

207 611 BLACKFORD ST, V3M 1R7

Active



List Price: **\$99,900** Previous Price: **\$109,000**
Original Price: **\$109,000**

Subdiv/Complex: **MAYMONT MANOR**

Frontage: Approx Yr Blt: **1964** PID: **027-769-844**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **50** Zoning: **RM-5A**
Exposure: Bedrooms: **1** Taxes: **\$775 (2014)**
Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:
Flood Plain: Full Baths: **1** Tax Incl Utils:
Meas. Type: Half Baths: **0** Apprvl Req'd: **No**
Fixtures Lsd:
Fixt Removed:
View: **N**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **0**
Construction: **Frame - Wood** Parking Access: **Side**
Foundation: **Concrete Perimeter** Parking Facilities: **Open**
Exterior: **Stucco**
Rain Screen: **No** R/I Plumbing:
Type of Roof: **Torch-On** Dist to Public Trans:
Renovations: Reno Year: Units in Development: **36** Dist to School/Bus:
Flooring: **Mixed** Locker: **Yes** Total Units in Strata: **36**
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard, Hot Water** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **None** Mortgage Info: **\$0 / Treat as Clear Title**
Outdoor Area: **Balcony(s)** Property Disclosure: **N - COURT CONDUCT OF SALE**
Mngmt Co: **OBSDIAN** Bylaw Restrictions: **Pets Not Allowed, Rentals Allowed**
Mngmt Ph: **604-757-3151** Maint Fee: **\$530.16**

Maint Charge Incl: **Cable/Satellite, Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal**

Legal: **PL BCS3239 LT 7 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
Amenities: **Elevator, Pool; Indoor, Shared Laundry**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	8' X 4'						
Main F.	Kitchen	8'5 X 7'5						
Main F.	Living Room	13' X 12'						
Main F.	Eating Area	10' X 7'						
Main F.	Master Bedroom	19' X 10'						

Floor Area (SqFt): Total # Rooms: **5** **Bathrooms**
Finished Floor Area Main: **737** 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: **737** Restricted Age: 5
Pets / Cats; Dogs: 6
Unfinished Floor Area: **0** # or % Rentals: 7
Grand Total Floor Area: **737** 8

Listing Broker(s): **(1) Prudential United Realty**

Lots of natural light in this western exposure suite. Generous sized balcony. 1 parking space plus 1 storage locker. Huge master bedroom. Quite an appealing floor plan which will accommodate larger furniture. Easy walking distance to bus service and shops. New roof installed August 2014. Updated elevator, upgraded hot water tanks and boilers. Rentals are permitted. Building was converted to strata in 2008.

105 466 E EIGHTH AV, V3L 4L2

Active



List Price: **\$117,900** Previous Price: **\$124,900**
Original Price: **\$139,900**

Subdiv/Complex: **PARK VILLA**
Frontage: Approx Yr Blt: **1974** PID: **001-323-946**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **40** Zoning: **RM-2**
Exposure: **E** Bedrooms: **1** Taxes: **\$912 (2014)**
Stories in Bldg: **3** Bathrooms: **1** If New GST/HST Incl: **No**
Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Req: **No**
Fixtures Lsd: **N - SOLD AS IS WHERE IS**
Fixt Removed: **N - SOLD AS IS WHERE IS**
View: **N**

Style of Home: **Ground Level Unit, Inside Unit** Total Parking: **1** Covered Parking: **1**
Construction: **Frame - Wood** Parking Access: **Lane**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**
Exterior: **Mixed** R/I Plumbing: **No**
Rain Screen: Type of Roof: **Other** Dist to Public Trans: **1BLK** Dist to School/Bus: **2BLKS**
Type of Roof: **Other** Units in Development: **39** Total Units in Strata: **39**
Renovations: **Partly** Reno Year: **2007** Locker: **Yes**
Flooring: **Laminate, Wall/Wall/Mixed** Possession: **Freehold Strata**
Water Supply: **City/Municipal** Title to Land: **Court Ordered Sale**
Heat/Fuel: **Baseboard, Hot Water** Seller's Interest: **\$0**
No. of Fireplaces: **1** R/I Fireplaces: Mortgage Info: **\$0**
Fireplace Fuel: **Gas - Natural** Property Disclosure: **N - SOLD AS IS WHERE IS**
Outdoor Area: **Balcony(s); Patio(s) or Deck(s), Fenced Yard** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
Mngmt Co: **BAYSIDE**
Mngmt Ph: **604-432-7774** Maint Fee: **\$269.42**

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

Legal: **SL 4 SUBURBAN BLK 3 STRATA PLAN NW401 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**
Amenities: **Elevator, Shared Laundry**
Features Incl:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	8' X 3'						
Main F.	Kitchen	8' X 6'4						
Main F.	Dining	8' X 7'5						
Main F.	Living Room	17'10 X 12'						
Main F.	Master Bedroom	12'4 X 10'8						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	604	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:	604	Restricted Age:		5
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	0	# or % Rentals: 10%		7
Grand Total Floor Area:	604			8

Listing Broker(s): **(1) Royal LePage West R.E.S.**

WOW!!! ground floor unit overlooking the back of the building (quiet side). Unit features lots of updating. The kitchen has updated cabinets and counters and features a long breakfast bar counter top, updated tiling work in both the bath and kitchen, and updated light fixtures as well. The whole unit has a bright, light color laminate floor, perfect to complete the look. The bonus is the large and very private and fully fenced patio/yard overlooking the quiet side of the building, surrounded by trees just a few steps off the balcony. Hurry you won't be disappointed. Call now!!

308 466 E EIGHTH AV, V3L 4L2

Active

List Price: **\$162,000** Previous Price:
Original Price: **\$162,000**

Subdiv/Complex: **Park Villa**

Frontage: Approx Yr Blt: **1975** PID: **001-324-586**
 Depth/Size: Type: **Apartment/Condo**
 Lot SqFt: Age at List Date: **39** Zoning: **MULTI**
 Exposure: Bedrooms: **2** Taxes: **\$1,272 (2014)**
 Stories in Bldg: **5** Bathrooms: **1** If New GST/HST Incl:
 Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
 Meas. Type: Half Baths: **0** Apprvl Req'd:
 Fixtures Lsd: **N**
 Fixt Removed: **N**
 View: **N**

Style of Home: **Corner Unit, Upper Unit** Total Parking: **1** Covered Parking:
 Construction: **Frame - Wood** Parking Access: **Side**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**
 Exterior: **Stucco, Wood** R/I Plumbing:
 Rain Screen: Type of Roof: **Tar & Gravel** Dist to Public Trans: Dist to School/Bus:
 Renovations: **Partly** Reno Year: Units in Development: **39** Total Units in Strata: **39**
 Flooring: **Laminate, Mixed** Locker: **Yes**
 Water Supply: **City/Municipal** Possession:
 Heat/Fuel: **Hot Water** Title to Land: **Freehold Strata**
 No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
 Fireplace Fuel: Mortgage Info: **\$0**
 Outdoor Area: **Balcony(s)** Property Disclosure: **N - Court Ordered Sale. As is, Where I**
 Mngmt Co: **Bayside** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Mngmt Ph: **604-432-7774** Maint Fee: **\$388.60** w/Restrictions

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

Legal: **PL NWS401 LT 25 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON**
 Amenities: **Elevator, In Suite Laundry, Shared Laundry, Storage**
 Features Incl: **Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	7'3 X 7'						
Main F.	Living Room	15' X 10'9						
Main F.	Dining	10'9 X 7'5						
Main F.	Master Bedroom	15'7 X 10'3						
Main F.	Bedroom	12'2 X 8'8						

Floor Area (SqFt): Total # Rooms: **5** **Bathrooms**
 Finished Floor Area Main: **871** 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: **871** Restricted Age: 5
 Unfinished Floor Area: **0** # Pets / Cats; Dogs: **2 / Cats: Yes; Dogs: Yes** 6
 Grand Total Floor Area: **871** # or % Rentals: 7
 8

Listing Broker(s): **(1) Keller Williams Black Diamond**

The BEST deal in town - Top Floor, Corner on the Quiet side of the building with a view! This 2 bed, 1 bath has a nice big layout, ensuite laundry, Laminate hardwood floors, and shows well. WELL RUN with a PROACTIVE STRATA built by BOSA. Sapperton is a small community full of mom and pop boutique shops, starbucks, minutes on foot to skytrain. Work at the hospital, walk to work. HOTWATER AND HEAT INCLUDED IN FEES. 2 dogs or Cats. Great Building!

410 200 KEARY ST, V3L 0A6

Active



List Price: **\$165,000** Previous Price: **\$175,000**
Original Price: **\$187,900**

Subdiv/Complex: **THE ANVIL**

Frontage: Approx Yr Blt: **2008** PID: **027-620-034**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: Age at List Date: **6** Zoning: **RM-CD1**
Exposure: Bedrooms: **1** Taxes: **\$1,155 (2014)**
Stories in Bldg: **8** Bathrooms: **1** If New GST/HST Incl:
Flood Plain: Full Baths: **1** Tax Incl Utils:
Meas. Type: Half Baths: **0** Apprvl Reqd:
Fixtures Lsd:
Fixt Removed:
View: **Y - WATER**

Style of Home: **Inside Unit, Upper Unit** Total Parking: **1** Covered Parking: **1**
Construction: **Concrete** Parking Access: **Side**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**
Exterior: **Brick, Mixed**
Rain Screen: R/I Plumbing:
Type of Roof: **Torch-On** Dist to Public Trans: **1** Dist to School/Bus:
Renovations: Reno Year: Units in Development: Total Units in Strata: **101**
Flooring: **Laminate, Tile, Other** Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard** Title to Land: **Freehold Strata**
No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **Electric** Mortgage Info:
Outdoor Area: **Balcony(s)** Property Disclosure: **N - AS IS WHERE IS**
Mngmt Co: **FIRSTSERVICE RESIDENTIAL** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Mngmt Ph: **604-683-8900** Maint Fee: **\$190.77**

Maint Charge Incl: **Management**

Legal: **PL BCS3018 LT 43 LD 36 TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN**
Amenities: **In Suite Laundry**

Features Incl:

Site Influences: **Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'3						
Main F.	Kitchen	9' X 8'						
Main F.	Living Room	11' X 8'						
Main F.	Bedroom	10'6 X 9'3						

Floor Area (SqFt): Total # Rooms: **4** **Bathrooms**
Finished Floor Area Main: **555** 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: **555** Restricted Age: 5
Pets / Cats; Dogs: 6
Unfinished Floor Area: **0** # or % Rentals: 7
Grand Total Floor Area: **555** 8

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

Come see this lovely one bedroom condo in a newer concrete building. Features include an open concept with granite counters, stainless steel appliances, in-suite laundry, and beautiful laminate floors. Cozy up to the fireplace or entertain on your balcony facing the Fraser River. Nearby amenities includes the Skytrain only steps away, a new Thrifty Foods within a 5 minute walk and all that the Brewery District has to offer. Asking a whopping \$30,639 below tax assessed value.



List Price:	\$246,750	Previous Price:	
		Original Price:	\$246,750
Subdiv/Complex:		Approx Yr Blt:	1993
Frontage:		PID:	018-336-515
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	CONDO
Exposure:		Age at List Date:	21
Stories in Bldg:		Bedrooms:	2
Flood Plain:		Bathrooms:	2
Meas. Type:		Full Baths:	2
Fixtures Lsd:	N	Half Baths:	0
Fixt Removed:	N	Taxes:	\$1,294 (2014)
View:		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	Ground Level Unit	Total Parking:		Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Stucco	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to Public Trans:	
Type of Roof:	Tar & Gravel, Other			Units in Development:	
Renovations:				Locker:	
Flooring:	Laminate, Mixed	R/I Fireplaces:		Possession:	
Water Supply:	City/Municipal			Title to Land:	Freehold Strata
Heat/Fuel:	Baseboard, Electric			Seller's Interest:	Court Ordered Sale
No. of Fireplaces:	0			Mortgage Info:	\$0
Fireplace Fuel:				Property Disclosure:	N - Foreclosure
Outdoor Area:	Patio(s)			Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed
Mngmt Co:		Maint Fee:	\$308.61		
Mngmt Ph:					

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

Legal: **PL LMS729 LT 214 BLK 23 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**

Amenities: **Elevator, Shared Laundry**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	16' X 10'						
Main F.	Bedroom	14' X 10'						
Main F.	Kitchen	8' X 7'10						
Main F.	Living Room	15' X 12'						
Main F.	Dining	8' X 6'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	815	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	815	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	815			8	

Listing Broker(s): **(1) Sutton Group - Seafair Realty**

Wow. Bright S.W. facing, 2 bed and 2 full bath unit for sale. 815 sq.ft. of living space, high ceilings and 2 master beds with ensuites. Great investment property, perfect location being a short walk to skytrain, markets, movie theater, Douglas College, restaurants and New West Quay. Pet friendly building and rentals allowed. Smoking hot deal to be had here. Come see for yourself! Seeing is believing.