



List Price: \$428,000 Previous Price:
Original Price: \$428,000

Subdiv/Complex:
Frontage: Approx Yr Blt: 1990 PID: 015-063-607
Depth/Size: Type: Apartment/Condo
Lot SqFt: 0 Age at List Date: 24 Zoning: RM3
Exposure: Bedrooms: 2 Taxes: \$1,734 (2014)
Stories in Bldg: 4 Bathrooms: 2 If New GST/HST Incl:
Flood Plain: Full Baths: 2 Tax Incl Utils: No
Meas. Type: Half Baths: 0 Apprvl Reqd:
Fixtures Lsd:
Fixt Removed:
View:

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane, Rear		
Foundation:	Other	Parking Facilities:	Carport; Multiple		
Exterior:	Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	7	Total Units in Strata:	7
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:	TBA		
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Other	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	SELF	Bylaw Restrictions:	Pets Allowed w/Rest.		
Mngmt Ph:		Maint Fee:	\$284.63		

Maint Charge Incl: Gardening, Garbage Pickup

Legal: PL VAS2516 LT 3 DL 526 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA

Amenities: Elevator, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	16' X 14'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	14' X 14'						
Main F.	Bedroom	11' X 11'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	980	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	980	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	980			8	

Listing Broker(s): (1) Goodrich Realty Inc.

2 bedroom & 2 bathroom, balcony. In-suite laundry, 1 pkg. Below assessment asking price allows you room to do the renovations that you like. Bring your creative ideas & make this your DREAM HOME! Boutique building with only 7 units, 2 units per floor, self managed, low maintenance fee. Great location: steps to trendy Granville Street shops, cafes & restaurants, Meinhardts, Chapters book store, banks. Close to Granville Island, Kits Beach, easy transportation.



List Price: \$179,900 Previous Price:
Original Price: \$179,900

Subdiv/Complex: SOMERSET HOUSE

Frontage: 0.00 Approx Yr Blt: 9999 PID: 000-799-378
 Depth/Size: 0 Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 999 Zoning: B5 MET
 Exposure: Bedrooms: 1 Taxes: \$1,427 (2013)
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - GARDEN, GREENSPACE, PARK

Style of Home: Corner Unit Total Parking: Covered Parking:
 Construction: Concrete Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Garage; Underground, Visitor Parking
 Exterior: Concrete
 Rain Screen: R/I Plumbing: No
 Type of Roof: Tar & Gravel Dist to Public Trans: Dist to School/Bus:
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: Wall/Wall/Mixed Locker:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Baseboard Title to Land: Freehold Strata
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Mortgage Info: \$0
 Outdoor Area: Balcony(s) Property Disclosure: Y
 Mngmt Co: Bylaw Restrictions: Pets Not Allowed, Rentals Allowed w/Restrictions
 Mngmt Ph: Maint Fee: \$326.00

Maint Charge Incl: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Recreation Facility

Legal: PL NWS554 LT 42 DL 151 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 Amenities: Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Shared Laundry, Storage
 Features Incl: Stove, Refrigerator

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'						
Main F.	Dining	11' X 6'						
Main F.	Kitchen	9' X 8'						
Main F.	Bedroom	16' X 10'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	645	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	645	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	645			8	

Listing Broker(s): (1) RE/MAX ALLIANCE

Motivated seller - you will be impressed with this 8th floor south west facing corner unit in Metrotown. Enjoy the lovely views of Central Park with your big picture windows with this private & affordable unit. This Somerset house offers a concrete building w/large laundry area, indoor swimming pool, sauna & onsite caretaker. Heat, hot water, 1 parking stall & storage locker are all included. All reasonable offers considered!



List Price: \$189,900 Previous Price:
Original Price: \$189,900

Subdiv/Complex: HOLLYHOCK
 Frontage: Approx Yr Bldt: 1997 PID: 023-639-725
 Depth/Size: Type: Townhouse
 Lot SqFt: 0 Age at List Date: 17 Zoning: STRATA
 Exposure: Bedrooms: 2 Taxes: \$2,476 (2014)
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home: 2 Storey Total Parking: 2 Covered Parking: 1
 Construction: Frame - Wood Parking Access: Rear
 Foundation: Concrete Perimeter Parking Facilities: Add. Parking Avail., Garage; Single
 Exterior: Vinyl
 Rain Screen: R/I Plumbing:
 Type of Roof: Asphalt Dist to Public Trans: CLOSE Dist to School/Bus: CLOSE
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: Locker:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Electric Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0
 Outdoor Area: Balcony(s); Patio(s) or Deck(s) Property Disclosure: N - FORECLOSURE 'AS IS, WHERE IS'
 Mngmt Co: PROFILE PROPERTIES Bylaw Restrictions: Pets Allowed w/Rest.
 Mngmt Ph: 604-464-7548 Maint Fee: \$206.93

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

Legal: PL LMS2415 LT 51 LD 36 SEC 16 TWP 12 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: In Suite Laundry, Playground
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 10'						
Main F.	Dining	9'8 X 8'						
Main F.	Kitchen	9' X 8'						
Main F.	Nook	7' X 6'						
Main F.	Family Room	10' X 8'						
Main F.	Storage	5' X 3'						
Above	Master Bedroom	16' X 10'						
Above	Bedroom	9' X 8'						
Above	Laundry	6' X 3'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms
Finished Floor Area Main:	567	Finished Levels:	2	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	0	Basement Area:	None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	585			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,152	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,152			8

Listing Broker(s): (1) RE/MAX Sabre Realty Group, (2) RE/MAX Sabre Realty Group

2 storey, 2 bedroom at Hollyhock, a family friendly complex. Living/dining room, kitchen, family room & 2 pce bath on the main floor. Gas fireplace, 2 bdrms, den, 4 pce bath & laundry up. Great investment for a handyman who can give it the care & attention it needs. Walk to schools, shopping & transit.



List Price: \$280,000 Previous Price: Original Price: \$280,000

Subdiv/Complex: Frontage: Approx Yr Blt: 1994 PID: 018-838-529
 Depth/Size: Lot SqFt: 0 Age at List Date: 20 Zoning: Apartment/Condo
 Exposure: SE Bedrooms: 1 Taxes: \$954 (2014)
 Stories in Bldg: 23 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - DOWNTOWN STREET VIEW

Style of Home: 1 Storey Total Parking: 1 Covered Parking: 1
 Construction: Concrete Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Garage; Single
 Exterior: Brick, Glass, Mixed R/I Plumbing:
 Rain Screen: Type of Roof: Tar & Gravel Dist to Public Trans:
 Renovations: Reno Year: Units in Development: Dist to School/Bus:
 Flooring: Locker: Total Units in Strata: 190
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Electric Title to Land: Freehold Strata
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: None Mortgage Info: \$0
 Outdoor Area: None Property Disclosure: Y
 Mngmt Co: AWM Alliance Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
 Mngmt Ph: 604-685-3227 Maint Fee: \$238.68

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

Legal: PL LMS1468 LT 51 DL 541 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
 Amenities: Elevator, Pool; Indoor, Recreation Center, Sauna/Steam Room
 Features Incl: Dishwasher, Refrigerator, Stove

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Kitchen	7' X 7'						
Main F.	Master Bedroom	10' X 9'						
Main F.	Solarium	11' X 4'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	500	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	500	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	500			8

Listing Broker(s): (1) Royal Pacific Rlty. (Kingsway)

Investor Alert! TLC Needed. Excellent 1 bedroom suite in downtown high-rise concrete tower. Great location. Floor to ceiling windows, secured parking & storage locker. Wonderful floor plan. Pool, sauna, and exercise room. Viewings by appointment only. Easy to rent. Excellent investment property. Reno needed. Price reflected. Bring your renovation idea to this excellent layout unit.. Tenanted 24 hours notice need