

# 503 1003 BURNABY ST, V6E 4R7

**Active**

List Price: **\$289,000** Previous Price:  
Original Price: **\$289,000**

Subdiv/Complex: **Milano**  
 Frontage: Approx Yr Blt: **1999** PID: **024-360-112**  
 Depth/Size: Type: **Apartment/Condo**  
 Lot SqFt: **0** Age at List Date: **15** Zoning: **CD-1**  
 Exposure: Bedrooms: **1** Taxes: **\$1,163 (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 Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: **Y - City**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1**  
 Construction: **Concrete** Parking Access:  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**  
 Exterior: **Concrete, Glass, Brick**  
 Rain Screen: R/I Plumbing:  
 Type of Roof: **Other** Dist to Public Trans: Dist to School/Bus:  
 Renovations: Reno Year: Units in Development: Total Units in Strata:  
 Flooring: Locker: **Yes**  
 Water Supply: **City/Municipal** Possession:  
 Heat/Fuel: **Electric, Natural Gas, Baseboard** 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: **None** Property Disclosure: **N - court ordered sale**  
 Mngmt Co: **Assertive** Bylaw Restrictions: **Pets Allowed, Rentals Allowed, No Restrictions**  
 Mngmt Ph: **604-683-8900** Maint Fee: **\$275.00**

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

Legal: **PL LMS3778 LT 33 DL 185 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**  
 Amenities: **Elevator, In Suite Laundry, Exercise Centre**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 9'						
Main F.	Bedroom	12' X 8'						
Main F.	Dining	8' X 7'						
Main F.	Kitchen	8' X 8'						
Main F.	Den	8' X 5'						

Floor Area (SqFt):		Total # Rooms:	<b>5</b>	Bathrooms
Finished Floor Area Main:	<b>518</b>	Finished Levels:	<b>1</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2
Finished Floor Area Down:	<b>0</b>			3
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4
Total Finished Floor Area:	<b>518</b>	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7
Grand Total Floor Area:	<b>518</b>			8

Listing Broker(s): **(1) RE/MAX Crest Westside (VanW7)**

**Investor Alert! Welcome to Milano! Beautiful suite w/ updated laminated floors. Granite counters, Maple cabinets, Gas stove & Gas fireplace..Open layout with large master bedroom. In suite laundry included. Large den is great for office space. 1 parking stall. Rec Centre in building. Central location. Built by Cressey. Call for your private showing today!**



List Price: **\$309,900** Previous Price: **\$319,900**  
Original Price: **\$319,900**

Subdiv/Complex: **Landmark Reef**  
Frontage: Approx Yr Blt: **1977** PID: **004-042-336**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **37** Zoning: **RM-4**  
Exposure: **N** Bedrooms: **1** Taxes: **\$1,318 (2014)**  
Stories in Bldg: **3** 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:

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Underground</b>	
Exterior: <b>Glass, Brick, Mixed</b>		
Rain Screen:	R/I Plumbing:	
Type of Roof: <b>Torch-On</b>	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: <b>53</b>	Total Units in Strata:
Flooring:	Locker: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Hot Water, Baseboard</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>0</b>	R/I Fireplaces:	Seller's Interest: <b>Court Ordered Sale</b>
Fireplace Fuel:	Mortgage Info: <b>\$0</b>	
Outdoor Area: <b>Balcony(s)</b>	Property Disclosure: <b>N - Court Ordered Sale</b>	
Mngmt Co: <b>Bayside Property Mgmt</b>	Bylaw Restrictions: <b>Rentals Allowed w/Restrictions, Pets Allowed w/Rest.</b>	
Mngmt Ph: <b>604-432-7774</b>	Maint Fee: <b>\$258.54</b>	

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

Legal: **PL VAS443 LT 19 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Bike Room, Shared Laundry, Storage**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	12' X 10'						
Main F.	Living Room	18' X 12'						
Main F.	Kitchen	8'8 X 7'1						
Main F.	Dining	10'2 X 9'1						
Main F.	Storage	3'7 X 5'4						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>5</b>	<b>Bathrooms</b>
Finished Floor Area Main: <b>655</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2
Finished Floor Area Down: <b>0</b>	Bsmt Height:	3
Finished Floor Area Bsmt: <b>0</b>	Restricted Age:	4
Total Finished Floor Area: <b>655</b>	# Pets / Cats; Dogs: <b>2</b>	5
Unfinished Floor Area: <b>0</b>	# or % Rentals: <b>10</b>	6
Grand Total Floor Area: <b>655</b>		7
		8

Listing Broker(s): **(1) Macdonald Realty Ltd.**

**Fantastic opportunity to live in Kitsilano and bring your decorating ideas! This large one bedroom with generous room sizes is waiting for your ideas to make this a gem! Suite comes with 1 parking, 1 storage locker, in-suite storage and large balcony facing trees, gardens and quiet West 3rd Avenue. Location is ideal being steps to Safeway/Wholefoods and 4th Avenue shopping and a few blocks from Kits Beach. Building is a solid "Landmark" with new roof, balconies, elevator, windows, new FOB entry system and has a very proactive strata. Don't miss this rare opportunity!**

# 1602 1500 HOWE ST, V6Z 2N1

Active



List Price: **\$330,000** Previous Price:  
Original Price: **\$330,000**

Subdiv/Complex:  
Frontage: Approx Yr Blt: **1990** PID: **013-447-611**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **24** Zoning: **BCPED**  
Exposure: Bedrooms: **1** Taxes: **\$1,209 (2014)**  
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: **Y - AS IS, WHERE IS**  
Fixt Removed: **Y - AS IS, WHERE IS**  
View: **Y - CITY**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1**  
Construction: **Concrete** Parking Access:  
Foundation: **Concrete Perimeter** Parking Facilities: **Visitor Parking**  
Exterior: **Concrete**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Tar & Gravel** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: Locker:  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Baseboard, Electric** Title to Land: **Freehold Strata**  
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**  
Fireplace Fuel: **None** Mortgage Info: **\$0**  
Outdoor Area: **Balcony(s)** Property Disclosure: **N - AS IS, WHERE IS**  
Mngmt Co: **STRATA WEST** Bylaw Restrictions: **Pets Not Allowed, Rentals Allowed w/Restrictions**  
Mngmt Ph: **604-906-9595** Maint Fee: **\$209.79**

Maint Charge Incl: **Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal**

Legal: **PL VAS2383 LT 121 DL F C LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**  
Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub**  
Features Incl: **Other - See Remarks**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'8 X 11'7						
Main F.	Kitchen	6' X 8'						
Main F.	Bedroom	11'2 X 9'						
Main F.	Laundry	5' X 7'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	530	Finished Levels:	1	4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None		
Finished Floor Area Down:	0				
Finished Floor Area Bsmt:	0	Bsmt Height:	4		
Total Finished Floor Area:	530	Restricted Age:	5		
		# Pets / Cats; Dogs:	6		
Unfinished Floor Area:	0	# or % Rentals:	7		
Grand Total Floor Area:	530		8		

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

**Your new home search stops here! Discover 'The Discovery', a great lifestyle community in Vancouver West's Yaletown. Priced to sell, this 530 sq ft 1 bedroom & 1 bathroom corner unit condo is ready for you. You will love the north west downtown view. Easy living, inside & out, walk the seawall towards English Bay or take advantage of your in house amenities & work out facilities. Close to shops & recreation & great access to all Vancouver has to offer. Call today to book your personal viewing.**



List Price: **\$385,000** Previous Price: **\$399,000**  
Original Price: **\$399,000**

Subdiv/Complex: **RESIDENCES ON GEORGIA**  
 Frontage: Approx Yr Blt: **1996** PID: **024-032-549**  
 Depth/Size: Type: **Apartment/Condo**  
 Lot SqFt: **0** Age at List Date: **18** Zoning: **CD-1**  
 Exposure: **N** Bedrooms: **1** Taxes: **\$1,372 (2014)**  
 Stories in Bldg: **37** Bathrooms: **1** If New GST/HST Incl:  
 Flood Plain: Full Baths: **1** Tax Incl Utils:  
 Meas. Type: Half Baths: **0** Apprvl Req: **No**  
 Fixtures Lsd: **N**  
 Fixt Removed: **N**  
 View: **Y - WATER & MOUNTAIN**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1**  
 Construction: **Concrete** Parking Access: **Side**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
 Exterior: **Concrete, Glass**  
 Rain Screen: R/I Plumbing:  
 Type of Roof: **Other** Dist to Public Trans: **1** Dist to School/Bus: **NEAR**  
 Renovations: Reno Year: Units in Development: **493** Total Units in Strata: **234**  
 Flooring: **Other** Locker: **Yes**  
 Water Supply: **City/Municipal** Possession:  
 Heat/Fuel: **Electric** 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: **None** Property Disclosure: **N - FORECLOSURE**  
 Mngmt Co: **AWM ALLIANCE** Bylaw Restrictions: **Pets Allowed, Rentals Allowed**  
 Mngmt Ph: **604-685-3227** Maint Fee: **\$310.00**

Maint Charge Incl: **Electricity, Garbage Pickup, Management, Recreation Facility**  
 Legal: **PL LMS3094 LT 302 DL 185 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
 Amenities: **Bike Room, Elevator, Exercise Centre, Garden**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**  
 Site Influences: **Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'						
Main F.	Kitchen	7'11 X 7'5						
Main F.	Bedroom	11'8 X 10'						
Main F.	Storage	6' X 4'						

**Floor Area (SqFt):** Total # Rooms: **4** **Bathrooms**  
 Finished Floor Area Main: **592** 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: **592** Restricted Age: **5**  
 Unfinished Floor Area: **0** # Pets / Cats; Dogs: **6**  
 Grand Total Floor Area: **592** # or % Rentals: **7**  
**8**

Listing Broker(s): **(1) Sutton Grp-West Coast (Brdwy)**

**The Residences on Georgia - this iconic building is centrally located steps from Stanley Park, seawall, Robson St shopping & dining. This 1 bed/1 bath has a great floor plan with no wasted space. This unit has peek-a-boo mtn & water views. Unit comes with 1 parking & storage locker. Amenities include theatre, gym, meeting room, 24 hr concierge.**



List Price:	<b>\$445,500</b>	Previous Price:	<b>\$469,900</b>
		Original Price:	<b>\$469,900</b>
Subdiv/Complex:			
Frontage:		Approx Yr Bld:	<b>2008</b>
Depth/Size:		PID:	<b>027-675-262</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:		Age at List Date:	<b>6</b>
Stories in Bldg:		Zoning:	<b>RM4</b>
Flood Plain:		Bedrooms:	<b>3</b>
Meas. Type:		Bathrooms:	<b>2</b>
Fixtures Lsd:		Full Baths:	<b>2</b>
Fixt Removed:		Half Baths:	<b>0</b>
View:		Taxes:	<b>\$1,588 (2014)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	<b>2 Storey</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground, Open</b>		
Exterior:	<b>Stone</b>				
Rain Screen:	<b>Full</b>	R/I Plumbing:			
Type of Roof:	<b>Asphalt, Torch-On</b>	Dist to Public Trans:	<b>CLOSE</b>	Dist to School/Bus:	<b>CLOSE</b>
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Hardwood, Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric, Baseboard</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Fenced Yard, Patio(s), Sundeck(s)</b>	Property Disclosure:	<b>N - SEE SCHEDULE "A"</b>		
Mngmt Co:	<b>PACIFIC FIRST</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest.</b>		
Mngmt Ph:	<b>604-876-6400</b>	Maint Fee:	<b>\$286.71</b>		

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

Legal: **PL BCS3131 LT 1 DL 319 LD 36 THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **In Suite Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'7 X 11'0						
Main F.	Dining	11'7 X 8'0						
Main F.	Kitchen	5'9 X 9'2						
Main F.	Bedroom	8'6 X 8'6						
Main F.	Den	5'8 X 7'0						
Below	Master Bedroom	11'0 X 10'5						
Below	Bedroom	7'7 X 8'10						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>7</b>	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	<b>2</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>Full</b>	2 <b>4 Piece; Ensuite: Y; Level: Below</b>
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) Royal LePage Northshore**

**Stylish 3 bedroom townhouse with 2 full bathrooms. 2008 built bright and clean townhouse features granite countertops, electric fireplace, laminate hardwood flooring & more. Great looking building with remaining home warranty. Conveniently located on the border of Vancouver and Richmond in the appealing neighbourhood of Marpole. Close to bus loop, easy access to Richmond & Airport. Call today for your private showing.**

# 3 1480 ARBUTUS ST, V6J 3W8

Active



List Price: **\$451,000** Previous Price:  
Original Price: **\$451,000**

Subdiv/Complex:  
Frontage: Approx Yr Blt: **1946** PID: **003-041-379**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **68** Zoning: **RM-4**  
Exposure: Bedrooms: **2** Taxes: **\$1,614 (2014)**  
Stories in Bldg: **3** Bathrooms: **1** If New GST/HST Incl:  
Flood Plain: Full Baths: **1** Tax Incl Utils: **No**  
Meas. Type: Half Baths: **0** Apprvl Reqd:  
Fixtures Lsd: **N**  
Fixt Removed: **N**  
View:

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking:  
Construction: **Frame - Wood** Parking Access: **Lane**  
Foundation: **Concrete Perimeter** Parking Facilities: **Open**  
Exterior: **Stucco** R/I Plumbing:  
Rain Screen: Type of Roof: **Tar & Gravel** Dist to Public Trans: **Close** Dist to School/Bus: **Close**  
Renovations: Reno Year: Units in Development: **15** Total Units in Strata: **15**  
Flooring: **Hardwood, Mixed** Locker: **Yes**  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Baseboard** 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: **None** Property Disclosure: **N - Court Ordered Sale**  
Mngmt Co: **Self Managed** Bylaw Restrictions: **Pets Not Allowed, Rentals Not Allowed**  
Mngmt Ph: Maint Fee: **\$379.30**

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

Legal: **PL VAS24 LT 1 DL 526 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**  
Amenities: **Shared Laundry**  
Features Incl:

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property, Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6 X 17'						
Main F.	Dining	8' X 9'						
Main F.	Kitchen	6'6 X 10'						
Main F.	Master Bedroom	16' X 11'6						
Main F.	Bedroom	11' X 10'6						

Floor Area (SqFt):		Total # Rooms:	<b>5</b>	Bathrooms	
Finished Floor Area Main:	<b>993</b>	Finished Levels:	<b>1</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>	
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>993</b>	# Pets / Cats; Dogs:		5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>993</b>			7	
				8	

Listing Broker(s): **(1) Royal LePage Westside**

**Awesome location! Kits Beach & tennis across the street. Walking to shops, restaurants. public transportation and almost everything else nearby. Corner spacious TWO BEDROOMS suite with great floor plan. Self-managed building by a pro-active strata.**



# 18 5605 HAMPTON PL, V6T 2H2

**Active**

List Price: **\$549,900** Previous Price: **\$569,900**  
Original Price: **\$598,900**

Subdiv/Complex: **PEMBERLY**

Frontage: Approx Yr Blt: **1998** PID: **023-801-212**  
Depth/Size: Type: **Townhouse**  
Lot SqFt: **0** Age at List Date: **16** Zoning: **ST T/H**  
Exposure: Bedrooms: **2** Taxes: **\$1,474 (2014)**  
Stories in Bldg: **4** Bathrooms: **3** If New GST/HST Incl:  
Flood Plain: Full Baths: **2** Tax Incl Utils:  
Meas. Type: Half Baths: **1** Apprvl Req: **No**  
Fixtures Lsd:  
Fixt Removed:  
View: **Y - TREES**

Style of Home: **2 Storey, Ground Level Unit** Total Parking: **2** Covered Parking: **2**  
Construction: **Frame - Wood** Parking Access: **Front**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
Exterior: **Wood**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Asphalt** Dist to Public Trans: **1 BLK** Dist to School/Bus: **5 BLOCKS**  
Renovations: Reno Year: Units in Development: **72** Total Units in Strata: **72**  
Flooring: **Hardwood, Tile, Wall/Wall/Mixed** Locker: **Yes**  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Baseboard, Electric** Title to Land: **Leasehold prepaid-Strata**  
No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**  
Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**  
Outdoor Area: **Patio(s)** Property Disclosure: **N - SCHEDULE A**  
Mngmt Co: **STRATAWEST** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**  
Mngmt Ph: **604-904-9595** Maint Fee: **\$381.69**

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**Legal: **PL LMS2846 LT 57 DL 6494 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**Amenities: **None**Features Incl: **Security - RI**Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Dining	11' X 7'6"						
Main F.	Kitchen	11' X 9'6"						
Above	Master Bedroom	11'9" X 9'10"						
Above	Bedroom	12'5" X 10'						

Floor Area (SqFt):		Total # Rooms:	<b>5</b>	Bathrooms	
Finished Floor Area Main:	<b>505</b>	Finished Levels:	<b>2</b>	1	<b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Up:	<b>503</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:	<b>N</b>	3	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>1,008</b>	# Pets / Cats; Dogs:		5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>1,008</b>			7	
				8	

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

**Charming, 2 levels desirable and sought after HAMPTON PLACE Town Home with southern and northern courtyard exposure. The Pemberley Complex is a lovely complex with beautiful landscaping and architectural style. Traditional layout with entrance on main and two bedrooms up, with their own en-suite. The second bedroom offers a separate entrance leading to a patio & tranquil inner courtyard. This home is perfect for a retiree or a student or two studying during their UBC degree program. Viewings strictly by appointment which require strict 24 - 48 hour notice for all showings**

# PH601 499 DRAKE ST, V6B 1B1

Active



List Price: **\$3,658,000** Previous Price: **\$3,688,000**  
Original Price: **\$4,388,000**

Subdiv/Complex:  
Frontage: Approx Yr Blt: **2004** PID: **025-899-074**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **10** Zoning: **DD**  
Exposure: Bedrooms: **3** Taxes: **\$16,572 (2014)**  
Stories in Bldg: Bathrooms: **4** If New GST/HST Incl:  
Flood Plain: Full Baths: **4** Tax Incl Utils: **No**  
Meas. Type: Half Baths: **0** Apprvl Reqd:  
Fixtures Lsd:  
Fixt Removed:  
View: **Y - city**

Style of Home: **Penthouse** Total Parking: **3** Covered Parking: **3**  
Construction: **Concrete Block** Parking Access: **Lane**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**  
Exterior: **Concrete**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Torch-On** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: Total Units in Strata: **71**  
Flooring: **Hardwood, Mixed, Tile** Locker: **No**  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Forced Air, Geothermal, Natural Gas** Title to Land: **Freehold Strata**  
No. of Fireplaces: **4** 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: **Y**  
Mngmt Co: Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**  
Mngmt Ph: Maint Fee: **\$1928.00**

Maint Charge Incl: **Caretaker, Gardening, Management, Recreation Facility, Other**

Legal: **PL BCS747 LT 17 DL 541 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
Amenities: **Air Cond./Central, Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor**  
Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Hot Tub Spa/Swirlpool, Pantry**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	20'11 X 14'11	Above	Gym	10' X 10'			
Main F.	Walk-In Closet	6' X 14'	Above	Pantry	7'7 X 4'			
Main F.	Bedroom	8' X 11'						
Main F.	Bedroom	11'3 X 14'3						
Main F.	Laundry	5'7 X 3'						
Above	Living Room	22'6 X 19'8						
Above	Kitchen	21'5 X 18'5						
Above	Dining	24' X 11'6						
Above	Office	13'11 X 12'						
Above	Recreation Room	39'6 X 8'8						

Floor Area (SqFt):	Total # Rooms:	Bathrooms
Finished Floor Area Main: <b>1,780</b>	Finished Levels: <b>2</b>	1 <b>6 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>2,961</b>	Basement Area: <b>None</b>	2 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>	Bsmt Height:	3 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Bsmt: <b>0</b>	Restricted Age:	4 <b>3 Piece; Ensuite: N; Level: Above</b>
Total Finished Floor Area: <b>4,741</b>	# Pets / Cats; Dogs:	5
Unfinished Floor Area: <b>0</b>	# or % Rentals:	6
Grand Total Floor Area: <b>4,741</b>		7
		8

Listing Broker(s): **(1) Re/Max Metro Realty**

**The Penthouse at 499 Drake!!2 levels of luxurious living with soaring ceilings, limestone tile and Brazilian cherry wood floors throughout, Amazing 39' infinity in-suite lap pool, spa, steam shower & gym right at home!7 terracesweeping stair in foyer, 4 fireplaces.Living room with barrel terraces, grand overhead fan.Stunning grand master bedroom with full size spa, steam shower and French doors to private terrace. State of the art technology including biometric fingerprint recognition security, data and audio networks and satellite access.**