the strata fees. Waterfront living at it's best and within easy walking distance to all the amenities in downtown Sechelt.



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Active
R2879246
Board: V
Apartment/Condo

302 6251 RIVER ROAD

Ladner
East Delta
V4K 5G5

Residential Attached

\$950,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 2	Age: 10
Frontage(metres):	Full Baths: 2	Zoning: CD-267
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,715.35
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 029-279-585	Tax Inc. Utilities?:
View: Yes : River and Deas Park		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation		
Services Connctd: Community		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2017**
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 NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 8, PLAN EPS1365, DISTRICT LOT 143, GROUP 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 V**

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

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,044
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,044 sq. ft.
Unfinished Floor:	0
Grand Total:	1,044 sq. ft.

Units in Development: 13	Tot Units in Strata: 13	Locker: Yes
Exposure:	Storeys in Building: 4	
Mgmt. Co's Name:	Mgmt. Co's #:	
Maint Fee: \$608.57	Council/Park Apprv?:	
Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management		

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

Bylaws Restrictions:
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	Kitchen	11'6 x 9'3			x	1	Main	4	Yes
Main	Living Room	10'1 x 17'4			x	2	Main	4	No
Main	Dining Room	9'4 x 8'7			x	3			
Main	Primary Bedroom	10'0 x 14'9			x	4			
Main	Bedroom	10'0 x 10'6			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Kingston Realty Group**

Discover this exceptional home featuring 1,044 square feet of living space offering breathtaking views of the river and Deas Park from every main room! Delight in the open-plan design, complete with a custom white kitchen and built-in cabinetry. Step out onto the 350 square foot expansive, heated, covered deck for year-round enjoyment. Unwind in the spacious master suite with ensuite. Positioned on the Millennium Trail, this condominium provides convenient access to Deas Park for lovely nature walks and paddling! Don't miss out come view this lovely home. Open House Sunday, June 2 1:00-3:00



Presented by:
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Active
R2878424
Board: V
Apartment/Condo

406 295 GUILDFORD WAY
Port Moody
North Shore Pt Moody
V3H 5N3

Residential Attached
\$959,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$959,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,969.16
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 026-940-884	Tax Inc. Utilities?: No
View: Yes : Gardens		Tour:
Complex / Subdiv: The Bentley		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
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: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 22, PLAN BCS2176, DISTRICT LOT 470, 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: **Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Marina Nearby, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,262
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,262 sq. ft.
Unfinished Floor:	0
Grand Total:	1,262 sq. ft.

Units in Development: **137** Tot Units in Strata: **137** Locker: **Yes**
Exposure: **Northeast** Storeys in Building: **22**
Mgmt. Co's Name: **Crossroads** Mgmt. Co's #: **778-578-4445**
Maint Fee: **\$476.43** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

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	Kitchen	8'7 x 10'11			x	1	Main	4	Yes
Main	Living Room	12'8 x 14'7			x	2	Main	3	No
Main	Dining Room	12'9 x 10'7			x	3			
Main	Primary Bedroom	13'6 x 11'			x	4			
Main	Bedroom	9'5 x 11'			x	5			
Main	Den	11'3 x 10'6			x	6			
Main	Foyer	5'5 x 7'7			x	7			
					x	8			

Listing Broker(s): **Royal LePage Elite West**

Upsize 2 bedroom plus huge den (easy 3rd bedroom) in The Bentley! Situated in Newport Village and just steps from shopping, coffee shops, restaurants, recreation and Inlet Skytrain Station, this 1262 sqft corner suite offers ample space, tons of windows, plus peaceful views overlooking the manicured gardens. Live the Port Moody lifestyle: Suter Brook, Rocky Point, Port Moody Rec Centre and Brewery Row, all within a few minutes walk! 2 Parking and storage locker! Updated Gym and EV Ready! Contact your Realtor for further details.



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Active
R2888621
Board: V
Apartment/Condo

2504 1288 W GEORGIA STREET
Vancouver West
West End VW
V6E 4R3

Residential Attached
\$988,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$988,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 2	Age: 26
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,652.78
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 024-031-453	Tax Inc. Utilities?: No
View: Yes :city and water mountain		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete, Concrete Frame**
Exterior: **Brick, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

Reno. Year: **2021**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 193, PLAN LMS3094, DISTRICT LOT 185, 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**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **823**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **823 sq. ft.**
Unfinished Floor: **0**
Grand Total: **823 sq. ft.**

Units in Development: **493** Tot Units in Strata: **493** Locker: **Yes**
Exposure: **Northeast** Storeys in Building:
Mgmt. Co's Name: **AWM Alliance** Mgmt. Co's #:
Maint Fee: **\$598.00** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
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	18'0 x 9'4			x	1	Main	4	Yes
Main	Kitchen	9'4 x 8'0			x	2	Main	4	No
Main	Solarium	7'0 x 5'0			x	3			
Main	Primary Bedroom	10'0 x 10'0			x	4			
Main	Bedroom	9'6 x 8'6			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Royal Pacific Lions Gate Realty Ltd.

Welcome to your new home in the vibrant heart of Vancouver, at West Georgia Residence! This charming 2-bedroom unit presents views of the city, water, and mountains, all from its centrally located position. Take advantage of the fantastic amenities provided by the building, including a 24-hour concierge service, fitness center, meeting room, and bike storage. Conveniently situated just steps away from Robson and Alberni streets, renowned for their top-notch shopping and dining options, as well as Stanley Park and the scenic seawall. The unit comes with one parking spot and one storage space for your convenience. This home is currently enrolled in the Vancouver Extended Stay Rental Pool, a service that provides hotel-style rentals within the building. Great Investment opportunity!!



Presented by:
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Active
R2879958
Board: V
Apartment/Condo

301 1280 55 STREET

Tsawwassen
Cliff Drive
V4M 3K3

Residential Attached

\$989,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$989,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 2	Age: 26
Frontage(metres):	Full Baths: 2	Zoning: CD 251
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,235.62
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 023-899-476	Tax Inc. Utilities?: No
View: Yes : WATER AND MOUNTAINS		Tour: Virtual Tour URL
Complex / Subdiv: THE SANDPIPPER		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Penthouse**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **3 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 11, PLAN LMS2959, SECTION 10, 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 1**

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

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

Finished Floor (Main): **1,928**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,928 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,928 sq. ft.**

Units in Development: **13** Tot Units in Strata: **13** Locker:
Exposure: **West** Storeys in Building: **3**
Mgmt. Co's Name: **SELF MANAGED** Mgmt. Co's #:
Maint Fee: **\$914.91** Council/Park Apprv?: **No**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Snow removal**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest.**
Restricted Age: **55+** # of Pets: Cats: Dogs:
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	Kitchen	10'10 x 13'7	Main	Den	11'9 x 9'7	1	Main	3	No
Main	Eating Area	9' x 10'	Main	Laundry	5'2 x 5'5	2	Main	5	Yes
Main	Living Room	19'4 x 13'5			x	3			
Main	Dining Room	12'5 x 12'3			x	4			
Main	Foyer	13'6 x 5'10			x	5			
Main	Primary Bedroom	15'2 x 15'			x	6			
Main	Walk-In Closet	8' x 11'10			x	7			
Main	Bedroom	11'9 x 11'10			x	8			

Listing Broker(s): **Royal LePage Regency Realty**

Royal LePage Regency Realty

Penthouse, corner unit in Tsawwassen's beloved "SANDPIPER"! A boutique style 55+ condo complex constructed by renowned builder, Carl Jensen w/views of Boundary Bay & the Mountains. One of a kind, expansive 2 Bed + Den, 2 Bath floor plan, this suite incl's 1928 sq ft of thoughtfully designed living space highlighted by quality finishings, vaulted ceilings & skylights throughout. This home also ftr's updated s/s appliances, crown moulding & a gas fireplace in the living room. Massive primary Bedroom w/ an impressive walk-in closet & 5 piece ensuite. Great sized second Bedroom + additional 3 piece main bath. Enormous S/E facing covered deck w/ skylights for year-round enjoyment that incl's a gas hook up for your BBQ and is located within steps to everything in Tsawwassen's Town Center.



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Active
R2876081
Board: V
Apartment/Condo

206 3389 CAPILANO CRESCENT

North Vancouver
Capilano NV
V7R 4W7

Residential Attached

\$998,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$998,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,149.79
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 015-408-612	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Capilano Estates		
First Nation		
Services Connctd: Community		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 36, PLAN VAS2488, DISTRICT LOT 601, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 607; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,129
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,129 sq. ft.
Unfinished Floor:	0
Grand Total:	1,129 sq. ft.

Units in Development: **82** Tot Units in Strata: Locker: **Yes**
Exposure: Storeys in Building: **3**
Mgmt. Co's Name: **Blueprint** Mgmt. Co's #: **604-200-1030**
Maint Fee: **\$705.00** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: Dogs:
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	Foyer	6'3 x 7'4			x	1	Main	3	No
Main	Dining Room	12'10 x 10'1			x	2	Main	4	Yes
Main	Living Room	12'9 x 14'4			x	3			
Main	Kitchen	10'4 x 9'7			x	4			
Main	Nook	10'4 x 7'3			x	5			
Main	Primary Bedroom	13' x 15'7			x	6			
Main	Bedroom	10'8 x 9'			x	7			
					x	8			

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

Oakwyn Realty Ltd.

Welcome to Capilano Estates and this amazing two-bedroom, two-bathroom condo offering 1,129 Sq Ft of living space a stone's throw from Edgemont Village! This well-maintained unit has a great layout featuring a large living and dining room, a bright kitchen that leads onto your 170 Sq Ft west facing patio, a large primary suite, and two renovated bathrooms. It also comes with two parking stalls and a big secure storage locker. The strata have meticulously maintained the complex with recent upgrades, including new paint, resurfacing balconies, and caring for the beautiful gardens throughout the entire complex. This is a unit you won't want to miss!



Presented by:
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ogalyuk@gmail.com



Active
R2865821
Board: V
Apartment/Condo

2101 4380 HALIFAX STREET

Burnaby North
Brentwood Park
V5C 6R3

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



Sold Date:	If new,GST/HST inc?:	Original Price: \$999,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 2	Age: 20
Frontage(metres):	Full Baths: 2	Zoning: RM5
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,610.97
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 025-858-823	Tax Inc. Utilities?: No
View: Yes : PANORAMIC CITY VIEW		Tour: Virtual Tour URL
Complex / Subdiv: BUCHANAN NORTH		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Other**

Legal: **STRATA LOT 121, PLAN BCS690, DISTRICT LOT 119, 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, Elevator, Garden, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

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

Finished Floor (Main): 1,354	Units in Development: 139	Tot Units in Strata: 139	Locker: Yes
Finished Floor (Above): 0	Exposure: Southeast	Storeys in Building: 25	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$630.08	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,354 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,354 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details: One year lease required.		
# of Kitchens: 1	# of Rooms: 8		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'7 x 14'11			x	1	Main	4	Yes
Main	Dining Room	10'2 x 16'9			x	2	Main	3	No
Main	Kitchen	10'3 x 11'3			x	3			
Main	Family Room	9'10 x 18'2			x	4			
Main	Primary Bedroom	11'8 x 14'5			x	5			
Main	Bedroom	11'5 x 13'2			x	6			
Main	Foyer	4'6 x 6'4			x	7			
Main	Patio	10' x 10'			x	8			

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

IMMACULATE! This well maintained home is rarely available. Great location, view, space, huge balcony, two parking stalls & storage locker. "Buchanan North" built by BOSA is in the heart of Burnaby. Steps to Skytrain, restaurants and recreation. Enjoy this spacious unit with amazing views, engineered flooring throughout, two bedroom, 2 bathroom, open concept, gourmet kitchen with a balcony perfect for entertaining. Building offers great amenities. Don't miss this one!!! Very easy for showing! Open house Saturday and Sunday June 1 and 2, 2:00 to 4:00 pm.



Presented by:
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Active
R2887061
Board: V
Apartment/Condo

203 1355 HARWOOD STREET

Vancouver West
West End VW
V6E 3W3

Residential Attached

\$999,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 2	Age: 49
Frontage(metres):	Full Baths: 2	Zoning: RM-5A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,360.83
Sq. Footage: 0.00	P.I.D.: 003-769-933	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Vanier Court	First Nation	Tour:
Services Connctd: Community, Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2014**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 13, PLAN VAS255, DISTRICT LOT 185, 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: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access, Workshop Attached**

Site Influences: **Central Location, Marina Nearby, Private Setting, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm**

Finished Floor (Main): 1,063	Units in Development: 52	Tot Units in Strata: Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 5
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060
Finished Floor (Below): 0	Maint Fee: \$833.86	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot Water, Management, Water	
Finished Floor (Total): 1,063 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,063 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 7**

Restricted Age: **# of Pets:** **Cats:Yes Dogs: Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **No Short Term Rentals. 6 months min.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'6 x 5'10			x	1	Main	4	Yes
Main	Kitchen	8' x 8'			x	2	Main	4	No
Main	Living Room	15'2 x 15'5			x	3			
Main	Dining Room	8'4 x 8'2			x	4			
Main	Primary Bedroom	16'3 x 13'			x	5			
Main	Bedroom	12'5 x 10'7			x	6			
Main	Patio	20'1 x 4'1			x	7			
					x	8			

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

Welcome to the Vanier Court where a large two bedroom, two bath home that's bursting with potential is waiting for you! With two parking spots & a secure storage locker, this is a unique opportunity to benefit from all the amenities Downtown Vancouver offers, while being tucked away on a quiet, charming street that's frequented by local traffic only. Just steps away from the beach, this special neighborhood is filled with classic Vancouver architecture and charm that is becoming increasingly hard to find. It's a quick jaunt to Davie Street so groceries, restaurants, and cafes are within arms reach. This pet friendly building is also an incredible rental option as well. Open 2-4pm June 1st & 2nd



Presented by:
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Active
R2857384
Board: V
Apartment/Condo

604 5665 TEREDO STREET

Sunshine Coast
Sechelt District
V7Z 0J2

Residential Attached

\$1,080,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,080,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 2	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: CD30
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$5,641.79
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 029-134-226	Tax Inc. Utilities?:
View: Yes :Ocean, town and mountain views	Tour:	
Complex / Subdiv: THE WATERMARK		
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, Penthouse**
Construction: **Concrete**
Exterior: **Concrete, Other**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **Front of Bldg** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 47, PLAN EPS1505, DISTRICT LOT 303, 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: **Bike Room, Elevator, Storage, Workshop Attached**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,540	Units in Development: 107	Tot Units in Strata: 107	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Holywell Property Management	Mgmt. Co's #: 604-885-3460	
Finished Floor (Below): 0	Maint Fee: \$895.79	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management		
Finished Floor (Total): 1,540 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,540 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'7 x 17'11	Main	Laundry	3'3 x 5'6	1	Main	5	Yes
Main	Kitchen	17'1 x 9'1	Main	Utility	2' x 5'	2	Main	4	No
Main	Dining Room	11'9 x 9'9				3			
Main	Primary Bedroom	18'1 x 10'5				4			
Main	Bedroom	10'4 x 10'2				5			
Main	Flex Room	16'1 x 10'11				6			
Main	Foyer	5'5 x 8'6				7			
Main	Walk-In Closet	5'1 x 8'6				8			

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

Penthouse living at The Watermark. Fabulous ocean & mountain views from this 2 bedroom, 2 bath residence. The unique open floor plan blends the living, kitchen & dining area perfectly. Flex space off living room is suited for additional entertainment use. Enjoy multiple views from the spacious sundeck. Gourmet kitchen with lots of counter space & sit-up bar for six! Natural gas fireplace. Sun tubes in each bathroom. Primary bedroom has a walk-in closet & 5 piece spa like en-suite including walk-in shower. Concrete building with secure underground parking, amenity room, storage locker, woodwork shop, bike/scooter/kayak storage & EV charge stations. Perfect down-sizer or vacation home. 10/10 on walk-ability to shopping, gym, restaurants, library, sea walk, park and more! 35 mins. to ferry.



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Active
R2887072
Board: V
Apartment/Condo

1902 200 NEWPORT DRIVE

Port Moody
North Shore Pt Moody
V3H 5B7

Residential Attached

\$1,098,800 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,098,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1996
Frontage(feet):	Bathrooms: 2	Age: 28
Frontage(metres):	Full Baths: 2	Zoning: TS-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,796.91
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 023-507-616	Tax Inc. Utilities?: No
View: Yes : Inlet, Mountains & City		Tour: Virtual Tour URL
Complex / Subdiv: THE ELGIN		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1/2 Block** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 179, PLAN LMS2505, DISTRICT LOT 191, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 470, 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, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main):	1,265
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,265 sq. ft.
Unfinished Floor:	0
Grand Total:	1,265 sq. ft.

Units in Development: **183** Tot Units in Strata: **183** Locker: **Yes**
Exposure: **Southwest** Storeys in Building:
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$721.01** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10' x 6'11			x	1	Main	4	Yes
Main	Living Room	14'3 x 12'9			x	2	Main	3	No
Main	Dining Room	11'1 x 11'7			x	3			
Main	Kitchen	10'3 x 9'2			x	4			
Main	Storage	6'3 x 3'8			x	5			
Main	Primary Bedroom	12'7 x 13'1			x	6			
Main	Bedroom	11'8 x 8'11			x	7			
Main	Walk-In Closet	4'6 x 9'1			x	8			

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

Large SUB-PENTHOUSE at the "ELGIN", a Solid Concrete BOSA Masterpiece in the heart of Newport Village. This Extensively Renovated 2 Bedroom 2 Bath + Den (3rd Bedroom) with Outstanding Southwest Views of the Inlet/Mountains/City will impress the most discerning of buyers! Featuring custom cabinetry/extra thick Granite counter-tops and backsplash in the kitchen, Spacious Living/Dining room with Gas Fireplace, New Flooring, Huge 120sq ft covered Balcony, 2 New Spa inspired Bathrooms. Too much to list! Extremely proactive building will give the sense of security for many years to come with amenities of a Gym/Hot Tub and party room. TWO parking stalls and 1 storage locker. Steps to Shopping/Restaurants/Skytrain/Transit/Hospital/Breweries & much more nearby! Open House June 1st 2-4pm.



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Active
R2887884
Board: V
Apartment/Condo

800 ROCHE POINT DRIVE
North Vancouver
Roche Point
V7H 2T8

Residential Attached
\$1,099,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1986
Frontage(feet):	Bathrooms: 2	Age: 38
Frontage(metres):	Full Baths: 2	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,018.73
Sq. Footage: 0.00	P.I.D.: 007-550-766	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: The Fairways	First Nation	Tour:
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **End Unit, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, Visitor Parking**
Dist. to Public Transit: **5 minute walk** Dist. to School Bus: **5 minute walk**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Vinyl/Linoleum**

Legal: **STRATA LOT 35 DISTRICT LOT 622 STRATA PLAN VR. 1792 TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,381
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,381 sq. ft.
Unfinished Floor:	0
Grand Total:	1,381 sq. ft.

Units in Development: **41** Tot Units in Strata: **52** Locker:
Exposure: Storeys in Building: **1**
Mgmt. Co's Name: **Dwell Property Management** Mgmt. Co's #:
Maint Fee: **\$542.28** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Suite:
Basement: **Crawl**
Crawl/Bsmt. Ht: **3'** # of Levels: **1**
of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest.** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
Restricted Age:
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 15'	Main	Patio	8'2' x 5'6'	1	Main	4	Yes
Main	Dining Room	11'1' x 15'	Main	Patio	10'11' x 10'10'	2	Main	3	No
Main	Kitchen	15'8' x 10'9'			x	3			
Main	Primary Bedroom	14'3' x 11'2'			x	4			
Main	Bedroom	14'2' x 10'1'			x	5			
Main	Bedroom	12'11' x 10'5'			x	6			
Main	Foyer	12' x 6'6'			x	7			
Main	Laundry	8'3' x 7'4'			x	8			

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

This elegant, ground floor, single-level townhouse in the sought after 'The Fairways' complex offers a generous 1381sq floorplan with 3 bedrooms, 2 bathrooms and a large eat-in kitchen. No need to downsize your furniture. The second bathroom has a wheel-in shower. Bright, natural light floods the home from windows on 3 sides and a cozy wood-burning fireplace can be converted to gas. Garden to your hearts content in the large hedged-in back yard and front garden, not to mention the fenced, private primary bedroom patio. Two parking spots are tandem. There's additional storage in the carport w/elec, PLUS a crawl space the full size of the unit. Walking distance to transit, shopping and community centres, restaurants, med/ pet services, library. Open House Sunday June 2, 2-4pm.



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Active
R2887545
Board: V
Townhouse

106 1465 PARKWAY BOULEVARD

Coquitlam
Westwood Plateau
V3E 3E6

Residential Attached
\$1,150,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,150,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 3	Age: 29
Frontage(metres):	Full Baths: 2	Zoning: RT-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,475.83
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 023-145-005	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: SILVER OAK		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 14, PLAN LMS2058, SECTION 15, TOWNSHIP 39, 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: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub, Wheelchair Access**

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

Finished Floor (Main):	1,242
Finished Floor (Above):	1,230
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	2,472 sq. ft.
Unfinished Floor:	0
Grand Total:	2,472 sq. ft.

Units in Development: **148** Tot Units in Strata: **148** Locker: **No**
Exposure:
Mgmt. Co's Name: **RANCHO MANAGEMENT** Storeys in Building: **3**
Maint Fee: **\$508.50** Mgmt. Co's #: **604-684-4508**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Council/Park Apprv?:

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **13**

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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'3 x 7'3	Below	Recreation Room	15'0 x 29'3	1	Main	2	No
Main	Living Room	14'10 x 15'0	Below	Bedroom	9'1 x 13'11	2	Main	5	Yes
Main	Dining Room	14'10 x 7'11	Below	Bedroom	10'4 x 16'9	3	Below	4	No
Main	Kitchen	8'10 x 9'8	Below	Walk-In Closet	4'11 x 4'11	4			
Main	Eating Area	19'3 x 9'0	Main	Laundry	12'4 x 7'3	5			
Main	Primary Bedroom	11'6 x 15'11			x	6			
Main	Walk-In Closet	7'0 x 5'5			x	7			
Below	Storage	18'4 x 9'0			x	8			

Listing Broker(s): **Axford Real Estate**

This 3 bedroom, 2.5 bathroom, 2470 sqft, rancher-with-basement townhouse in Silver Oaks feels like a house! Main floor features: primary bedroom on main floor and spacious kitchen/family room PLUS a formal living and dining area. Downstairs offers 2 additional bedrooms, rec room, spacious laundry room and a HUGE storage area. Some of the features of this home include 2 gas fireplaces, in floor radiant hot water heating, double side by side garage, southern exposure and fenced yard, gated secure community and more! Fantastic complex with wood shake roof in 2013, exterior paint 2019, and an awesome amenities clubhouse with outdoor pool/hot tub and gym. Steps to IGA, Starbucks, restaurants, and more. Open House June 1st and 2nd from 1-3 pm both days.



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Active
R2884846
Board: V
Apartment/Condo

606 1575 W 10TH AVENUE
Vancouver West
Fairview VW
V6J 5L1

Residential Attached
\$1,199,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 2	Age: 26
Frontage(metres):	Full Baths: 2	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,950.33
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 024-229-814	Tax Inc. Utilities?: No
View: Yes :PARTIAL MOUNTAIN & CITY VIEW	Tour: Virtual Tour URL	
Complex / Subdiv: THE TRITON		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Brick, Metal**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 37, PLAN LMS3443, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

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

Finished Floor (Main): 1,238	Units in Development: 85	Tot Units in Strata: 85	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$616.29	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Gas, Hot Water, Management, Recreation Facility, Water		
Finished Floor (Total): 1,238 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,238 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'5" x 12'10"	Main	Bedroom	10'4" x 9'4"	1	Main	4	No
Main	Dining Room	11'11" x 10'4"			x	2	Main	4	Yes
Main	Foyer	5'8" x 3'5"			x	3			
Main	Kitchen	11'7" x 9'3"			x	4			
Main	Eating Area	9'6" x 8'8"			x	5			
Main	Solarium	8'4" x 8'2"			x	6			
Main	Primary Bedroom	13'3" x 11'4"			x	7			
Main	Walk-In Closet	7'11" x 5'4"			x	8			

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

Welcome to the sought-after Triton is located in the heart of South Granville. This well-maintained concrete building offers a wonderful community to call home but close to so much when you venture out of the building. Inside is 1,238 sqft that includes a large living room, dining room, kitchen with eating area & solarium for those that work from home. Two bedrooms, primary with a good size walk-in-closet & big enough to fit a king bed, & two full bathrooms, ensuite with soaker tub and separate shower round out the space. With 2 parking stalls, storage locker & pet friendly (1 dog or 2 cats), this is great those downsizing. Steps to the new rapid transit station, future grocery store & so many shops & restaurants or stroll down to Granville Island.



Presented by:
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Active
R2863394
Board: V
Apartment/Condo

34 2216 FOLKESTONE WAY
West Vancouver
Panorama Village
V7S 2X7

Residential Attached
\$1,199,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 2	Age: 49
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,851.91
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 003-756-017	Tax Inc. Utilities?:
View: Yes :OCEAN VIEWS - LIONS GATE - UBC	Tour: Virtual Tour URL	
Complex / Subdiv: Panarama Village		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel**

Legal: **PL VAS 243 LT 36 DL 783**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Carport & Garage**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Wall/Wall/Mixed**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Microwave**

Finished Floor (Main):	1,373
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,373 sq. ft.
Unfinished Floor:	0
Grand Total:	1,373 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Ascent Property Management**
Maint Fee: **\$683.04**
Maint Fee Includes: **Garbage Pickup, Gardening**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-431-1800**
Locker: **Yes**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets 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	Foyer	5'10 x 9'11			x	1	Main	4	Yes
Main	Kitchen	9'1 x 12'5			x	2	Main	3	No
Main	Dining Room	9'5 x 16'8			x	3			
Main	Living Room	14'3 x 18'1			x	4			
Main	Primary Bedroom	13'11 x 12'5			x	5			
Main	Walk-In Closet	5'8 x 8'5			x	6			
Main	Bedroom	15'4 x 11'0			x	7			
					x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

Townhome style with private entrance. This corner unit boosts panoramic views from Lion's Gate to UBC. Elegant two bedroom home on ONE level with generous sized bedrooms featuring stunning views especially from your primary bedroom. Sunny and bright this southwest facing home provides a brilliant patio for enjoying the view and breathtaking sunsets. Your kitchen has heated floors, a window over the sink, newer counter tops and cabinets. Separate dining room open to the view and sunken living rooms with an electric fireplace makes this home cozy and warm. This home is lovingly maintained and a pleasure to show. Two parking and one HUGE storage locker. New roof on it's way! Easy to show by appointment.



Presented by:
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Active
R2870572
Board: V
Apartment/Condo

201 3399 CAPILANO CRESCENT
North Vancouver
Edgemont
V7R 4W7

Residential Attached
\$1,225,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____
Meas. Type: **Feet** Bedrooms: **2** Original Price: **\$1,225,000**
Frontage(feet): _____ Bathrooms: **2** Approx. Year Built: **1991**
Frontage(metres): _____ Full Baths: **2** Age: **33**
Depth / Size (ft.): _____ Half Baths: **0** Zoning: **RM-3**
Sq. Footage: **0.00** P.I.D.: **015-824-357** Gross Taxes: **\$4,717.71**
Flood Plain: _____ View: _____ For Tax Year: **2023**
Complex / Subdiv: **Capilano Estate** Tax Inc. Utilities?: _____
First Nation _____ Tour: _____
Services Connctd: **Community, Electricity, Natural Gas, 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: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: _____
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Mixed, Tile, Carpet**

Legal: **STRATA LOT 76, PLAN VAS2488, DISTRICT LOT 601, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 607; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby, Ski Hill Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,447	Units in Development: 82	Tot Units in Strata: 82	Locker: Yes
Finished Floor (Above): 0	Exposure: _____	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Blueprint	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$904.67	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Sewer, Snow removal, Water		
Finished Floor (Total): 1,447 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,447 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: _____	Restricted Age: _____	# of Pets: _____	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: _____	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: _____		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'8 x 15'1	Main	Patio	20'2 x 8'3	1	Main	5	Yes
Main	Dining Room	12'1 x 9'7	Main	Patio	8'2 x 8'2	2	Main	4	No
Main	Kitchen	10'7 x 10'7			x	3			
Main	Eating Area	9'1 x 9'0			x	4			
Main	Primary Bedroom	18'7 x 11'11			x	5			
Main	Flex Room	10'2 x 5'0			x	6			
Main	Bedroom	16'4 x 10'8			x	7			
Main	Foyer	9'1 x 4'11			x	8			

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

Proudly presenting this rarely available 2 bed / 2 bath home at the sought after Capilano Estate. Quiet, bright, spacious, & private - this corner unit feels like a detached rancher. Situated on the quiet side of the building the thoughtful floorplan is highlighted by the stunning living area w/ floor to ceiling windows, gas fireplace w/ charming mantle, & soaring 15' vaulted ceilings. 2 massive bedrooms incl. a true primary suite offering bonus flex space, his/her closets, & 5 piece double vanity ensuite. Large kitchen offers ample storage, eating area, & French Door access to one of two generous terraces perfect for relaxing or entertaining. 2 secure parking & storage room. Conveniently located steps to Capilano Suspension Bridge, & the amenities of famous Edgemont Village. Welcome home!



Presented by:
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Active
R2870936
Board: V
Townhouse

107 222 W 4TH STREET
North Vancouver
Lower Lonsdale
V7M 1H7

Residential Attached
\$1,249,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,249,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 3	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,404.15
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 017-702-682	Tax Inc. Utilities?: No
View: Yes : Water Views		Tour: Virtual Tour URL
Complex / Subdiv: Vista Pointe		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Slab**

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

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 7, PLAN LMS290, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 274, 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, Storage**

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

Finished Floor (Main):	630
Finished Floor (Above):	347
Finished Floor (AbvMain2):	0
Finished Floor (Below):	470
Finished Floor (Basement):	0
Finished Floor (Total):	1,447 sq. ft.
Unfinished Floor:	0
Grand Total:	1,447 sq. ft.

Units in Development: **17** Tot Units in Strata: **17** Locker:
Exposure: **West** Storeys in Building: **3**
Mgmt. Co's Name: **Pacific Quorum Properties** Mgmt. Co's #: **604-685-3828**
Maint Fee: **\$649.95** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Management, Sewer**

Suite: **None**
Basement: **Full**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed, Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns**
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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Primary Bedroom	17'9 x 12'9			x	1	Above	4	Yes
Main	Living Room	12'7 x 15'1			x	2	Below	4	Yes
Main	Dining Room	10'7 x 11'9			x	3	Main	2	No
Main	Kitchen	12'9 x 10'3			x	4			
Above	Bedroom	14'4 x 11'3			x	5			
Below	Storage	8'9 x 5'			x	6			
Main	Foyer	6'9 x 4'9			x	7			
					x	8			

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

Upon entering this lovely home the first thing you will notice is the dramatic vaulted ceilings and the abundance of natural light from the expansive windows. Cozy window nook adds extra seating and the perfect spot for relaxing while enjoying the view. 2-1/2 baths, and LOTS of closet space and inside storage. From the huge upper level deck enjoy beautiful sunsets, views of downtown Vancouver, cruise ships and mountains. Lower level boasts a lovely private patio surrounded by greenery in the heart of Lower Lonsdale. Two full-sized parking stalls conveniently accessible right from the unit! Ideally located just a short stroll to the Shipyards, Seabus, breweries, an array of trendy shops and eateries.



Presented by:
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Active
R2873025
Board: V
Apartment/Condo

903 121 W 16TH STREET
North Vancouver
Central Lonsdale
V7M 3P4

Residential Attached
\$1,249,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$1,249,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2005**
Frontage(feet): _____ Bathrooms: **2** Age: **19**
Frontage(metres): _____ Full Baths: **2** Zoning: **MFD**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$3,050.85**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: **No** P.I.D.: **026-182-700** Tax Inc. Utilities?: **No**
View: **Yes : MOUNTAIN, WATER, LIONS GATE** Tour: **Virtual Tour URL**
Complex / Subdiv: **THE SILVA**
First Nation _____
Services Connctd: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: _____
Rain Screen: **Full**
Metered Water: **No**
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Side**
Parking: **Garage Underbuilding, Garage; Underground**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **7 BLKS**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **STRATA LOT 33, PLAN BCS1138, DISTRICT LOT 548, 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: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): 1,142	Units in Development: 71	Tot Units in Strata: 71	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building: 17	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Wynford Strata Management	Mgmt. Co's #: 604-261-0285	
Finished Floor (Below): 0	Maint Fee: \$689.14	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 1,142 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,142 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite: _____	Restricted Age: _____	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: _____	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: _____		
# of Levels: 1			
# of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'4 x 13'4	Main	Patio	7'9 x 8'9	1	Main	4	Yes
Main	Dining Room	11'1 x 7'3	Below	Storage	5'10 x 4'0	2	Main	4	No
Main	Kitchen	11'3 x 10'4			x	3			
Main	Primary Bedroom	1' x 1'			x	4			
Main	Bedroom	1' x 1'			x	5			
Main	Walk-In Closet	5'6 x 4'9			x	6			
Main	Foyer	5'3 x 7'11			x	7			
Main	Laundry	7'4 x 6'4			x	8			

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

The SILVA IS STYLISH & SOPHISTICATED. Perched on the Northwest corner this pristine 2 bed 2 bath home has it all! Staggering panorama outlook from every room with floor to ceiling windows capturing views of the mountains, water, Stanley Park, the Lions Gate Bridge and Jaw Dropping Sunsets. Open plan kitchen, dining, living area and gas fireplace. Coffee or cocktails on the balcony. Everything about this suite is generous. Welcoming spacious entry, primary bedroom with a walk-in closet and ensuite. Second bedroom and 4-piece bath. Loads of closet space & more storage in the laundry area. There's also parking and locker. In the heart of Central Lonsdale, this LEED certified building is incredibly well managed & maintained! Owners enjoy a full gym, amenity room and guest suite!



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Active
R2882761
Board: V
Townhouse

7 230 E KEITH ROAD
North Vancouver
Central Lonsdale
V7L 1V5

Residential Attached
\$1,289,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,325,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1986
Frontage(feet):	Bathrooms: 3	Age: 38
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,364.91
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 005-399-521	Tax Inc. Utilities?:
View: Yes : City, Water		Tour:
Complex / Subdiv: Keith View Mews		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1** Dist. to School Bus: **4**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 7, PLAN VAS1766, DISTRICT LOT 274, 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: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **740**
Finished Floor (Above): **705**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,445 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,445 sq. ft.**

Units in Development: **8** Tot Units in Strata: **8** Locker: **Yes**
Exposure: **South** Storeys in Building: **2**
Mgmt. Co's Name: **Self Managed** Mgmt. Co's #:
Maint Fee: **\$509.11** Council/Park Apprv?: **No**
Maint Fee Includes: **Garbage Pickup, Gardening, Sewer, Snow removal, Water**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: Cats: Dogs:
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	13'8 x 11'11			x	1	Main	2	No
Main	Dining Room	10'11 x 15'1			x	2	Above	4	No
Main	Kitchen	14'4 x 10'6			x	3	Above	4	Yes
Above	Primary Bedroom	12'9 x 18'4			x	4			
Above	Bedroom	14'8 x 9'1			x	5			
Above	Bedroom	11'4 x 9'1			x	6			
		x			x	7			
		x			x	8			

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

Looking for a great location, practical floor plan AND stunning views? Look no further - from the roof top patio of this 2 level, 3 bedroom townhome in Central Lonsdale you will have a great seat to view d/t Vancouver. The unit itself is in original condition but has had mechanical improvements such as a new h/w tank and the complex has been re-piped in 2024. All 3 bds are on the upper level and are generously sized with a full ensuite in the primary bdrm which also boast vaulted ceilings. Although there are both front and back patios, the real icing on the cake is the huge roof top patio, perfect for entertaining or "catchin' some rays". Excellent location beside the Green Necklace, shopping on both Central & LoLo and the Sea Bus. Public Open Sat/Sun May 25-26, 2-4pm.



Presented by:
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Active
R2878897
Board: V
Apartment/Condo

2208 1033 MARINASIDE CRESCENT

Vancouver West
Yaletown
V6Z 3A3

Residential Attached
\$1,398,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,398,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,837.37
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 025-203-843	Tax Inc. Utilities?: No
View: Yes :False Creek City & Mountains		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: Community	

Style of Home: **Upper Unit**
Construction: **Concrete, Frame - Metal**
Exterior: **Brick, Concrete, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
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:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Carpet**

Legal: **STRATA LOT 121, PLAN LMS4555, DISTRICT LOT FC, 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, Pool; Outdoor, Concierge**

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

Finished Floor (Main): 1,047	Units in Development: 406	Tot Units in Strata: 132	Locker: No
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 38	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-689-6952	
Finished Floor (Below): 0	Maint Fee: \$723.28	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 1,047 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,047 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

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

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

OPEN HOUSE SUNDAY JUNE 2nd 2-4 PM Great views of the Marina, City & Mountains, from False Creek to Coal Harbour; every room is an oasis and is perfect for entertaining. The primary bedroom easily houses a king bed & the large walk-in closet adds ample storage. Enjoy the amenities of Quaywest incl 24/7 concierge, boardrooms, media room, party suite, pool, hot tub and amazing gym. Steps to world class shops & restaurants and the train. Don't Wait!



Presented by:
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Active
R2845771
Board: V
Apartment/Condo

101 2246 BELLEVUE AVENUE
West Vancouver
Dundarave
V7V 1C6

Residential Attached
\$1,429,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,469,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1966
Frontage(feet):	Bathrooms: 2	Age: 58
Frontage(metres):	Full Baths: 2	Zoning: RM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,292.66
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 003-350-240	Tax Inc. Utilities?: No
View: Yes :YES amazing waterfront S/SW		Tour:
Complex / Subdiv: The Dolphin		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water, Radiant**
Outdoor Area: **None**
Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Dist. to School Bus:

Legal: **STRATA LOT 2, PLAN VAS95, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTERLAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

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

Finished Floor (Main): 1,156	Units in Development: 35	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 10	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum Properties Inc	Mgmt. Co's #: 604-685-3828	
Finished Floor (Below): 0	Maint Fee: \$710.57	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Water		
Finished Floor (Total): 1,156 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,156 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **0** # of Rooms: **6**

Restricted Age: # of Pets: Cats: Dogs:
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	Foyer	5'9 x 5'8			x	1	Main	4	Yes
Main	Living Room	18'5 x 13'8			x	2	Main	4	No
Main	Dining Room	10'5 x 9'10			x	3			
Main	Solarium	13'2 x 6'3			x	4			
Main	Primary Bedroom	10'4 x 13'9			x	5			
Main	Bedroom	9'9 x 9'11			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Sotheby's International Realty Canada**

New price. Rarely available, best value waterfront suite in West Vancouver! Enjoy the sweeping southwest ocean views in this spacious and bright 2 bedroom 2 bathroom condo with an enclosed sunroom overlooking the garden. Pristine oak floors with radiant heat in the kitchen and bathrooms. Brand-new in-suite laundry, dishwasher, induction range and freshly painted throughout. Convenient access to two parking spots, storage and the beautiful gardens which lead to direct gated access to the seawall. This spotless, move-in ready home is a short stroll to transit, the WV rec centre, the library and amenities in both Dundarave and Ambleside. Open by appointment



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Active
R2885714
Board: V
Townhouse

2122 LARCH STREET
Vancouver West
Kitsilano
V6K 4V3

Residential Attached
\$1,450,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,450,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 2	Age: 24
Frontage(metres):	Full Baths: 2	Zoning: RT-8
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,684.43
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 024-651-346	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: Parking Access: **Side**
Parking: **Open**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 1, PLAN LMS4066, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 987/4085 SHARE IN COMM 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: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Finished Floor (Main): **1,081**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,081 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,081 sq. ft.**

Units in Development: **4** Tot Units in Strata: **4** Locker: **Yes**
Exposure: **North, West** Storeys in Building: **3**
Mgmt. Co's Name: **SELF MANAGED** Mgmt. Co's #:
Maint Fee: **\$435.00** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: Dogs:
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	13'6 x 18'8			x	1	Main	4	No
Main	Dining Room	11'4 x 8'4			x	2	Main	3	Yes
Main	Patio	12'4 x 8'10			x	3			
Main	Kitchen	10'11 x 7'8			x	4			
Main	Den	11'6 x 7'1			x	5			
Main	Patio	7'1 x 8'7			x	6			
Main	Bedroom	10'5 x 8'4			x	7			
Main	Primary Bedroom	13'11 x 11'2			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Rennie & Associates Realty Ltd.

Beautiful GARDEN LEVEL Oasis. Located in the HEART of Kits at Larch & 5th. A boutique heritage conversion w/only 4 owners, offers an efficient 1081 SF floor plan with 2 BED, 2 BATHS & LARGE DEN, perfect for a home office. The SPACIOUS living room with cozy gas fireplace flows out to a PRIVATE patio retreat through French doors, making it ideal for summer night lounging. The large kitchen w/eating area has a 2ND outdoor patio, a sunny spot for an herb garden or morning coffee. Non adjacent bedrms, lots of closets PLUS dedicated parking & a storage locker. WELL MAINTAINED both in & out (incl BRAND NEW ROOF) and in a PRIME location within a quiet tree lined street. Walk to Whole Foods, Safeway, shopping/restaurants & transit on 4th.



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Active
R2887683
Board: V
Townhouse

3931 SPRINGTREE DRIVE
Vancouver West
Quilchena
V6L 3E2

Residential Attached
\$1,539,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,539,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet):	Bathrooms: 3	Age: 46
Frontage(metres):	Full Baths: 2	Zoning: CD - 1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,968.07
Sq. Footage: 0.00	P.I.D.: 005-484-553	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: ARBUTUS VILLAGE	First Nation	Tour:
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s)**
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carpport; Single**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 25, PLAN VAS563, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 1625/132325 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: **In Suite Laundry, Pool; Outdoor**

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

Finished Floor (Main):	634
Finished Floor (Above):	526
Finished Floor (AbvMain2):	0
Finished Floor (Below):	617
Finished Floor (Basement):	0
Finished Floor (Total):	1,777 sq. ft.
Unfinished Floor:	0
Grand Total:	1,777 sq. ft.

Units in Development: **78** Tot Units in Strata: **78** Locker:
Exposure: Stores in Building: **6**
Mgmt. Co's Name: **THE WYNFORD GROUP** Mgmt. Co's #: **604-261-0285**
Maint Fee: **\$495.04** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest.** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **No short term rentals**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	10'3 x 7'6	Below	Storage	13'7 x 8'2	1	Main	2	No
Main	Kitchen	11'3 x 7'2	Below	Patio	13'11 x 11'0	2	Above	4	Yes
Main	Living Room	20'3 x 13'7			x	3	Below	3	No
Main	Patio	14'0 x 6'6			x	4			
Main	Patio	15'4 x 7'2			x	5			
Main	Other	17'9 x 10'2			x	6			
Above	Primary Bedroom	19'6 x 13'7			x	7			
Below	Bedroom	19'1 x 13'7			x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

Amazing value in this expansive 3 level townhome on a treed street in Arbutus Village! Features a generous living area w/ wood burning fireplace that opens to 1 of 3 private patios, perfect for outdoor relaxation. Main level offers a spacious kitchen, dining area, & convenient powder room, all complemented by an additional patio & sizable carport. Upstairs, the oversized primary bedroom boasts ample closet space w/ full ensuite. The lower level is a versatile space, featuring a bedroom/recreation room w/ multiple configuration options, additional bathroom, laundry, unfinished storage area, & another large patio. Steps from Arbutus Shopping Mall, Arbutus Club, Prince of Wales High School, with direct buses to UBC & Downtown, this is a centrally located but quiet home! OH SAT 2-4 PM.



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Active
R2884767
Board: V
Townhouse

32 602 LILE DRIVE
North Vancouver
Roche Point
V7G 0B3

Residential Attached
\$1,560,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,560,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: MFH
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,344.10
Sq. Footage: 0.00	P.I.D.: 800-169-796	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Seymour Village Phase 4 - Hilltop	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Gym equipment**
Floor Finish: **Mixed**

Legal: **UNIT 32 WITHIN LOT 154 CLSR 110166 PIN 903030813**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main):	770
Finished Floor (Above):	742
Finished Floor (AbvMain2):	0
Finished Floor (Below):	323
Finished Floor (Basement):	0
Finished Floor (Total):	1,835 sq. ft.
Unfinished Floor:	0
Grand Total:	1,835 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Tribe Management**
Maint Fee: **\$421.43**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **35** Locker:
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

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	16'6 x 14'9	Below	Recreation Room	16'1 x 7'7	1	Main	2	No
Main	Dining Room	15'7 x 9'3			x	2	Above	5	Yes
Main	Kitchen	12'8 x 9'10			x	3	Above	3	No
Above	Primary Bedroom	13'5 x 9'11			x	4			
Above	Walk-In Closet	9'8 x 4'6			x	5			
Above	Bedroom	11'1 x 8'10			x	6			
Above	Bedroom	10'11 x 8'10			x	7			
Above	Other	6'2 x 4'6			x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

Welcome to Seymour Village Hilltop! This family-friendly neighborhood offers a perfect blend of tranquility and convenience. Nestled between the serene West Coast mountains and the lush trails of the North Shore, it's within walking distance of shopping, golf, coffee shops, and more. This contemporary 3-bedroom townhome features a spacious open-plan layout with 9-foot ceilings on both the main and upper floors. Your gorgeous kitchen opens onto a nice sized patio in your private fenced yard. Upstairs you will find 3 large bedrooms; the primary includes a dream en-suite w/ heated floors & walk-in closet. On the ground floor a bonus flex room could be an office, rec-room or additional storage space. Finally, a roomy EV ready double car garage. Welcome Home!



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Active
R2881463

Board: V
1/2 Duplex

1157 E 16TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 4M4

Residential Attached

\$1,599,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,599,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 3	Age: 43
Frontage(metres):	Full Baths: 2	Zoning: DPLX
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,908.61
Sq. Footage: 0.00	P.I.D.: 006-126-740	For Tax Year: 2023
Flood Plain:	View: No :	Tax Inc. Utilities?:
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **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: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 2, PLAN VAS887, DISTRICT LOT 301, 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, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): 987	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 879	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,866 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: 1,866 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
Basement: None	Short Term Lse-Details: Allowed		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 1 # of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'11 x 5'9	Above	Bedroom	13'5 x 11'2	1	Main	2	No
Main	Living Room	13'5 x 19'5			x	2	Above	4	No
Main	Dining Room	11'9 x 10'2			x	3	Above	3	Yes
Main	Kitchen	12'4 x 9'1			x	4			
Main	Family Room	13'3 x 9'5			x	5			
Main	Laundry	16'0 x 6'3			x	6			
Above	Primary Bedroom	12'8 x 14'10			x	7			
Above	Bedroom	11'4 x 13'2			x	8			

Listing Broker(s): **The Agency Vancouver**

UNBEATABLE LOCATION AND NEIGHBOURHOOD! Step into creativity with this sun-soaking home featuring well over 1,800 SQFT of living space. The fully-fenced yard is built with the family lifestyle in mind, with direct access from the living room. Cozy on up by the focal point of the room, the stunning brick fireplace, with adjoining dining room and kitchen, connecting onto a family room, which could also double as a 4th bedroom if needed. Storage space is a-plenty throughout with your private garage and closet spaces galore. Upstairs offers a large primary bedroom with his and hers closets and a 3-piece ensuite, and then two other spacious bedrooms. This neighbourhood is what you've been dreaming of, while being steps from schools and the best amenities.



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Active
R2881300

Board: V
1/2 Duplex

5275 WILLINGDON AVENUE

Burnaby South
Central Park BS
V5H 2T3

Residential Attached

\$1,698,800 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,698,800
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2003
Frontage(feet): 40.50	Bathrooms: 4	Age: 21
Frontage(metres): 12.34	Full Baths: 3	Zoning: R5
Depth / Size (ft.): 147	Half Baths: 1	Gross Taxes: \$4,500.65
Sq. Footage: 5,953.50	P.I.D.: 025-698-664	For Tax Year: 2023
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	View: No	Tour: Virtual Tour URL
First Nation:	Complex / Subdiv:	
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer	Complex / Subdiv:	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane**
Parking: **Carport; Multiple, DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **STRATA LOT 1, PLAN BCS424, DISTRICT LOT 34, 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: **Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby**

Features:

Finished Floor (Main): **1,300**
Finished Floor (Above): **701**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,001 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,001 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **2** # of Rooms: **13**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'10 x 13'1	Main	Living Room	11'9 x 9'	1	Main	2	No
Main	Dining Room	14'2 x 8'7	Above	Primary Bedroom	13'7 x 13'6	2	Main	3	No
Main	Kitchen	13'4 x 11'1	Above	Bedroom	12' x 11'3	3	Above	4	No
Main	Eating Area	13'4 x 8'9	Above	Bedroom	13'3 x 11'5	4	Above	4	No
Main	Laundry	10'2 x 5'5	Above	Solarium	9'11 x 7'9	5			
Main	Foyer	11'4 x 10'2			x	6			
Main	Bedroom	10'8 x 10'3			x	7			
Main	Kitchen	8'2 x 6'6			x	8			

Listing Broker(s): **Royal LePage Sterling Realty**

Is this really a duplex? Sure looks & feels more like a detached home with it's exclusive use of the fully fenced 5954 square' lot. Incredible location close to Central Park, Metrotown, BCIT & Skytrain. Main features an open concept, laminate & tile, gas F/P, shaker kitchen with granite counters, kitchen island, crown & BB mouldings, 2pc powder room, radiant in floor heating & hot water on demand! Off the main is a fully self-contained 1 bed nanny/inlaw suite! Up are 3 generously sized bedrooms with the primary boasting a full ensuite, walk in closet & a fully enclosed solarium. The home also offers lane access with a detached single car garage & an additional 3 car covered carport. Make this home your own with a little paint & personal touches! Call today for your private viewing!



Presented by:
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Active
R2885035
Board: V
Apartment/Condo

1005 1480 DUCHESS AVENUE
West Vancouver
Ambleside
V7T 2W2

Residential Attached
\$1,750,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,999,500**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1977**
Frontage(feet): Bathrooms: **2** Age: **47**
Frontage(metres): Full Baths: **2** Zoning: **MFD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,951.84**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **004-075-323** Tax Inc. Utilities?:
View: **Yes : PANORAMIC OCEAN, BRIDGE, CITY** Tour:
Complex / Subdiv: **THE WESTERLIES**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
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: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage Underbuilding, Garage; Underground**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Tile, Carpet**

Legal: **STRATA PLAN VR475, STRATA LOT 80, DIST. LOT 237, LAND DIST. 36, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, In Suite Laundry, Sauna/Steam Room, Storage, Tennis Court(s), Wheelchair Access**

Site Influences:
Features:

Finished Floor (Main): **1,400**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,400 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,400 sq. ft.**

Units in Development: **89** Tot Units in Strata: Locker: **Yes**
Exposure: Storeys in Building: **12**
Mgmt. Co's Name: **TRIBE MANAGEMENT** Mgmt. Co's #: **604-343-2601**
Maint Fee: **\$653.40** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Water**

Suite:
Basement: **Full**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions**
Restricted Age: # of Pets: Cats: **No** Dogs: **No**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **NO RENTALS LESS THAN 6 MONTHS.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'2 x 12'5			x	1	Main	3	Yes
Main	Dining Room	11'6 x 10'0			x	2	Main	4	No
Main	Kitchen	18'0 x 7'5			x	3			
Main	Primary Bedroom	13'9 x 11'6			x	4			
Main	Bedroom	12'3 x 11'3			x	5			
Main	Foyer	9'10 x 4'1			x	6			
Main	Porch (enclosed)	11'7 x 7'0			x	7			
Main	Porch (enclosed)	10'8 x 3'9			x	8			

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

Outstanding panoramic views of the City, Stanley Park, Lions Gate Bridge Ocean and beyond. Spacious 2 bdrm, 2 bath on 10th floor of coveted S/ E corner. This beautiful condo offers total privacy and unobstructed views. First time on the market in over 38 years. With almost 1400 sq ft, it is a blank slate to create the home you have dreamed of. Well-managed and highly desired Westerlies, with many building upgrades, beautifully landscaped gardens, tennis courts, amenity room, sauna and workshop. Prime central Ambleside location, short stroll to shops, restaurants, beaches, Seawall, transit, and community center. 2- side by side parking and storage locker. No pets. Showings by appointment only.



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Active
R2886198

Board: V
1/2 Duplex

1 3651 W 5TH AVENUE

Vancouver West
Kitsilano
V6R 1S3

Residential Attached

\$1,848,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,848,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 3	Age: 12
Frontage(metres):	Full Baths: 2	Zoning: RT-7
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,739.76
Sq. Footage: 0.00	P.I.D.: 028-962-231	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv:	Complex / Subdiv:	Tour: Virtual Tour URL
First Nation:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Radiant**
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: **Lane, Rear**
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 1, PLAN EPS933, DISTRICT LOT 540, 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: **None**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Garage Door Opener, Jetted Bathtub, Security System, Smoke Alarm**

Finished Floor (Main): 579	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 526	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$200.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Other		
Finished Floor (Total): 1,105 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,105 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: Crawl, Part	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 6	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'3 x 12'5			x	1	Main	2	No
Main	Dining Room	13' x 9'9			x	2	Above	3	Yes
Main	Kitchen	10' x 12'7			x	3	Abv Main 2	4	No
Above	Bedroom	13'4 x 11'			x	4			
Above	Primary Bedroom	13'4 x 10'10			x	5			
Below	Other	11'10 x 22'3			x	6			
					x	7			
					x	8			

Listing Broker(s): **Sutton Group - 1st West Realty** **Sutton Group - 1st West Realty**

Prime location in Kitsilano! This well cared for 12 year new, south facing front-half duplex features an open concept main level with great dining and living space. The living room has integrated in-ceiling speakers and opens up into the private front patio space - perfect for entertaining inside and out. Beautiful Coffered Ceilings in the Dining Room. Kitchen features a breakfast bar with premium Fisher & Paykel appliances and access to a powder room. Both bedrooms on the 2nd floor have built-in closet organizers and beautiful vaulted ceilings at approx. 9'7" and 11'1". Expansive crawl space for storage. 1 block away from grocery, retail, cafes and park. 7 min drive to UBC, 15 min walk to Jericho Beach.



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Active
R2848886
Board: V
Apartment/Condo

105 4910 SPEARHEAD PLACE

Whistler
Benchlands
V0N 1B4

Residential Attached

\$2,550,000 (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.: **017-227-500**
View: **No**
Complex / Subdiv:
First Nation
Services Connctd: **Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$2,550,000**
Approx. Year Built: **1991**
Age: **33**
Zoning: **LUC**
Gross Taxes: **\$5,632.33**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour:

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Propane Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 2, PLAN VAS2892, DISTRICT LOT 3903, 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: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Concierge**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Microwave, Range Top, Refrigerator, Smoke Alarm**

Finished Floor (Main): **1,070**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,070 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,070 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$871.39**
Maint Fee Includes: **Garbage Pickup**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Zone 01; Airbnb**

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	14'6 x 11'7			x	1	Main	4	Yes
Main	Bedroom	12'2 x 9'10			x	2	Main	5	Yes
Main	Living Room	14'2 x 13'1			x	3			
Main	Dining Room	11'6 x 7'6			x	4			
Main	Kitchen	11'1 x 8'10			x	5			
Main	Den	6'11 x 6'3			x	6			
Main	Foyer	4'3 x 4'3			x	7			
Main	Patio	11'11 x 8'0			x	8			

Listing Broker(s): **88West Realty**

Welcome to Whistler's world-class resort living at Woodrun Lodge, nestled in the heart of Whistler's most sought-after complex. As a "true" ski-in/out concrete building, this condominium offers unparalleled convenience for avid skiers and outdoor enthusiasts. This stunning ground-level condo features two bedrooms and two bathrooms, boasting a spacious and bright living, dining, and kitchen area perfect for entertaining guests. Step through the sliding doors onto your private outdoor patio and immerse yourself in the breathtaking natural surroundings. Whether you're enjoying morning coffee or evening drinks, the expansive balcony offers a peaceful retreat with panoramic views of the surrounding mountains and forests. Don't miss this opportunity to experience luxury mountain living!



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Active
R2881132

Board: V
1/2 Duplex

2379 BELLEVUE AVENUE

West Vancouver
Dundarave
V7V 1C9

Residential Attached

\$2,788,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$2,788,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1985
Frontage(feet):	Bathrooms: 4	Age: 39
Frontage(metres):	Full Baths: 3	Zoning: RD1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,318.12
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 006-613-837	Tax Inc. Utilities?:
View: Yes :Sweeping water and city views	Tour:	
Complex / Subdiv:		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal, Community	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other, Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 1, PLAN VAS1451, DISTRICT LOT 554, 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: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Vacuum - Built In**

Finished Floor (Main):	1,202
Finished Floor (Above):	1,167
Finished Floor (AbvMain2):	0
Finished Floor (Below):	841
Finished Floor (Basement):	0
Finished Floor (Total):	3,210 sq. ft.
Unfinished Floor:	0
Grand Total:	3,210 sq. ft.

Units in Development:
Exposure: **South**
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **2** # of Rooms: **15**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Living Room	19'1 x 15'1	Main	Bedroom	15'1 x 9'5	1	Above	2	No
Above	Dining Room	12'11 x 9'	Main	Laundry	7'8 x 6'4	2	Main	4	Yes
Above	Family Room	19' x 15'1	Below	Living Room	17'3 x 9'2	3	Main	4	No
Above	Kitchen	17'7 x 9'3	Below	Dining Room	10'2 x 9'4	4	Below	3	Yes
Main	Foyer	9'3 x 4'3	Below	Kitchen	8'7 x 6'1	5			
Main	Primary Bedroom	14'5 x 14'1	Below	Bedroom	11'2 x 8'9	6			
Main	Walk-In Closet	6' x 5'11	Below	Utility	5'9 x 5'7	7			
Main	Bedroom	15'1 x 9'3			x	8			

Listing Broker(s): **Reva Realty Group Inc.**

Reva Realty Group Inc.

Rarely available half duplex just steps to the seawall&everything Dundarave Village has to offer. Sweeping city&close in water views from downtown,UBC to Vancouver Isld. Spacious 3 lvl,4 bedrm,3.5 bathrm home,featuring over 3200 sf of living space. Upper lvl takes full advantage of the fabulous views w/a large family rm off of the kitchen w/ eating area,formal dining area,living rm w/south facing balcony&2 gas fireplaces. Principal bedrm is located on the main lvl w/4-pc ensuite bath&also south facing balcony w/great views. The lower level offers a potential one-bedrm suite option, or excellent extended family accommodation. Convenient lane access to 2 car garage w/ additional parking in back. Huge bonus,the home is complete with an elevator located directly inside the entrance from garage



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Active
R2880844
Board: V
Apartment/Condo

803 181 ATHLETES WAY
Vancouver West
False Creek
V5Y 0E5

Residential Attached
\$3,288,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **028-250-982**
View: **Yes :False Creek, City, Mountain**
Complex / Subdiv: **Canada House**
First Nation
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$3,288,000**
Approx. Year Built: **2010**
Age: **14**
Zoning: **CD-1**
Gross Taxes: **\$8,061.26**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **STRATA LOT 49, PLAN BCS3862, DISTRICT LOT FC, 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: **Bike Room, Club House, Exercise Centre, Garden, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**
Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 1,634	Units in Development:	Tot Units in Strata: 60	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 12	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$1,552.69	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 1,634 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,634 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 13			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'5 x 8'	Main	Bedroom	10'6 x 13'5	1	Main	5	Yes
Main	Kitchen	12'2 x 9'6	Main	Walk-In Closet	5'6 x 5'7	2	Main	2	No
Main	Dining Room	15'7 x 11'5	Main	Den	9'2 x 9'6	3	Main	3	No
Main	Living Room	19'5 x 16'7	Main	Laundry	5'8 x 5'3	4			
Main	Nook	6'4 x 5'7	Main	Nook	5'5 x 6'4	5			
Main	Storage	6'3 x 6'9			x	6			
Main	Primary Bedroom	11'8 x 12'6			x	7			
Main	Walk-In Closet	5'5 x 8'			x	8			

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

Incredibly rare unit in Canada House! It's not often that an East-facing, upper floor unit with stunning water, mountain, and city views comes up in Canada House. Featuring an impressive open layout, over 9 ft' ceilings throughout, an integrated kitchen with Miele and SubZero appliances, radiant heating/cooling system, and a private double car garage in the parkade. The only true waterfront building in Olympic Village, Canada House maintains its reputation as being one of the most prestigious addresses in the city. Enjoy a 24/7 concierge, fitness centre & lounge in the building, and access to the Gold Medal Club with pool, hot tub, sauna, and steam room. All of this, just steps to high-end restaurants, grocery shopping, cafes, shops, and more. Book your private showing today!



Presented by:
Oleg Galyuk

Royal Pacific Realty Corp.
Phone: 604-565-7052
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Active
R2864603
Board: V
Apartment/Condo

1000 1919 BEACH AVENUE

Vancouver West
West End VW
V6G 1Z2

Residential Attached

\$4,680,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$4,680,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 4	Age: 34
Frontage(metres):	Full Baths: 3	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$20,968.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 016-189-221	Tax Inc. Utilities?:
View: Yes :360 degree water, city, mtns		Tour:
Complex / Subdiv: EUGENIA PLACE		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, End Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal, Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear, Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 10 DISTRICT LOT 185 STRATA PLAN VR 2689 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **Clothes Washer/Dryer, Dishwasher, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main): 2,738	Units in Development: 17	Tot Units in Strata: 17	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast, Southwest	Storeys in Building: 18	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA BRITISH COLUMBIA INC.	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$2,823.13	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Management, Recreation Facility		
Finished Floor (Total): 2,738 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,738 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 12			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'5 x 4'7	Main	Walk-In Closet	17'9 x 6'	1	Main	2	No
Main	Living Room	24'4 x 17'3	Main	Bedroom	13'11 x 10'9	2	Main	5	Yes
Main	Dining Room	15'11 x 12'4	Main	Bedroom	13'1 x 10'7	3	Main	4	Yes
Main	Kitchen	14'7 x 12'9	Main	Laundry	9'10 x 8'	4	Main	3	Yes
Main	Eating Area	17'2 x 9'5			x	5			
Main	Conservatory	18' x 15'4			x	6			
Main	Flex Room	13' x 10'			x	7			
Main	Bedroom	15'2 x 10'1			x	8			

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

EUGENIA PLACE! The Pinnacle of West End living on Beach Ave next to storied, Sylvia Hotel. One suite per floor with forever views across English Bay, the West End and the North Shore mountains. Massive rooms, floor to ceiling windows. Shopping, Restaurants, the Beach, Seawall and Stanley Park at your doorstep. Four season resort living in the city. A jewel box observatory to sit and take in the views and perfect for your next fireworks party. Mansion sized living and dining rooms, large kitchen with eating areas, oversized bathrooms, principal suite with walk-in closet room and two more ensuite bedrooms. All in original condition ready for your renovation and personalization. Two covered balconies, full size laundry room and two parking spots. The iconic building with the tree on top.



Presented by:
Oleg Galyuk

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Active
R2889164
Board: V
Apartment/Condo

1B 1596 W 14TH AVENUE
Vancouver West
Fairview VW
V6J 2H9

Residential Attached
\$12,875,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$12,875,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 6	Age: 24
Frontage(metres):	Full Baths: 5	Zoning: RM3
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$38,421.60
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 024-786-853	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Kingswood		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage Underbuilding, Garage; Double**
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL LMS4165 LT 2 DL 526 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

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

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

Finished Floor (Main): **1,993**
Finished Floor (Above): **1,716**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **466**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,175 sq. ft.**
Unfinished Floor: **0**
Grand Total: **4,175 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Strata West**
Maint Fee: **\$5,947.12**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-904-9595**
Council/Park Apprv?:

Locker: **Yes**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **16**

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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'3 x 15'3	Above	Primary Bedroom	22'41 x 11'7	1	Main	2	No
Main	Kitchen	21'7 x 11'5	Above	Walk-In Closet	6'7 x 11'1	2	Main	3	Yes
Main	Family Room	11'9 x 12'7	Above	Walk-In Closet	11'5 x 9'5	3	Above	5	Yes
Main	Dining Room	15'0 x 10'9	Above	Walk-In Closet	9'2 x 9'4	4	Above	3	Yes
Main	Office	11'10 x 13'4	Above	Walk-In Closet	11'11 x 5'11	5	Above	3	Yes
Main	Laundry	8'7 x 6'9	Above	Bedroom	11'6 x 11'1	6	Above	4	Yes
Main	Bedroom	13'7 x 16'2	Below	Flex Room	11'10 x 12'3	7			
Main	Foyer	8'10 x 3'10	Below	Mud Room	6'2 x 10'5	8			

Listing Broker(s): **Angell, Hasman & Associates (Malcolm)**

I am proud to present the West Estate Residence at THE KINSWOOD located in this most sought after South Granville location just steps to the luxury boutiques, coffee bars and restaurants. Experience this elegant 3 bedroom, 6 bathroom, 3 level estate residence privately situated within its own garden oasis with its sun filled terraces and beautiful landscape. Exquisite design, master craftsmanship and luxurious finishes blend seamlessly to create an international masterpiece. Generous in scale and intimate in comfort, this is a residence designed foremost as a home: inviting, warm, private and spectacularly beautiful. Many additional features include air conditioning, a private elevator to all 3 levels including the private garage, additional storage and 24 hour concierge.