

Presented by:  
**Craig Rushton**  
 CENTURY 21 In Town Realty  
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 Email: [craig@craigrushton.com](mailto:craig@craigrushton.com)  
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Vancouver West, West End VW Residential Attached  
 # 201 1108 NICOLA ST, V6G 2E2 MLS# V922282 Active

	List Price: \$269,900	Previous Price:	
	Subdiv/Complex:		
Frontage:	Approx Yr Blt: 1975	PID:	003-773-175
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 36	Zoning:	RM-5
Exposure:	Bedrooms: 0	Taxes:	\$1,001 (2011)
Stories in Bldg: 10	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home: Inside Unit	Total Parking: 0	Covered Parking: 0
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 42	Total Units in Strata: 42
Flooring: Laminate	Locker: No	
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	Bylaw Restrictions: Rentals Allowed w/Restrictions
Mngmt Co: DORSET REALTY		
Mngmt Ph: 604-270-1711	Maint Fee: \$226.37	

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

Legal: PL VAS260 LT 7 DL 185 LD 36  
 Amenities: Elevator, Garden, Shared Laundry  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'11 X 11'2						
Main F.	Kitchen	10'1 X 7'5						

<u>Floor Area (SqFt):</u>		Total # Rooms: 2	<u>Bathrooms</u>
Finished Floor Area Main:	473	Finished Levels: 1	1 3 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:	473	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	473		8

Listing Broker(s): (1) Rennie & Associates Realty

Spacious Studio Apartment - Great starter or vacation home! Located on a beautiful tree-lined street in the heart of the West End. Solid concrete building with a generous balcony. Nothing to do and ready for a quick possession. Full Version of Floor Plan & Property Feature Sheet available in PDF format - Please email. Open House Sun Jan 15th, 2-4pm.

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Vancouver West, West End VW Residential Attached  
**# 1204 1330 HARWOOD ST, V6E 1S8** MLS# V921969 **Active**



List Price: \$279,900 Previous Price:

Subdiv/Complex:

Frontage: 175.00	Approx Yr Blt: 1974	PID: 024-363-731
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 37	Zoning: MULTI
Exposure:	Bedrooms: 1	Taxes:
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl: No
Flood Plain: No	Full Baths: 1	Tax Incl Utilities: No
Meas. Type:	Half Baths: 0	Apprvl Reqd:
Fixtures Lsd:		
Fixt Removed:		
View: Y - ocean and city		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: 1block	Dist to School/Bus: 3 blocks
Renovations:	Units in Development:	Total Units in Strata:
Flooring:	Locker:	
Water Supply: City/Municipal	Possession: IMMEDIATE	
Heat/Fuel: Electric	Title to Land: Leasehold prepaid-NonStrata	
No. of Fireplaces: 0	Seller's Interest: Power of Attorney	
R/I Fireplaces:	Mortgage Info: \$0	
Fireplace Fuel:	Property Disclosure: N - n	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Co:		
Mngmt Ph: Maint Fee:		

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

Legal: BLOCK 40 DISTRICT LOT 185 GROUP1 PLAN 92

Amenities:

Features Incl: Range, Refrigerator

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	12' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms: 1	<b>Bathrooms</b>
Finished Floor Area Main: 630	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: 630	Restricted Age:	5
	# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 630		8

Listing Broker(s): (1) 2 Percent Realty Inc.

Come see this 12th floor west end home with fabulous views of city and water 1 bdrm 630 sq ft a great deal for down town close to everything but a quiet peace of paradise.

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Vancouver West, West End VW Residential Attached  
**# 402 1108 NICOLA ST, V6G 2E2** **Active**  
 MLS# V925201

	List Price: \$298,800	Previous Price:	
	Subdiv/Complex: THE CHARTWELL		
Frontage:	Approx Yr Blt: 1975	PID: 003-773-400	Type: Apartment/Condo
Depth/Size:	Age at List Date: 37	Zoning: RM-5	Taxes: \$1,154 (2011)
Lot SqFt: 0	Bedrooms: 1	If New GST/HST Incl:	Tax Incl Utilities:
Exposure:	Bathrooms: 1	Apprvl Reqd:	
Stories in Bldg: 9	Full Baths: 1		
Flood Plain:	Half Baths: 0		
Meas. Type:			
Fixtures Lsd:			
Fixt Removed:			
View: Y - City View			

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: 1 Block	Dist to School/Bus: 1 Block
Renovations:	Units in Development:	Total Units in Strata: 42
Flooring:	Locker: Yes	
Water Supply: City/Municipal	Possession: TBA	
Heat/Fuel: Baseboard, Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Estate Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: N - Vacant	
Mngmt Co: Dorset Realty	Bylaw Restrictions: Pets Allowed, Rentals Allowed w/Restrictions	
Mngmt Ph: 604-270-1711	Maint Fee: \$255.65	

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

Legal: PL VAS260 LT 18 DL 185 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.  
 Amenities: Elevator, Shared Laundry, Storage, Wheelchair Access  
 Features Incl: Refrigerator, Stove, Dishwasher, Drapes/Window Coverings

Site Influences: Central Location, Shopping Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'2 X 11'10						
Main F.	Master Bedroom	11'10 X 9'1						
Main F.	Kitchen	7'9 X 7'3						


<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 3	<b>Bathrooms</b>
Finished Floor Area Main: 539	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: 539	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 539		8

Listing Broker(s): (1) RE/MAX Real Estate Services

Great south west facing one bedroom in the sought after "Chartwell" with a balcony, secured underground parking, storage locker, newer fridge & stove and pets are welcome. Located on a beautiful tree lined street in the heart of the West End. Walk to shops, parks, beaches, etc.... Very well maintained building with newer roof, plumbing, new parking membrane and new landscaping. Nothing to do and ready for quick possession. You won't be let down! Open House this Sunday 2:00pm to 4:00pm.

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Vancouver West, West End VW Residential Attached  
**# 1501 1050 SMITHE ST, V6E 4T4** MLS# V925090 **Active**



List Price: \$588,000	Previous Price:
Subdiv/Complex: THE STERLING	
Frontage:	Approx Yr Blt: 2005
Depth/Size:	PID: 026-211-246
Lot SqFt: 0	Age at List Date: 7
Exposure: NW	Bedrooms: 2
Stories in Bldg: 21	Bathrooms: 2
Flood Plain:	Full Baths: 2
Meas. Type:	Half Baths: 0
Fixtures Lsd:	Taxes: \$2,380 (2011)
Fixt Removed:	If New GST/HST Incl: No
View: Y - WATER + MOUNTAIN SUNSET VIEWS	Tax Incl Utilities: No
	Apprvl Reqd:

Style of Home: Corner Unit, Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete		
Rain Screen:	R/I Plumbing: No	
Type of Roof: Other	Dist to Public Trans: 1 BLK	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 129
Flooring: Laminate, Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: COLLIERS	Property Disclosure: Y	
Mngmt Ph: 604-681-4111	Bylaw Restrictions: Pets Allowed, Rentals Allowed, No Restrictions	
Maint Fee: \$355.50		

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

Legal: PL BCS1180 LT 92 DL 185 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V  
 Amenities: Bike Room, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Oven-Built In, Range  
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 9'11"						
Main F.	Kitchen	8' X 4'						
Main F.	Dining	10'6 X 7'9"						
Main F.	Master Bedroom	10'11 X 11'						
Main F.	Bedroom	10'9 X 9'						
Main F.	Den	7'8 X 6'						

<b>Floor Area (SqFt):</b>	Total # Rooms: 6	<b>Bathrooms</b>
Finished Floor Area Main: 900	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 900	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 900		8

Listing Broker(s): (1) Century 21 In Town Realty

Welcome home to an immaculate corner suite with English Bay and North Shore Mountain Views at the Sterling! This two bedroom two 2 bath corner suite has floor to ceiling windows and plenty of natural light and a large balcony. The living room has a gas fireplace and opens into a galley kitchen with upgraded appliances. The over height ceilings and open plan and separated bedrooms gives privacy in this bright and airy suite. The master suite has a walk-thru closet and views. Includes parking. Call to Confirm the open houses or to book a private showing!

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Vancouver West, West End VW Residential Attached  
**# 2 1285 HARWOOD ST, V6E 1S5** MLS# V924887 **Active**



List Price: \$599,000 Previous Price:

Subdiv/Complex: HARWOOD COURT

Frontage:	Approx Yr Blt:	1973	PID:	005-623-120
Depth/Size:			Type:	Townhouse
Lot SqFt:	Age at List Date:	39	Zoning:	RM-5A
Exposure:	Bedrooms:	2	Taxes:	\$1,822 (2011)
Stories in Bldg:	Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:	Full Baths:	1	Tax Incl Utilities:	Yes
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco, Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Torch-On	Dist to Public Trans:	2	Dist to School/Bus:	NEARBY
Renovations:	Partly	Units in Development:	8	Total Units in Strata:	8
Flooring:	Laminate, Mixed, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:			
Fireplace Fuel:	Wood	Seller's Interest:	Registered Owner		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Mortgage Info:	\$0		
Mngmt Co:	SELF	Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee:	\$210.19			

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL VAS646 LT 2 DL 185 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA

Amenities: In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Garage Door Opener, Microwave, Smoke Alarm

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	14' X 13'						
Main F.	Kitchen	9' X 7'						
Main F.	Dining	10' X 8'						
Main F.	Den	8' X 8'						
Above	Master Bedroom	17' X 13'						
Above	Bedroom	13' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<u>Bathrooms</u>
Finished Floor Area Main: 565	Finished Levels:	2	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up: 579	Basement Area:	None	2
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,144	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,144			8

Listing Broker(s): (1) RE/MAX Real Estate Services

UNIQUE 8 unit town home complex tucked away along one of the prettiest tree lined streets in Vancouver's West End. There is an amazing sense of community within the complex and pride of ownership exudes throughout. There is a Zen-like courtyard in the complex that gives one the impression of being 100's of miles away from the city. The complex has been updated with exterior paint, vinyl windows and new skylights. This home features 2 levels of living with spacious rooms that can easily accomodate house sized furniture. The kitchen has plenty of cupboards and workspace. Great floor plan with both bedrooms on opposite sides. A fabulous home in an amazing coveted neighbourhood! 1 block to the beach and the seawall.

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Vancouver West, West End VW Residential Attached  
**1060 CARDERO ST, V6G 1P2** MLS# V908992 **Active**



List Price: \$775,000      Previous Price: \$849,000

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Subdiv/Complex: C & C

Frontage:	Approx Yr Blt:	2011	PID:	028-640-942	
Depth/Size:			Type:	Townhouse	
Lot SqFt:	0	Age at List Date:	0	Zoning:	RM5
Exposure:	W	Bedrooms:	3	Taxes:	\$5,531 (2011)
Stories in Bldg:	3	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:		Full Baths:	2	Tax Incl Utilities:	
Meas. Type:		Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:  
 Fixt Removed:  
 View: Y - PARK & PLAYGROUND

Style of Home:	Ground Level Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail.		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	5	Total Units in Strata:	5
Flooring:	Hardwood	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Other	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Patio (s) & Deck(s)	Property Disclosure:	Y		
Mngmt Co:		Bylaw Restrictions:	No Restrictions		
Mngmt Ph:	Maint Fee: \$280.22				

Maint Charge Incl: Other

Legal: BCS4182 LT 1 BLK 48 DL 185 PLN 92  
 Amenities: Bike Room, In Suite Laundry, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6" X 12'						
Main F.	Kitchen	11'6" X 10'						
Main F.	Master Bedroom	11'6" X 14'						
Main F.	Bedroom	9'6" X 9'						
Main F.	Bedroom	11'6" X 8'6"						
Main F.	Dining	10' X 9'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,088	Finished Levels:	1	1	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,088	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,088			8	

Listing Broker(s): (1) RE/MAX Crest Westside (VanW7), (2) One Percent Realty Ltd.

C & C is located in the heart of the West End! A perfect melding of 2 classic Heritage Homes into 5 unique executive City Homes with exquisite contemporary finishing and top of the line fixtures + appliances including Fisher Paykel 5 burner stoves, built-in Blomberg fridges & dishwashers, Grohe Faucets, Toto dual flush toilets. White Oak flooring, Nuheat heated tile floors, HVAC air exchange & On demand hot water systems. This Garden level suite offers 3 bedrooms & 2 bathrooms and a spacious west exposed ground floor patio perfect for entertaining! This area is a walker's paradise as everything surrounds you! Open Houses, Sat & Sun January 14 & 15, 2pm-4pm

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Vancouver West, West End VW Residential Attached  
**# 102 1135 BARCLAY ST, V6E 1G8** **Active**  
 MLS# V917535

	List Price: \$888,000	Previous Price:	
	Subdiv/Complex: BARCLAY ESTATES		
Frontage:	Approx Yr Blt: 2005	PID: 026-265-184	Type: Townhouse
Depth/Size:		Zoning: RM-5B	Taxes: \$2,762 (2011)
Lot SqFt: 0	Age at List Date: 6	If New GST/HST Incl:	
Exposure: S	Bedrooms: 2	Tax Incl Utilities:	
Stories in Bldg:	Bathrooms: 2	Apprvl Reqd:	
Flood Plain:	Full Baths: 2		
Meas. Type:	Half Baths: 0		
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Other, Torch-On	Dist to Public Trans: NEAR	Dist to School/Bus: NEAR
Renovations:	Units in Development:	Total Units in Strata: 10
Flooring: Hardwood, Mixed, Tile	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Rooftop Deck, Fenced Yard, Balcony(s); Patio (s) or Deck(s)	Property Disclosure: Y	
Mngmt Co: Pacific Quorum	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-685-3828	Maint Fee: \$320.92	

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS1270 LT 2 DL 185 LD 36 STRATA LOT AS SHOWN ON FORM V.  
 Amenities: In Suite Laundry, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Microwave, Security System, Smoke Alarm, Sprinkler - Fire  
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6" X 11'5"						
Main F.	Kitchen	11'10" X 9'						
Main F.	Dining	16'5" X 5'8"						
Above	Bedroom	12'10" X 11'						
Above	Master Bedroom	14'3" X 13'6"						
Above	Patio	16'7" X 16'1"						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 6	<b>Bathrooms</b>
Finished Floor Area Main: 1,266	Finished Levels: 4	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 0	Basement Area: None	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,266	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,266		8

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

A rare luxury townhouse in an envied West End location. With Nelson Park nearby, enjoy the restful new water feature, grassy knolls, a seating plaza with colourful garden beds, an inviting playground, and an off-leash dog area. Benefit from the convenience of all the amenities and shopping so close to the Robson and Thurlow intersection. At the brand new YMCA, one block away, treat your spirit, mind and body with all it offers. At home, lavish in high end design, with an excellent floor plan. The kitchen boasts modern cabinetry with granite countertops, and a top of the line Wolf range & Subzero fridge. Relax on the bright 200 square foot rooftop patio. At the end of the day unwind in your 5 piece master bedroom's spa.

Presented by:  
**Craig Rushton**  
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Vancouver West, West End VW Residential Attached  
 1556 COMOX ST, V6G 1P2 MLS# V908911 **Active**



List Price: \$899,000 Previous Price: \$999,000

Subdiv/Complex: C & C

Frontage:	Approx Yr Blt:	2011	PID:	028-640-985
Depth/Size:			Type:	Townhouse
Lot SqFt:	Age at List Date:	0	Zoning:	RM5
Exposure:	Bedrooms:	2	Taxes:	\$5,531 (2011)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	
Meas. Type:	Half Baths:	0	Apprvl Req'd:	
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	Other	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail.		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	5	Total Units in Strata:	5
Flooring:	Hardwood	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Other	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
	Maint Fee:	\$291.32			

Maint Charge Incl: Other

Legal: BCS4182 LT 5 BLK 48 DL 185 PLN 92

Amenities: Bike Room, In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill 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>
Above	Kitchen	12' X 12'						
Above	Living Room	15' X 15'						
Above	Bedroom	12'6 X 11'						
Above	Bedroom	14'6 X 12'5						

<b>Floor Area (SqFt):</b>	Total # Rooms:	4	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	2	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: No Restriction / Cats: Yes; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Crest Westside (VanW7), (2) One Percent Realty Ltd.

C & C is located in the heart of the WestEnd! A perfect melding of 2 classic Heritage Homes into 5 unique executive City Homes with exquisite contemporary finishing and top of the line fixtures + appliances including Fisher Paykel 5 burner stoves, built-in Blomberg fridges & dishwashers, Grohe Faucets, Toto dual flush toilets. White Oak flooring, Nuheat heated tile floors, HVAC air exchange & ondemand hot water systems. This spacious 2 level upper floor home offers 2 bedrooms & 2 bathrooms with an 8' X 6' front deck! This area is a walker's paradise as everything surrounds you! Open Houses, Sat & Sun January 14 & 15, 2pm-4pm

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Vancouver West, West End VW Residential Attached  
**1558 COMOX ST, V6G 1P2** MLS# V908901 **Active**



List Price: \$1,075,000 Previous Price: \$1,150,000

Subdiv/Complex: C & C

Frontage:	Approx Yr Blt:	2011	PID:	028-640-951
Depth/Size:			Type:	Townhouse
Lot SqFt:	Age at List Date:	0	Zoning:	RM5
Exposure:	Bedrooms:	3	Taxes:	\$5,531 (2011)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	
Meas. Type:	Half Baths:	0	Apprvl Req'd:	

Fixtures Lsd:  
 Fixt Removed:  
 View: Y - NORTH SHORE MOUNTAINS FROM UPPER FLOOR

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail.		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	5	Total Units in Strata:	5
Flooring:	Hardwood	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Other	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard				
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
	Maint Fee:	\$399.53			

Maint Charge Incl: Other

Legal: BCS4182 LT 2 BLK 48 DL 185 PLN 92  
 Amenities: Bike Room, In Suite Laundry, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Kitchen	9' X 10'						
Main F.	Dining	8' X 12'						
Main F.	Bedroom	12'6 X 11'6						
Main F.	Bedroom	13'6 X 9'						
Main F.	Entrance Hall	7' X 5'						
Below	Master Bedroom	17'6 X 13'						
Below	Walk-In Closet	13' X 11'						
Below	Dressing Room	10' X 7'6						

<b>Floor Area (SqFt):</b>	Total # Rooms:	9	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	2	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 6 Piece; Ensuite: Y; Level: Below
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: No Restriction / Cats: Yes; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Crest Westside (VanW7), (2) One Percent Realty Ltd.

C & C is located in the heart of the WestEnd! A perfect melding of 2 classic Heritage Homes into 5 unique executive City Homes with exquisite contemporary finishing and top of the line fixtures + appliances including Fisher Paykel 5 burner stoves, built-in Blomberg fridges & dishwashers, Grohe Faucets, Toto dual flush toilets. White Oak flooring, Nuheat heated tile floors, HVAC air exchange & on demand hot water systems. This spacious (1400 sq ft!) 2 level reverse plan offers 3 bedrooms & 2 bathrooms with an 18' X 7' front porch outdoor space! This area is a walker's paradise as everything surrounds you! Open Houses, Sat & Sun January 14 & 15, 2pm-4pm

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Vancouver West, West End VW Residential Attached  
**# 3501 1028 BARCLAY ST, V6E 0B1** **Active**  
 MLS# V918812



List Price: \$1,145,000 Previous Price: \$1,169,000

Subdiv/Complex: PATINA

Frontage:	Approx Yr Blt:	2011	PID:	028-446-976	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	0	Zoning:	APT
Exposure:		Bedrooms:	2	Taxes:	
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - UNOBSTRUCTED CITY VIEWS				

Style of Home:	Upper Unit, Other	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Glass, Concrete				
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:	Wall/Wall/Mixed, Tile	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Heat Pump	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	None	Property Disclosure:	N - NEW BUILDING		
Mngmt Co:	GATEWAY	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-635-5000	Maint Fee:	\$435.63		

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

Legal: PL BCS4016 LT 225 DL 185 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: Bike Room, Club House, Exercise Centre, Garden, In Suite Laundry

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security System

Site Influences: Central Location, Shopping Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 10'3"						
Main F.	Kitchen	12'6" X 7'5"						
Main F.	Dining	17' X 10'						
Main F.	Master Bedroom	12'5" X 11'5"						
Main F.	Bedroom	9' X 9'						
Main F.	Den	9' X 6'5"						
Main F.	Storage	7'8" X 5'2"						


<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	7	<b>Bathrooms</b>	
Finished Floor Area Main:	1,222	Finished Levels:	1	1	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,222	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,222			8	

Listing Broker(s): (1) Sutton Grp-West Coast Realty, (2) Sutton Grp-West Coast Realty

Absolutely stunning unobstructed panoramic city views from one of downtown Vancouver's newest landmark buildings. "The Patina"- built by Concert Properties. Extremely efficient architectural design with spacious open floor plan and extensive use of granite, glass and tiles. The building boasts a grand cathedral style lobby and excellent recreation facilities. Steps from the best restaurants, shopping, theaters, and the brand new YMCA. 2 side by side prime parking with this luxury suite. 24hr concierge. Rental and pets allowed. Patina's Best Value. OPEN HOUSE Sunday January 15, 2:00-4:00 PM.

Presented by:  
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Vancouver West, West End VW Residential Attached  
**1560 COMOX ST, V6G 1P2** MLS# V908918 **Active**



List Price: \$1,255,000    Previous Price: \$1,350,000

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Subdiv/Complex: C & C

Frontage:	Approx Yr Bldt: 2011	PID: 028-640-977
Depth/Size:		Type: Townhouse
Lot SqFt: 0	Age at List Date: 0	Zoning: RM5
Exposure: N	Bedrooms: 3	Taxes: \$5,531 (2011)
Stories in Bldg: 3	Bathrooms: 3	If New GST/HST Incl:
Flood Plain:	Full Baths: 2	Tax Incl Utilities:
Meas. Type:	Half Baths: 1	Apprvl Reqd:
Fixtures Lsd:		
Fixt Removed:		
View: Y - -		

Style of Home: 2 Storey, Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail.	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 5	Total Units in Strata: 5
Flooring: Hardwood	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s), Balcony(s); Patio(s) or Deck(s)	Property Disclosure: Y	
Mngmt Co:	Bylaw Restrictions: No Restrictions	
Mngmt Ph:	Maint Fee: \$424.50	

Maint Charge Incl: Other

Legal: BCS4182 LT 4 BLK 48 DL 185 PLN 92  
 Amenities: Bike Room, In Suite Laundry, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'						
Main F.	Kitchen	11' X 11'						
Main F.	Dining	15' X 14'						
Main F.	Master Bedroom	16' X 13'						
Main F.	Den	11' X 5'						
Above	Bedroom	14' X 11'6"						
Above	Bedroom	14' X 12'						

<b>Floor Area (SqFt):</b>	Total # Rooms: 7	<b>Bathrooms</b>
Finished Floor Area Main: 1,122	Finished Levels: 2	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 527	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,649	Restricted Age: 5	
Unfinished Floor Area: 0	# Pets / Cats; Dogs: No Restriction / Cats: Yes; Dogs: 6	
Grand Total Floor Area: 1,649	# or % Rentals: 7	
		8

Listing Broker(s): (1) RE/MAX Crest Westside (VanW7), (2) One Percent Realty Ltd.

C & C is located in the heart the WestEnd! A perfect melding of 2 classic Heritage Homes into 5 unique executive City Homes with exquisite contemporary finishing and top of the line fixtures + appliances including Fisher Paykel 5 burner stoves, built-in Blomberg fridges & dishwashers, Grohe Faucets, Toto dual flush toilets. White Oak flooring, Nuheat heated tile floors, HVAC air exchange & on demand hot water systems. This beautiful, large (1649 sq ft) 2 lev. home offers 3 beds + den, 3 baths with a large 200 sqft S/f sun-drenched upper deck! The area is a walker's paradise as everything surrounds you! Open Houses, Sat & Sun January 14 & 15, 2-4pm

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Vancouver West, West End VW Residential Attached  
**# 4803 1128 W GEORGIA ST, V6E 0A8** **Active**  
 MLS# V908091

	List Price: \$2,888,000	Previous Price:	
	Subdiv/Complex: SHANGRI-LA		
Frontage:	Approx Yr Blt: 2008	PID: 027-732-657	Type: Apartment/Condo
Depth/Size:	Age at List Date: 3	Zoning: CD1	Taxes: \$10,445 (2011)
Lot SqFt: 0	Bedrooms: 2	If New GST/HST Incl:	Tax Incl Utilities: No
Exposure:	Bathrooms: 3	Apprvl Reqd:	
Stories in Bldg: 61	Full Baths: 2		
Flood Plain:	Half Baths: 1		
Meas. Type:			
Fixtures Lsd:			
Fixt Removed:			
View:	Y - WATER, MOUNTAINS, CITY		

Style of Home: Corner Unit, Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete, Glass		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Metal	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Hardwood, Tile, Wall/Wall/Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Geothermal	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
R/I Fireplaces:	Mortgage Info: \$0	
Fireplace Fuel: Electric	Property Disclosure: Y	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Co: DODWELL		
Mngmt Ph: 604-689-0603	Maint Fee: \$1640.00	

Maint Charge Incl: Caretaker, Gas, Hot Water, Management, Recreation Facility

Legal: PL BCS3206 LT 17 DL 185 GR 1  
 Amenities: Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub  
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Humidifier, Jetted Bathtub, Security System, Smoke Alarm, Sprinkler - Fire  
 Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	26' X 24'						
Main F.	Kitchen	16' X 11'						
Main F.	Dining	14' X 14'						
Main F.	Family Room	17' X 16'						
Main F.	Master Bedroom	30' X 18'						
Main F.	Walk-In Closet	16' X 6'						
Main F.	Bedroom	21' X 10'						
Main F.	Laundry	7' X 4'						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 8	<b>Bathrooms</b>
Finished Floor Area Main: 2,453	Finished Levels: 1	1 2 Piece; Ensuite: N; 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 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 2,453	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 2,453		8

Listing Broker(s): (1) Century 21 In Town Realty

Elegance & Luxury with breathtaking mountain and water views. Living SHANGRI-LA offers sophisticated features including high ceilings, Walnut Hardwood Floors and Marble and Granite countertops. The modern kitchen features S/S Miele appliances, Sub-Zero fridge and European wood Cabinets. The over-sized Master Bedroom features an open bath concept with water and city views, also a huge walk-in closet. A lot of Natural light all throughout this amazing high end home. This amazing home also includes two parking stalls, a storage locker and two private balconies. A Must See!