



List Price:	\$ 309,900	Previous Price:	
		Original Price:	\$ 309,900
Subdiv/Complex: CIRCA BY BOSA			
Frontage:		Approx Yr Blt:	2006
Depth/Size:		PID:	026-795-418
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	CD-1
Stories in Bldg:		Taxes:	\$1,143 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Reqd:	
Fixt Removed:			
View:	Y - Beautiful Views to the South & West		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:			
Fireplace Fuel:		Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - N		
Mngmt Co:	wynford	Bylaw Restrictions:	Rentals Allowed, Pets Allowed		
Mngmt Ph:	604-261-0285	Maint Fee:	\$166.46		

Maint Charge Incl:	Garbage Pickup, Gardening, Caretaker, Management, Recreation Facility				
Legal:	PL BCS2012 LT 190 DL 36 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT				
Amenities:	Elevator, Exercise Centre				
Features Incl:					
Site Influences:	Central Location, Recreation Nearby				

<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	12' X 10'6						
Main F.	Dining	10'6 X 8'						
Main F.	Kitchen	7'6 X 7'6						
Main F.	Bedroom	10' X 10'						

<u>Floor Area (SqFt):</u>		Total # Rooms:	4	<u>Bathrooms</u>	
Finished Floor Area Main:	567	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:	567	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	567			8	

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

Sub-penthouse suite with incredible, unobstructed views. Views looking South (quite side of building) with a large covered patio. Enjoy updates such as laminate flooring, crown mouldings and designer paint. No wasted space in this well laid out open concept suite. All this in a concrete BOSA building. Steps to skytrain (but no noise), pets and rentals allowed.



List Price:	\$319,000	Previous Price:	
		Original Price:	\$319,000
Subdiv/Complex: Mount Pleasant Place			
Frontage:	0.00	Approx Yr Blt:	1982
Depth/Size:		PID:	004-299-388
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N, E	Age at List Date:	33
Stories in Bldg:	4	Zoning:	RM-4
Flood Plain:		Bedrooms:	2
Meas. Type:	Feet	Bathrooms:	0
Fixtures Lsd:		Full Baths:	0
Fixt Removed:	N	Half Baths:	0
View:		Taxes:	\$1,139 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Reqd:	No

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Garage; Underground		
Exterior:	Stucco				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Metal, Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	49	Total Units in Strata:	49
Flooring:	Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold NonStrata		
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 - None		
Mngmt Co:	Kyle Properties Ltd	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-732-5263	Maint Fee:	\$251.73		

Maint Charge Incl:	Gardening, Garbage Pickup, Hot Water, Sewer, Water				
Legal:	PL VAS1213 LT 15 DL 200A LD 36 IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T				
Amenities:	Elevator, Shared Laundry				
Features Incl:					
Site Influences:	Central Location, Lane Access, Recreation Nearby, Shopping Nearby				

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'8 X 10'4						
Main F.	Dining	10'5 X 7'8						
Main F.	Kitchen	8'9 X 7'8						
Main F.	Master Bedroom	11'9 X 9'2						
Main F.	Bedroom	9'5 X 8'7						
Main F.	Foyer	6'1 X 5'2						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	695	Finished Levels:	1	1 ; 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:	695	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	695			8	

Listing Broker(s): (1) Royal LePage Sussex (WVan)	
Foreclsoure sale. Opportunity here to enter the market with this 2 bdrm, 1 bath apartment that needs updating, such as flooring, kitchen, bathroom. Great location in Mount Pleasant, minutes to Guelph Park (aka Dude Chilling Park) andBroadway and Main Street. The apartment faces North, with an outdoor balcony. The building has had lots of updates with new roof, balcony membrames, new plumbing pipes, new washer/dryers on each floor, inetrior hallway painting and hallway carpet installed in the beginning of February. Rentals and Pets are allowed and1 secured parking spot.	

Active



List Price:	\$ 320,000	Previous Price:	
		Original Price:	\$ 320,000

Subdiv/Complex: CHAMPLAIN RIDGE

Frontage:		Approx Yr Blt:	1982	PID:	006-442-064
Depth/Size:				Type:	Townhouse
Lot SqFt:	0	Age at List Date:	33	Zoning:	CD-1
Exposure:		Bedrooms:	3	Taxes:	\$1,474 (2014)
Stories in Bldg:		Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:		Full Baths:	1	Tax Incl Utils:	No
Meas. Type:		Half Baths:	2	Apprvl Req'd:	
Fixtures Lsd:	N				
Fixt Removed:	Y - APPLIANCES				
View:	N				

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Underground, Visitor Parking		
Exterior:	Stucco, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Wood	Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
		Property Disclosure:	N - NEVER LIVED		
Mngmt Co:	COLYVAN URBAN PROPERTIES		Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-267-6216	Maint Fee:	\$379.00		

Maint Charge Incl:	Caretaker, Gardening, Garbage Pickup, Management, Snow removal
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Legal:	PL VAS1241 LT 8 BLK 335 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
Amenities:	Bike Room, In Suite Laundry
Features Incl:	

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.	Kitchen	10'5 X 9'4						
Main F.	Living Room	16'8 X 10'						
Main F.	Dining	9'4 X 9'						
Main F.	Eating Area	6'6 X 4'6						
Main F.	Laundry	6'6 X 5'						
Above	Master Bedroom	12'3 X 11'10						
Above	Bedroom	10' X 9'3						
Above	Bedroom	9'8 X 9'2						

<u>Floor Area (SqFt):</u>	Total # Rooms:	8	<u>Bathrooms</u>
Finished Floor Area Main: 647	Finished Levels:	2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 647	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0			3 2 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,294	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,294			8

Listing Broker(s): (1) Royal Pacific Realty Corp.

CIBC Mortgage Inc Court Order Sale. Asking way below GAV\$398,000. An elegant townhome that speaks of the pride of ownership! This 3 bedroom, 3 bathroom, 2 level townhome is the home you are looking for. Main level boasts a large LR/DR with gleaming real Maple floors. Wood fireplace with beautiful stone front and mantle. The kitchen is spacious and an eating area for informal dining. A laundry and 2 piece bath complete the lower floor. Upstairs one finds a master bedroom with updated 2 piece ensuite and space for a king-sized bed. Two more bdrms and spotless 4 piece bath complete the upper floor. All carpets in the house are quality wool Berber. The SW facing fenced patio is quiet and private.

1960 CREELMAN AV, V6J 1C1

Active



List Price:	\$1,375,000	Previous Price:	
		Original Price:	\$1,375,000

Subdiv/Complex: KITSILANO

Frontage:		Approx Yr Blt:	1979	PID:	005-615-429
Depth/Size:				Type:	1/2 Duplex
Lot SqFt:	1,638	Age at List Date:	36	Zoning:	RT-9
Exposure:		Bedrooms:	2	Taxes:	\$4,900 (2014)
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	No	Full Baths:	1	Tax Incl Utils:	No
Meas. Type:		Half Baths:	1	Apprvl Req'd:	
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	N				

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Reno Year:	2005	Dist to Public Trans:	IMMED
Flooring:	Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Wood			Seller's Interest:	Court Ordered Sale
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)			Mortgage Info:	\$0
				Property Disclosure:	N - COURT ORDERED SALE
Mngmt Co:				Bylaw Restrictions:	No Restrictions
Mngmt Ph:		Maint Fee:	\$0.00		

Maint Charge Incl:	
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Legal: PL VAS635 LT 1 DL 526 LD 36  
Amenities: None  
Features Incl:

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

<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	19' X 16'						
Main F.	Dining	10'10 X 9'10						
Main F.	Kitchen	8'4 X 8'3						
Main F.	Laundry	4'9 X 3'4						
Main F.	Storage	6'4 X 3'3						
Main F.	Foyer	7'1 X 6'8						
Above	Master Bedroom	14' X 12'10						
Above	Walk-In Closet	9'2 X 8'						
Above	Bedroom	10'4 X 9'7						
Above	Office	8'9 X 8'3						

<u>Floor Area (SqFt):</u>	Total # Rooms:	10	<u>Bathrooms</u>
Finished Floor Area Main:	701	Finished Levels:	2
Finished Floor Area Up:	630	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0		
Total Finished Floor Area:	1,331	Bsmt Height:	4
		Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	1,331		8

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

Premium location! 1/2 duplex style. Allow time for viewing requests.