



No. S-1813807
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY**

IN THE MATTER OF THE PART XIII OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,
AS AMENDED

AND

IN THE MATTER OF MASAHIKO NISHIYAMA,
BANKRUPT UNDER THE LAWS OF JAPAN

REQUISITION – GENERAL

Filed by: Alvarez & Marsal Canada Inc., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada (the "Receiver")

Required: To file the attached First Report of the Receiver dated February 12, 2020.

Date: February 12, 2020

Michelle Hay, Assistant
Counsel for the Receiver
by: Colin D. Brousson

THIS REQUISITION was prepared by Colin D. Brousson, of the firm of Gowling WLG (Canada) LLP, Barristers & Solicitors, whose place of business and address for delivery is 2300 - 550 Burrard Street, Vancouver, BC V6C 2B5, Tel: 604-683-6498; Fax: 604-683-3558.

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FIRST REPORT OF THE RECEIVER

ALVAREZ & MARSAL CANADA INC.

FEBRUARY 12, 2020

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Appendix A – Marketing and Sales Proposal By Oakwyn Realty Downtown Ltd. submitted August 9, 2019

Appendix B – Niemi Laporte & Dowle Appraisals Ltd. dated July 29, 2019

Appendix C – 2020 Property Tax Assessment

Appendix D – Sales Report by Oakwyn Realty Downtown Ltd. submitted January 17, 2020

Appendix E – Contract of Purchase and Sale of the Condo dated December 31, 2019

Appendix F – Personal Property Registry Search dated January 23, 2020

Appendix G – Draft Bill of Sale of the Mercedes

1.0 INTRODUCTION

- 1.1 On December 21, 2018, the Supreme Court of British of British Columbia (the “**Court**”), granted an order (the “**Recognition Order**”) pursuant to sections 269 and 270 of the *Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3*, as amended (the “**BIA**”) recognizing in British Columbia the following:
- a) the bankruptcy proceedings of Masahiko Nishiyama (“**Nishiyama**” or the “**Debtor**”) commenced in the Kyoto District Court in Japan on February 10, 2016 (the “**Foreign Proceedings**”) as the foreign main proceedings; and
 - b) Hiroshi Morimoto, the trustee over the bankruptcy estate of Nishiyama in Japan (the “**Trustee**”), as the foreign representative in respect of the Foreign Proceedings.
- 1.2 On February 14, 2019 (the “**Receivership Date**”), upon application of the Trustee, Alvarez & Marsal Canada Inc. was appointed as Receiver (“**A&M**” or the “**Receiver**”) pursuant to an order (the “**Receivership Order**”) granted by the Court in respect of all the assets, undertakings and property legally or beneficially owned by the Debtor in Canada, including all proceeds (the “**Property**”) pursuant to subsection 272(1) of the BIA. These proceedings are hereinafter referred to more generally as the “**Receivership Proceedings**”.
- 1.3 On July 19, 2019, the Court granted an order, which provides for, among other things:
- a) the assets and property of Sun Moon Management Ltd. (“**Sun Moon**”) represent Property of the Debtor, including a condominium unit located at #4102 – 1028 Barclay Street, Vancouver, British Columbia (the “**Condo**”); and
 - b) a Mercedes S550 vehicle, VIN WDDNG8GB0AA343089, registered to Hatsumi Nakajima (the “**Mercedes**”) is Property of the Debtor.
- 1.4 The Receivership Order authorizes the Receiver to, among other things:
- a) take possession and exercise control over the Property; and
 - b) market and solicit offers in respect of the Property and sell any parts thereof including applying for any vesting order or other orders necessary to convey the Property to a purchaser or purchasers, free and clear of any liens or encumbrances.
- 1.5 Concurrent with this Receiver’s first report (the “**First Report**”), the Receiver intends to file applications seeking the following orders:
- a) approving the sale of the Condo and its contents (the “**Condo SAVO**”) pursuant to an offer submitted by Yongling Duan (the “**Condo Purchaser**”) and accepted by the

Receiver on December 31, 2019 (the “**Accepted Condo Offer**”), subject to the approval of this Honourable Court, and vesting of all of the Debtor’s and Sun Moon’s right, title and interest in the Condo and its contents to the Condo Purchaser, free and clear from any and all security interests, hypothecs, mortgages, trusts or deemed trusts, liens, executions, levies, charges or other financial or monetary claims; and

- b) approving the sale of the Mercedes pursuant to an offer submitted by Maynards Industries Canada Ltd. (“**Maynards**”) and accepted by the Receiver on January 31, 2020 (the “**Accepted Mercedes Offer**”).

1.6 Further information regarding the Receivership Proceedings including copies of the court materials are posted on the Receiver’s website at www.alvarezandmarsal.com/nishiyama (the “**Receiver’s Website**”).

1.7 All references to dollars in this First Report are in Canadian currency, unless otherwise indicated.

2.0 PURPOSE OF REPORT

2.1 The purpose of the First Report is to provide this Honourable Court with information with respect to the following:

- a) background information with respect to the Debtor;
- b) the sales process undertaken to market and solicit offers for the Condo;
- c) information regarding the Accepted Condo Offer;
- d) information regarding the Accepted Mercedes Offer;
- e) information regarding residual assets;
- f) a summary of the activities of the Receiver since commencement of the Receivership Proceedings;
- g) the interim statement of receipts and disbursements for the period February 14, 2019 to January 15, 2020;
- h) the Receiver’s application for the Mercedes SAVO; and
- i) the Receiver’s application for the Condo SAVO.

3.0 TERMS OF REFERENCE

3.1 In preparing this report, A&M has necessarily relied upon unaudited financial and other information provided by the Trustee, the Trustee’s agents and other third parties. Although this information has been subject to review, A&M has not conducted an audit or otherwise attempted to verify the information’s accuracy or completeness. Accordingly, A&M expresses no opinion

and does not provide any other form of assurance on the accuracy and/or completeness of any information contained in this report, or otherwise used to prepare this report.

4.0 BACKGROUND

- 4.1 Nishiyama is a bankrupt and citizen of Japan who carried on business both in his own name and through a number of corporations.
- 4.2 Over a number of years, the Resolution and Collection Corporation, formerly the Housing Loan Administration Corporation, (“**RCC**”) in Japan made loans to Nishiyama and a number of related parties and companies. Nishiyama and the related entities failed to repay those loans to RCC.
- 4.3 RCC commenced legal action against Nishiyama and was granted judgment by the Kyoto District Court on February 9, 2012 in the amount of ¥40.7 billion plus interest and costs.
- 4.4 RCC subsequently commenced legal action against Nishiyama for concealing and hiding assets in corporations and with family members and RCC was granted judgment by the Kyoto District Court on October 29, 2013 in the amount of ¥4.0 billion plus interest.
- 4.5 On February 10, 2016, RCC filed a petition for bankruptcy against Nishiyama based on his inability or failure to repay debts and the Kyoto District Court issued a Bankruptcy Commencement Order on March 15, 2016 (the “**Japan Bankruptcy Proceedings**”).
- 4.6 On June 17, 2016, the Courts in Japan found Nishiyama guilty of certain acts pursuant to the *Penal Code* in Japan, such as purposely concealing assets and conspiring with others to move assets out of Japan and into foreign jurisdictions, and in doing so, Nishiyama obstructed compulsory execution against these assets in Japan. As a result, Nishiyama served three years in prison in Japan and was granted parole on July 26, 2018. Nishiyama has not complied with the *Bankruptcy Act* in Japan and failed to cooperate with the Trustee in his bankruptcy proceedings.
- 4.7 Under the Japan Bankruptcy Proceedings, the Trustee obtained foreign recognition from courts of Canada, Singapore, and Hong Kong to assist in preserving, recovering and administering assets of the bankruptcy estate located in these jurisdictions.
- 4.8 As at the Receivership Date, the Debtor had approximately \$411.1 million of unsecured debt owing to RCC.

5.0 SALES PROCESS OF CONDO

- 5.1 Pursuant to section 3 of the Receivership Order, the Receiver is empowered and authorized to, among other things:

- (g) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;*
- (h) to sell, convey, transfer, lease or assign the Property or any part or parts thereof and in each such case notice under Section 59(10) of the Personal Property Security Act, R.S.B.C. 1996, c. 359 shall not be required;*
- (i) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;*

Marketing and Solicitation of Offers for the Condo

- 5.2 The Receiver requested proposals from five listing brokerages and/or agents and upon review and with consultation with the Trustee, retained Oakwyn Realty Downtown Ltd. (the “**Listing Agent**”) to market the Condo through the Multiple Listing Service (“**MLS**”) and the Listing Agent’s own website, which included property features, photos and video of the unit. A copy of the Listing Agent’s proposal is attached as Appendix “**A**”.
- 5.3 Prior to and in preparation of the sales listing of the Condo, the Receiver obtained an appraisal of the Condo completed by Niemi Laporte & Dowle Appraisals Ltd. (the “**Condo Appraisal**”) dated July 29, 2019, which suggested a market value of \$4.75 million. A copy of the Condo Appraisal is attached as Appendix “**B**”. The 2020 property tax assessment valued the Condo at \$4.5 million as at July 1, 2019 (the “**Property Tax Assessment**”), a copy of which is attached as Appendix “**C**”.
- 5.4 On October 7, 2019, the Condo was listed for sale at \$4,999,000 after consultation with the Listing Agent, who estimated that a listing price of \$4,999,000 could result in an ultimate sale price of between \$4.5 million and \$4.7 million which would be considered reasonable based on recent sales of similar units in the area.
- 5.5 The Listing Agent, on behalf of the Receiver, undertook the following marketing activities which is further detailed in their sales report dated January 17, 2020 and attached as Appendix “**D**”:
 - a) arranged for the unit to be professionally staged, cleaned and photographed;
 - b) through MLS, the listing was automatically emailed out to 489 parties and made publicly available online resulting in over 1,300 views, of which there were almost 900 unique views by prospective purchasers;

- c) sent an email of the sales listing to a database of contacts, which comprised approximately 4,000 parties;
- d) advertised the sales listing on various social media platforms;
- e) hosted an exclusive open house to introduce the Condo to top luxury realtors in Vancouver which resulted in 50 realtors, along with some of their clients, attending and viewing the property; and
- f) coordinated multiple site visits with 10 private showings to date, including three second viewings.

5.6 After being on the market for 73 days, on December 19, 2019, the Receiver received an offer from the Condo Purchaser, who is originally from China and currently residing in Maple Ridge, BC. The initial purchase price was \$4.2 million and after some negotiation, consultation with the Trustee, and multiple counteroffers, the Receiver accepted the offer at a purchase price of \$4.33 million on December 31, 2019. A copy of the Accepted Condo Offer is attached as Appendix “E”.

Receiver’s Review and Consideration

5.7 The key terms of the Accepted Condo Offer are summarized as follows:

- a) the Condo Purchaser offers to purchase all of the Receiver’s interest in the Condo free and clear of any encumbrances with certain exceptions including subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities;
- b) the transaction includes all contents of the Condo including furnishings, appliances, fixtures and décor;
- c) the completion date for the sale will be March 9, 2020, subject to approval by this Honourable Court;
- d) a deposit of \$250,000 (5.8% of the purchase price) has been remitted to the Listing Agent to be held in trust pending completion of the transaction; and
- e) the sale is “as is, where is” with no representations and warranties provided by the Receiver.

5.8 The Receiver’s review of the Accepted Condo Offer included consideration of the following:

- a) the results of the marketing efforts undertaken by an established and market leading real estate listing broker;
- b) third party valuations and other indications of value such as the Condo Appraisal and Property Tax Assessment which suggested market values in July 2019 of \$4.75 million and \$4.5 million, respectively;
- c) the continued gradual decline in current market conditions in the Vancouver residential real estate market;
- d) the construction of several new high-rise residential buildings in the surrounding neighbourhoods resulting in increased noise and traffic and obstructed views from the Condo;
- e) the potential for the Receiver to incur additional holding costs in respect of the Condo if the transaction was not concluded in a timely manner including preservation costs, and professional fees; and
- f) the proposed timing to complete the sale transaction.

5.9 The Receiver is of the view that the Condo was marketed comprehensively and in a manner which was fair and reasonable, that the market had been adequately canvassed for potential purchasers and that the transaction contemplated by the Accepted Condo Offer is in the best interest of the estate.

6.0 SALE PROCESS OF MERCEDES

6.1 The registered owner of the vehicle has disclaimed their interest in the Mercedes, legal or otherwise, and at the date of this First Report, the Mercedes is not subject to any liens or encumbrances registered on title. The Personal Property Registry Search dated January 23, 2020 is attached as Appendix “F”.

6.2 The Receiver obtained the Black Book value of the Mercedes which indicated a fair market value of \$23,000 and an appraisal prepared by Maynards Appraisals Ltd. dated August 15, 2019 (the “**Maynards Appraisal**”) which suggested a forced liquidation value of \$15,000.

6.3 The Receiver requested offers from select auto dealers and Maynards and received offers ranging from \$12,000 to \$16,000.

6.4 On January 31, 2020, the Receiver accepted an offer from Maynards to purchase the Mercedes for \$16,000, plus applicable taxes on an as-is, where-is basis. A draft copy of the bill of sale is attached as Appendix “G”.

6.5 The Receiver’s review of the Accepted Mercedes Offer included consideration of the following:

- a) the results of the marketing efforts undertaken by the Receiver;
- b) third party valuations and other indications of value such as the Black Book value and Maynards Appraisal;
- c) the age and condition of the vehicle, as well as the need for approximately \$4,000 of new tires and bodywork for the vehicle to be in good working condition; and
- d) the potential for the Receiver to incur additional holding costs in respect of the Mercedes if the transaction was not concluded in a timely manner including preservation costs, and professional fees.

7.0 RESIDUAL ASSETS

The Receiver intends to liquidate or dispose of the remaining assets in its possession which include a small quantity of furnishings stored off-site with nominal value.

8.0 RECEIVER'S ACTIVITIES

8.1 In addition to the activities described in sections 5 and 6 of this report, the Receiver's activities since the Receivership Date include the following:

- a) securing and taking possession of the contents of safety deposit box (the "**SDB**") bearing number 8876 located at the Royal Bank of Canada ("**RBC**") branch 00010 in Vancouver, British Columbia including holding various related discussions and meetings with RBC and its legal counsel;
- b) receiving and collecting all monies recovered from the SDB;
- c) opening trust accounts in compliance with Financial Transactions and Reports Analysis Centre of Canada;
- d) securing and taking possession of the Condo, its contents and the Mercedes including various correspondence and meetings with the property manager, strata and the strata's legal counsel;
- e) arranging for locks to be changed for the Condo;
- f) opening new utility accounts for the Condo;
- g) obtaining secured off-site storage unit for contents of the Condo in preparation for the sales process;
- h) obtaining insurance coverage for the Condo and its contents stored on- and off-site;
- i) taking inventory of the Property, as well as retaining, reviewing, indexing and digitizing books and records, and other information recovered from the SDB, Condo and Mercedes,

- taking photos and videos of the Property, and creating a data room for information to be shared with the Trustee, Trustee's legal counsel, and/or RCC and its legal counsel;
- j) issuing notices to third parties who may hold property, documents, records or other information relating to the Property or affairs of the Debtor including financial institutions, service providers and other parties;
 - k) conducting a claims process for personal property located at the Condo and Mercedes and holding various discussions with a claimant's legal counsel;
 - l) facilitating the retrieval of personal possessions claimed by an associate of the Debtor, Hatsumi Kinoshita;
 - m) contacting various potential interested parties for the Mercedes and arranging site visits;
 - n) reviewing invoices, making necessary payments including strata fee arrears and maintaining a ledger of cash receipts and disbursements;
 - o) setting up the Receiver's Website and updating it with pertinent information relating to the Receivership Proceedings;
 - p) reviewing and considering property tax matters including speculation and vacancy taxes under provincial and municipal regulations;
 - q) holding discussions and attending meetings with the Trustee and its agents to assist with various matters; and
 - r) attending to various statutory notices pursuant to the BIA, including mailing a Notice and Statement of Receiver and posting a copy on the Receiver's Website.

9.0 RECEIVER'S INTERIM STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

9.1 The Receiver's interim statement of cash receipts and disbursements for the period February 14, 2019, to January 15, 2020, is summarized below:

Masahiko Nishiyama - in Receivership
Receiver's Interim Statement of Cash Receipts and Disbursements
For the period February 14, 2019 to January 15, 2020

| | |
|--|------------------|
| Receipts | |
| Cash collected from safety deposit box | \$ 116,260 |
| Cash collected from Koffman Kalef LLP | 14,131 |
| Interest | 1,056 |
| Total receipts | 131,448 |
| Disbursements | |
| Strata fees | 41,066 |
| Utilities and services | 9,206 |
| Other disbursements | 4,428 |
| Total disbursements | 54,700 |
| Net cash flow | 76,748 |
| Closing cash balance* | \$ 76,748 |

** Closing cash balance includes approximately USD \$16,800 translated into CAD at the FX rate of 1.305*

- 9.2 To date, total receipts collected are \$131,400 and consist primarily of cash collected from the SDB of \$116,300 and Koffman Kalef LLP, the legal counsel for Sun Moon, of \$14,100, as well as interest earned of \$1,100.
- 9.3 Total disbursements of \$54,700 consist primarily of the following:
- a) strata fees of \$41,100 for arrears and ongoing monthly fees;
 - b) utilities and services of \$9,200 relating to securing the Condo and costs incurred to prepare the Condo for the sales process including cleaning and marketing of the unit; and
 - c) other disbursements of \$4,400 including fees for appraisals, insurance and off-site storage.

10.0 RECEIVER'S CONCLUSION AND RECOMMENDATIONS

- 10.1 Based on the forgoing, the Receiver respectfully recommends that this Honourable Court grant the Condo SAVO and Mercedes SAVO referenced herein.

All of which is respectfully submitted to this Honourable Court this 12th day of February 2020.

Alvarez & Marsal Canada Inc.,
in its capacity as court-appointed Receiver of
Masahiko Nishiyama and not in its personal capacity

A handwritten signature in black ink, appearing to read 'Anthony Tillman', written over the printed name.

Per: Anthony Tillman
Senior Vice President

APPENDIX A

MARKETING AND SALES PROPOSAL

PATINA SUB-PENTHOUSE

#4201-1028 Barclay Street



EXCLUSIVE VANCOUVER

Real Estate Group

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OUR UNDERSTANDING

1. Alvarez & Marsal Canada Inc. was appointed as receiver (the "Receiver") of the undertakings and property of Masahiko Nishiyama on February 14, 2019 (please see attached Order).
2. Pursuant to the Order dated July 19, 2019, the Receiver is able to take control and sell assets held by Sun Moon Management Ltd.
3. Sun Moon Management Ltd. owns the unit at 4201-1028 Barclay Street (the "Condo").
4. The Condo is now under the control of the Receiver.

THE PROPERTY - PATINA

Patina is a development by Concert Properties located at 1028 Barclay Street just west of Burrard. Patina is a luxury 42-storey high rise with 256 condominium homes offering unobstructed and panoramic views of the city, water and mountains. Concert also developed the adjoining 95,000-square-foot state-of-the-art downtown YMCA.

Amenities include:

- Concierge
- Live-in caretaker
- Fully equipped Gym and amenity room on the 8th floor
- Board room located on 2nd floor
- 11 visitor parking spaces on P2

SUB-PENTHOUSE 4201

The East, South and West facing sub-penthouse has unimpeded views of Downtown, English Bay, Stanley Park and the North Shore mountains. One of two balconies located off the den and faces South East. The other smaller balcony is located off the master suite and faces South.

The floor plan which is 2,657 square feet comprises three bedrooms, den, master solarium, storage room and 3.5 bathrooms. The large Snaidero kitchen features Subzero and Miele appliances including a wine fridge and cappuccino maker.

The property features over-height ceilings of up to 10 feet, air-conditioning, power blinds and smart home lighting and heating controls. Interior finishes and furniture are contemporary and of a high quality.

There are 3 parking spaces and a storage locker located in the underground parkade.

SWOT SUMMARY

STRENGTHS:

Prime location on one of the highest elevations in the Downtown core.

Expansive views.

Functional and efficient floor plan.

Generous rooms sizes.

Luxury finishes and premium appliances.

WEAKNESSES:

Perception that there is a lack of privacy in a large-scale development of 256 homes, and affiliation with the YMCA and rental housing.

Future view blockage and construction disturbance by tall towers of approximately 50 storeys to be developed on Thurlow Street which is one block West of Burrard Street.

Price point of the subject property is not in line with that of the average and range of prices for neighbouring homes which includes many 1 bedroom homes.

OPPORTUNITIES:

The recent rezoning of The Burrard and Thurlow Street corridors will bring developments by major developers who will be using the designs of International "Starchitects". These noteworthy developments will support the positioning of Downtown Vancouver as being a luxury destination. Not only have The Burrard and Thurlow Street corridors been rezoned to allow for tall towers of approximately 50 storeys, but so have the nearby Alberni Street and Davie Street corridors. Alberni Street will feature new developments by Kengo Kuma, Ole Scheeren, Robert A.M. Stern. Davie Street already has new 19 storey developments that have been recently completed and are in development. All this new development will bring long term value to the corridors that surround the West End of which Patina is adjacent to.

THREATS:

There are 40 similarly priced, sized and located properties which if reduced in price would create more price competition for the subject property.

TARGET MARKET

Downsizers from affluent neighbourhoods such as Shaughnessy, West Point Grey and West Vancouver. International buyers looking to re-locate or for a secondary home.

MEET THE TEAM



You don't get a reputation for being industry leaders overnight. With a combined five decades of expertise, principals Ken Leong and Mary Porohowski are known as much for building long-term relationships with their clients as for their real estate market expertise. Noteworthy developers, mortgage brokers, real estate professionals and other real estate salespeople hire Ken and Mary to sell their personal real estate. This speaks volumes for the quality and level of service that Ken and Mary deliver. Also, their affiliation with numerous boutique development, lends any new home or development that they market, a unique advantage of being perceived as of a similar quality and or/uniqueness.

These native Vancouverites are consistently named the top 1% percent of Realtors in Greater Vancouver, they have an impeccable award-winning sales record and reputation for exceptional service.

It was fifteen years ago that Vancouver Realtors Ken and Mary merged their respective talents to build a team that combines proven marketing techniques with strong client advocacy. That tradition of being on top of market trends, forecasts, and changes, continues today. We are a dynamic team with enthusiasm, personalities, reputation and mantra to always do the right thing continues to build upon our vast network of qualified buyers. It's a winning formula that has benefited many buyers, sellers and real estate developers – who routinely return to work with one of Vancouver's top-producing real estate teams.

Today, that partnership has evolved into the Exclusive Vancouver Real Estate Group, with a mission to expand their team of experts to help valued clients achieve their real estate goals. They look forward to the opportunity to grow their group of agents and deliver clients a valuable real estate experience.

A FEW WORDS FROM OUR CLIENTS

Ken and Mary were the sales team for a pre-sale building in Chinatown called Framework by Porte Developments. I was impressed with their excitement of the project and vast knowledge of all the little details from architecture, design layouts, views, area, etc. Their excitement, got me excited. I didn't even really intend on purchasing a condo, but through all of our conversations (and there were many!) to my long list of questions, they were able to identify a home that met all my needs and got me to a place that I was comfortable and confident to pull the trigger. They are best in class. I also now have them on speed dial to answer all my real estate questions. They graciously continue to answer my calls.

- Ameet Johal, Marketing Director, Aragon Properties

Mary made our home buying experience an absolute joy. She spent a year and a half with us looking for a home in a very difficult, record breaking market. Each day was a roller coaster ride of emotion as we tried to find "the one" and through it all, Mary was patient, knowledgeable and above all had our best interests in mind. In the end, we found the perfect home - a brand new house in a quaint neighbourhood in East Vancouver. When we knew this house was it, Mary moved with incredible force and made it happen for us. We outpaced other offers and it was all because we had the best agent on our side. We consider Mary a close friend for life and won't hesitate to list our home and buy another with her as our realtor.

- Beth and Suzanne

Ken, thank you for all of your help selling my condo. I netted exactly what I wanted and am super happy! I can't recommend you enough and tell everyone how you and your assistant take care of me as a client. What a world of difference compared to most realtors. I've had realtors do much less for a lot more. Thanks again for your continued advise as I develop my real estate portfolio and investment acumen.

- Tyler Mosher

Liana Fung and her team were instrumental to the quick sale of my condo. Efficient and quality listing services combined with timely communications and updates, and effective closing processes are examples of the professional services provided by Liana and et al. I highly recommend Liana and her top notch team in representing your real estate needs.

- L. Ong-Gross

CHOOSING THE RIGHT REALTOR®



Not all REALTORS® are the same. In today's market, you need to make sure that you have a team that has a track record of delivering both successful results and happy clients. Here are some questions to help you find the right REALTOR® for your selling needs.

1. How many homes have you sold?

As a team we have sold over 1400 homes

2. Do you have references that I can contact?

Yes, we can provide a list of past clients

3. How will you market my home for my best advantage?

To be discussed in the listing presentation

4. How do you plan to advertise my home?

MLS, Social Media, In-house database and network of Realtors

5. Do you follow up on all showings with feedback to me?

Absolutely, we provide weekly feedback and follow up

6. How will other Real Estate professionals be advised of my home?

Through the MLS system and our marketing program

OUR DIFFERENCE



We aim to excel the expectations of our clients. We are dedicated to achieving the highest possible sale price for the families we serve. Most importantly, we create an inspiring and stress-free real estate experience.

WHAT WE DO

- We are committed to giving first-rate service.
- We strive to create a stress-free real estate experience.
- We maintain long-term relationships with all of our clients.
- We work with the best in the business to achieve top results.
- We LOVE real estate!

OUR CORE VALUES

- Integrity
- Honesty
- Transparency
- Efficient
- Quality
- Persistent
- Caring

WHAT WE KNOW

Ken Leong and Mary Porohowski are industry leaders in the Vancouver real estate market, with a lengthy list of accolades to prove it. This includes multiple Medallion President's Club awards and membership in the RE/MAX International Hall of Fame. They also have a strong interest in architecture and possess a keen sense of design, giving clients an advantage when it comes to maximizing their property value. With an influential online presence across multiple advertising platforms, the Exclusive Vancouver Real Estate Group is one of Vancouver's pre-eminent real estate teams.

ELEVATED MARKETING

MARKET ANALYSIS AND VALUATION

A Competitive Market Analysis (CMA) of competing and recently sold properties is presented to all prospective clients. Based on the CMA, a tailored pricing strategy is developed, and the real estate needs of the client will be discussed to best suit their real estate requirements. The home selling process will be explained, and any questions answered.



STAGING

Staging services will be provided using in-house inventory of designer furniture, art, and accessories. Third party services are available on an as-required basis. Real estate is an emotional purchase for many, making how a home is presented key to forming a good first impression. Staging has been proven to contribute to achieving a higher value, and a quicker sale than a home that is not well-presented. Our professional stager Yone Hortensius charges \$30/hour plus any expenses incurred.

PROFESSIONAL PHOTOGRAPHY AND VIDEO TOUR

The INTERNET is where most home buying research begins. Professionally produced photography and videos help showcase listings in the best possible light, and attract the maximum amount of interest. These photographs are also used to create impactful print marketing. As they say, "a picture is worth a thousand words."



FLOOR PLAN

A professionally computer-generated floor plan of all new listings will assist buyers with understanding the layout and size of a property, as well as suggest ideas for furniture placement. In conjunction with the professional video and photo tour, a buyer will be able to envision the property more effectively from a well-generated floor plan than just photos alone.

ELEVATED MARKETING

MULTIPLE SERVICE LISTING (MLS)

All participating real estate brokers use the private Multiple Listing Service (MLS) database as their primary tool to share information about listed properties. By uploading a listing to the MLS database, the details regarding the property will be accessible via standard Realtor search tools. In addition to the broker database, a publicly-accessible version of the listing will be published on Realtor.ca, and the Exclusive Vancouver website.



MARKETING COLLATERAL

Exclusive Vancouver's individually customized marketing program consists of collateral materials that may include professionally designed brochures, feature sheets, flyers, direct mailer and email campaigns to increase and enhance the market exposure and interest in the property.

SITE SIGNAGE

Strong site signage, if allowed, can be a powerful tool in the marketing of a property. It can aid in building awareness in the community of the home for sale. Our professionally designed signage allows potential buyers to contact us immediately for more information on the subject property.



WEBSITE PROMOTION

The internet is where most home buying research begins. A strong online presence plays a key role in a successful marketing campaign. Not only will the property be showcased on our website Exclusivevancouver.com but also Realtor.ca as well as a number of other agent websites through our reciprocity agreement.



ELEVATED MARKETING

SOCIAL MEDIA AND SEARCH ENGINE OPTIMIZATION (SEO)

Exclusive Vancouver has a very strong social media presence. This is utilized by posting listings, open houses, and listing status changes to Twitter, Instagram, and Facebook daily. Google Ad-words campaigns are often utilized, to drive buyers browsing the Internet for real estate in Vancouver to the Exclusive Vancouver website and current listings.



INTERNATIONAL MARKETING

The Exclusive Vancouver team hosts many of its current listings on Juwai.com. It is China's preeminent advertising platform for foreign properties. It receives over 2.6 million monthly Chinese consumer visitors – from 403 cities in China and 165 countries around the world. Juwai hosts listings behind China's firewall, as websites not hosted in Asia can either be blocked or experience very slow page loading. This allows fast and easy access to foreign buyers within Asia.

ELECTRONIC MAILOUTS

The Internet is where most home buying research begins. Targeted email campaigns will be sent to our database of over 4,000 realtors in Greater Vancouver in order to maximize the exposure of the property.



ACTIVITY & MARKET UPDATES

All clients will be informed about current Market trends, including information on price changes, sales of competing properties, and any other relevant news. Clients will also be sent weekly activity reports summarizing all telephone calls, emails, showings, and open houses, as well as analytics outlining their listings performance online (websites, social media, SEO, etc.). These activity and market updates will allow the team, and client, to be responsive to market changes.

SHOWINGS, OPEN HOUSES AND PERSONAL SELLING

All marketing efforts are lost if effective personal selling is not incorporated into the marketing program. This is where experience really matters. Having performed tens of thousands of buyer presentations, clients can be assured that private showing appointments, agent open houses, and public open houses will be conducted by a licensed member of the Exclusive Vancouver Real Estate team.

IMPORTANCE OF A GOOD LIST PRICE

Pricing your home is both an art and a science. Achieving the optimal price is the result both of objective research into comparable properties and a gut feeling about your property and the current market.

Setting the Price

The right price should:

- Attract more buyers
- Allow you to maximize your earnings
- Help sell your property quickly

Price is the number one factor that most home buyers use to determine which homes they want to view. And it's important to remember that, although the price is set by you, the value of the home is determined by the buyer. Try to avoid allowing your enthusiasm to impact your better judgment overpricing is a common mistake that can cost you in the end.

The Importance of the Right Price

- Fast sale and less inconvenience
- Exposure to more buyers
- REALTOR® response rate increases
- More advertising/sign calls
- Attracts higher offers
- More money FOR YOU!



Dangers of Overpricing

- Attract the wrong buyers.
- Most of the activity on your home will occur in the first few weeks. Pricing a home properly and then creating immediate urgency in the minds of agents and buyers is critical.
- Buyers who have seen most available homes in their price range are waiting for the "right house" to come on the market. That's why if a house is priced right, it will sell quickly.
- Even if your home is nicer than other homes in the same area, your house won't be picked for viewing if you set the price too high.
- Buyers and agents become aware of the long exposure period and often are hesitant to make an offer because they fear something is wrong with the property.
- Fewer potentially qualified buyers will respond.
- You might help sell similar homes that are priced low.

** A REALTOR® has NO control over the market, only the marketing plan. Never select a REALTOR® based on price.*

HOW MUCH IS YOUR HOME WORTH?

The selling price is the key component for all buyers and their REALTOR® because it's probably an essential element in a buyer's home search. It is critical that your home is priced at market value, as opposed to being priced based on emotional attachment or wishful thinking. Remember, a buyer doesn't care about your memories, or how much you spent on the home. They are interested in buying a home at today's market value and creating their own memories. Here are strategic steps we take in pricing the value of a home.

Comparable Listings and Sales

- Provide you with a Comparative Market Analysis (CMA), a comparison of the prices of recently sold homes that are similar in terms of location, style, and amenities. A CMA is performed by comparing previously sold homes in the area, and currently active homes to know your competition.
- Examine similar homes that are currently being listed or have been listed within the past six months in the same neighbourhood.
- Compare square footage of a home and lot within 10% of the subject property.

Sold Homes

- Compare the home's original list price to sale price as we determine the list to sale price ratio.
- Consider lot size variances, configurations and amenities/upgrades.
- Determine if expired and terminated listings were re-listed when speculating a homes cumulative days on the market.

Expired Listings

- Examine expired listings to find patterns that uncover why a home did not sell and compare common factors.
- Determine the brokerage to uncover faulty selling practices/techniques.

Active Listings

- Compare listing price of similar listings.
- Visit open houses in order to make notes of your likes and dislikes so we have a better vision of the reception that you want to create for prospective buyers.
- When visiting other comparable homes, ask yourself why a buyer would prefer your home over another listing. Price accordingly.

PREPARING YOUR HOME TO SELL



First Impressions are **LASTING IMPRESSIONS.**

The way your home looks from the outside will often determine how a buyer will see the inside of your home. For the best results:

- Make sure your front entrance is inviting and clean.
- Paint or replace any outside feature showing signs of wear.
- Maximize curb appeal. Keep the lawn mowed, hedges trimmed, plants watered and remove any dead shrubs/flowers.
- Clean out car port or driveway to show it's full size.
- Move all garbage cans, discarded wood scraps, extra building materials etc. away from the visible exterior areas of the home.
- De clutter. Clear unnecessary objects and furniture throughout the home. As owners, it's common to have too much furniture in a room. This is great for our comfort, but when it comes to selling, we need to thin out as much as possible to make rooms appear larger. It also makes it easier for the buyer to see their items in the home.
- Clear kitchen counter tops of unnecessary items. Remove all messages/pictures from the front of the refrigerator.
- If need be, make minor repairs. Replace cracked tiles. Fix squeaky doors and cupboards. Repair leaky faucets. Paint areas that need a touch up.
- Consider a professional home stager especially if your home is empty or lacks a cohesive design. Statistics tell us that a well staged home show well and sell fast, for more money.
- Get your home photo shoot ready. Great photos get buyers excited!
- Clean. Clean some more. Keep cleaning until it is SOLD!

Remember to try to look at your place "through the buyer's eyes" as though you've never seen it or been there before. Any time or money spent to make sure your home is showroom ready, will bring you more money in return, and hopefully a faster sale.

SELLERS CHECKLIST

Below are a few important things Exclusive Vancouver would like you to gather as we prepare to list your home.

- ☐ A copy of your survey
- ☐ Copy of your front door key
- ☐ Recent annual property tax assessment
- ☐ Average cost of utilities (electric, hydro, water)
- ☐ Your home's age
- ☐ List of items you would like to exclude from the sale
- ☐ Photos of seasonal features (i.e. gardens in bloom)
- ☐ List of easements or right-of-ways
- ☐ Receipts and warranties of recent home improvements
- ☐ "5-10 Best Home Features" - Completed
- ☐ Any other relevant information (list of any upgrades, copy of floor plan, builder and model name, etc.)

For Condominium Owners:

- ☐ Maintenance fees and a list of maintenance/fee inclusions
- ☐ Parking and locker numbers
- ☐ Building pass key
- ☐ Status certificate (if available)
- ☐ List of bylaws and restriction



THE 5 -10 BEST FEATURES OF MY HOME

We want potential buyers to know what makes your home unique.
Please let us know what you LOVE most about your home and your neighbourhood.

| # | Description of what you LOVE most about your home and/neighbourhood |
|----|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

FINANCIAL SUMMARY

Calculation of Net Proceeds

Estimated Selling Price: \$_____

Less:

Mortgage Balance: \$_____

Mortgage Penalty:
(if any) \$_____

Interest per Diem:
(interest from last mortgage
payment to date of closing) \$_____

Property Tax/Utility Adjust: \$_____

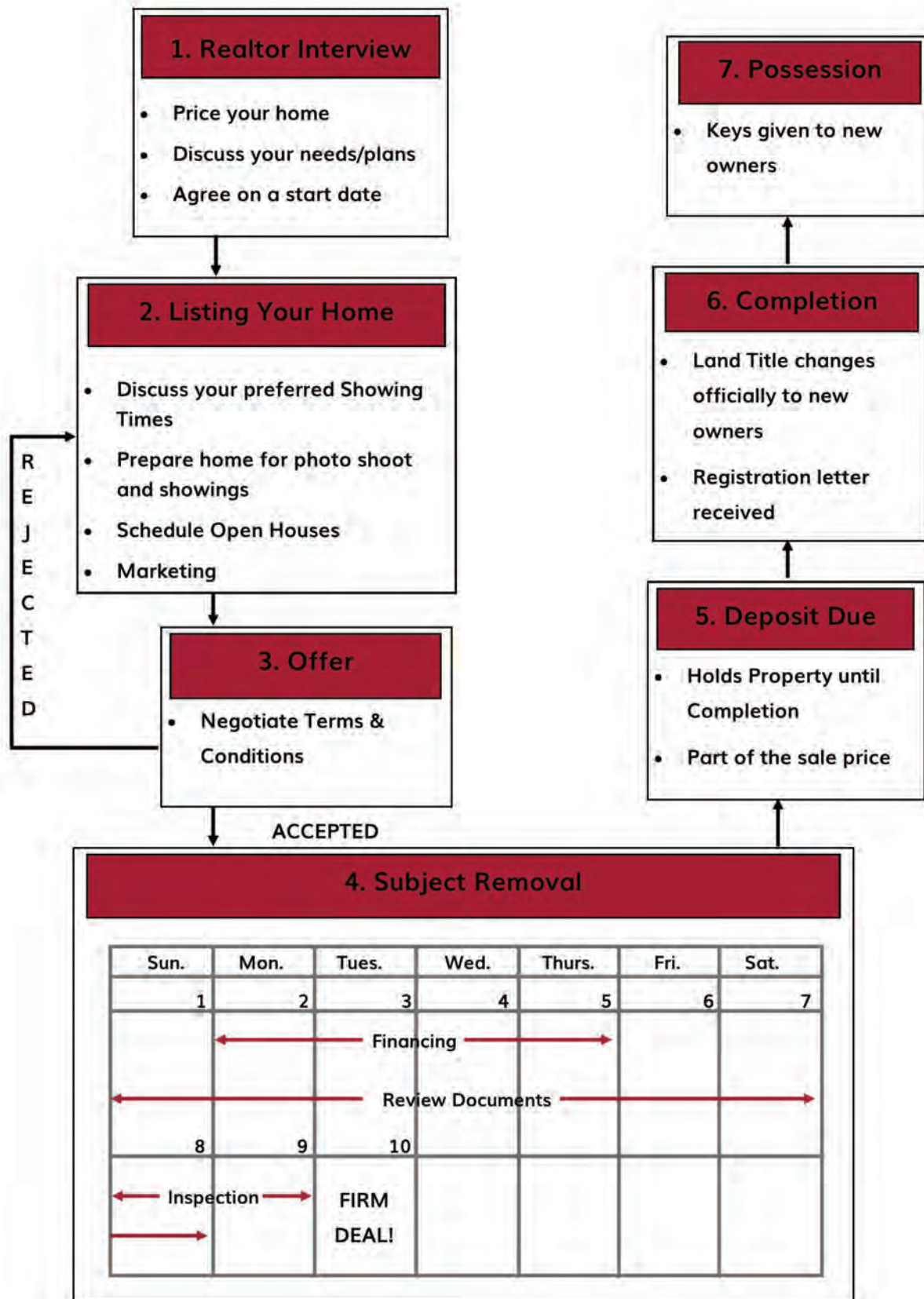
Real Estate Commission \$_____

Moving Costs: \$_____

Other: \$_____

Estimated Net Proceeds of Sale: \$_____

TIMELINE FOR SELLING YOUR HOME



PAST SALES

Arbutus

2544 West 16th Avenue
2556 West 16th Avenue
2580 West 16th Avenue
2375 West 18th Avenue
2635 West 22nd Avenue
2793 West 23rd Avenue

Cambie

352 West 20th Avenue
869 West 20th Avenue
306 988 West 21st Avenue
327 West 22nd Avenue
423 West 22nd Avenue
306 980 West 22nd Avenue
777 West 26th Avenue
5423-5425 Cambie Street
203 3278 Heather Street
2 4250 Heather Street
4 4250 Heather Street
3212 Yukon Street

Champlain Heights

7868 Marchwood Place
308 3400 SE Marine Drive
117 3163 Riverwalk Avenue
3 3582 Whitney Place

Coal Harbour

1804 1710 Bayshore Drive
803 1717 Bayshore Drive
605 1790 Bayshore Drive
3304 1077 West Cordova Street
1157 West Cordova Street
2200 1169 West Cordova Street
2903 1239 West Georgia Street
802 1128 West Hastings Street
1304 1205 West Hastings Street
2804 1205 West Hastings Street
1213 West Hastings Street
404 1228 West Hastings Street
3802 1111 West Pender Street
508 1477 West Pender Street
502 1499 West Pender Street

Collingwood

4916 Chatham Street
300 3683 Wellington Avenue

Cambie

352 West 20th Avenue
869 West 20th Avenue
306 988 West 21st Avenue
327 West 22nd Avenue
423 West 22nd Avenue
306 980 West 22nd Avenue
777 West 26th Avenue
5423-5425 Cambie Street
203 3278 Heather Street
2 4250 Heather Street
4 4250 Heather Street
3212 Yukon Street

Downtown

515 555 Abbott Street
201 55 Alexander Street
204 55 Alexander Street
301 55 Alexander Street
303 55 Alexander Street
305 55 Alexander Street
405 55 Alexander Street
503 55 Alexander Street
506 55 Alexander Street
703 55 Alexander Street
802 55 Alexander Street
139 Alexander Street
602 518 Beatty Street
605 518 Beatty Street
201 531 Beatty Street
202 531 Beatty Street
203 531 Beatty Street
204 531 Beatty Street
205 531 Beatty Street
301 531 Beatty Street (3)
302 531 Beatty Street (2)
303 531 Beatty Street
304 531 Beatty Street
305 531 Beatty Street (2)
306 531 Beatty Street (2)
307 531 Beatty Street (2)

PAST SALES

Downtown

| | |
|---------------------------|-----------------------------------|
| 401 531 Beatty Street | 601 540 Beatty Street |
| 402 531 Beatty Street | 603 540 Beatty Street |
| 403 531 Beatty Street | 701 540 Beatty Street |
| 404 531 Beatty Street (3) | 702 540 Beatty Street |
| 405 531 Beatty Street | 703 540 Beatty Street |
| 406 531 Beatty Street | 704 540 Beatty Street |
| 407 531 Beatty Street (2) | 307 546 Beatty Street |
| 501 531 Beatty Street | 406 546 Beatty Street |
| 502 531 Beatty Street (2) | 407 546 Beatty Street |
| 503 531 Beatty Street (2) | 504 546 Beatty Street |
| 504 531 Beatty Street | 505 546 Beatty Street |
| 505 531 Beatty Street | 521 1330 Burrard Street |
| 506 531 Beatty Street | 802 821 Cambie Street |
| 507 531 Beatty Street (2) | 626 Citadel Parade |
| 601 531 Beatty Street (2) | 1502 668 Citadel Parade |
| 602 531 Beatty Street | 3101 668 Citadel Parade |
| 603 531 Beatty Street | 2607 1351 Continental Street |
| 604 531 Beatty Street | TH2 1 East Cordova Street |
| 605 531 Beatty Street | TH3 1 East Cordova Street |
| 606 531 Beatty Street | 306 22 East Cordova Street |
| 607 531 Beatty Street (2) | 202 55 East Cordova Street |
| 701 531 Beatty Street | 302 557 East Cordova Street |
| 702 531 Beatty Street | 303 557 East Cordova Street |
| 703 531 Beatty Street | 506 128 West Cordova Street (2) |
| 704 531 Beatty Street | 606 610 Granville Street |
| 705 531 Beatty Street | 1603 610 Granville Street (2) |
| 101 540 Beatty Street | 2015 610 Granville Street |
| 103 540 Beatty Street | 2201 610 Granville Street (2) |
| 104 540 Beatty Street | PH3205 610 Granville Street |
| 201 540 Beatty Street | 1110 788 Hamilton Street |
| 206 540 Beatty Street | 404 819 Hamilton Street |
| 207 540 Beatty Street | 1309 819 Hamilton Street |
| 209 540 Beatty Street | 605 867 Hamilton Street |
| 211 540 Beatty Street | 402 53 West Hastings Street |
| 301 540 Beatty Street | 603 53 West Hastings Street |
| 306 540 Beatty Street | 605 53 West Hastings Street |
| 307 540 Beatty Street | 1403 838 West Hastings Street |
| 310 540 Beatty Street | 2005 838 West Hastings Street |
| 311 540 Beatty Street | 2201 838 West Hastings Street |
| 401 540 Beatty Street | 2301 838 West Hastings Street |
| 406 540 Beatty Street | 2602 838 West Hastings Street |
| 407 540 Beatty Street | 2904 838 West Hastings Street (2) |
| 410 540 Beatty Street | 903 811 Helmcken Street |
| 411 540 Beatty Street | 1501 889 Homer Street |
| 502 540 Beatty Street | |
| 504 540 Beatty Street | |
| 505 540 Beatty Street | |

PAST SALES

Downtown

| | |
|------------------------------|-------------------------------|
| 1226 933 Hornby Street | 502 1295 Richards Street |
| 1426 933 Hornby Street | 608 1295 Richards Street |
| 1627 933 Hornby Street | 907 1295 Richards Street |
| 607 1068 Hornby Street (2) | 1102 1295 Richards Street |
| 1002 1252 Hornby Street | 1104 1295 Richards Street |
| 203 1330 Hornby Street | 1203 1295 Richards Street |
| 510 1010 Howe Street | 1204 1295 Richards Street |
| 707 1010 Howe Street | 1406 1295 Richards Street |
| 503 1205 Howe Street | 1506 1295 Richards Street |
| 709 58 Keefer Place | 1608 1295 Richards Street |
| 607 63 Keefer Place | 1609 1295 Richards Street |
| TH236 188 Keefer Place | 2008 1295 Richards Street (2) |
| 30 133 Keefer Street | 2206 1295 Richards Street |
| 1013 989 Nelson Street | 3003 233 Robson Street |
| 1401 989 Nelson Street | 302 933 Seymour Street |
| 805 501 Pacific Street | 310 933 Seymour Street |
| 208 33 West Pender Street | 603 1082 Seymour Street |
| 404 33 West Pender Street | 303 1155 Seymour Street |
| 504 33 West Pender Street | 1008 1155 Seymour Street |
| 505 33 West Pender Street | 1606 1155 Seymour Street |
| 704 33 West Pender Street | 2401 1155 Seymour Street |
| 802 33 West Pender Street | 2702 1155 Seymour Street |
| 804 33 West Pender Street | 301 1177 Seymour Street |
| 806 33 West Pender Street | 503 1177 Seymour Street |
| 902 33 West Pender Street | 607 1177 Seymour Street |
| 903 33 West Pender Street | 703 1177 Seymour Street |
| 2605 131 Regiment Square | 708 1177 Seymour Street |
| 3001 131 Regiment Square | 903 1177 Seymour Street |
| 2408 788 Richards Street (2) | 1003 1177 Seymour Street |
| 2701 788 Richards Street | 1007 1177 Seymour Street |
| 907 989 Richards Street | 1107 1177 Seymour Street |
| 1002 989 Richards Street | 1407 1177 Seymour Street |
| TH6 989 Richards Street | 2004 1177 Seymour Street |
| TH7 989 Richards Street | 301 1199 Seymour Street |
| TH8 989 Richards Street | 505 1199 Seymour Street |
| TH9 989 Richards Street | 605 1199 Seymour Street |
| 508 1001 Richards Street | 705 1199 Seymour Street |
| 708 1001 Richards Street | 907 1199 Seymour Street |
| 1104 1001 Richards Street | 1006 1199 Seymour Street |
| 2205 1001 Richards Street | 2103 1199 Seymour Street |
| TH2 1001 Richards Street (2) | 2203 1199 Seymour Street |
| 504 1225 Richards Street | 2602 1199 Seymour Street |
| 803 1225 Richards Street | 2702 1199 Seymour Street |
| 1603 1225 Richards Street | 2803 1199 Seymour Street |
| 2404 1225 Richards Street | |
| 301 1295 Richards Street | |
| 313 1295 Richards Street | |

PAST SALES

Downtown

2901 1199 Seymour Street
3107 1199 Seymour Street
1707 1238 Seymour Street
2005 1238 Seymour Street
1603 1255 Seymour Street
611 550 Taylor Street
2305 550 Taylor Street
306 12 Water Street
410 12 Water Street
507 12 Water Street
508 12 Water Street
202 36 Water Street
211 36 Water Street
303 36 Water Street
310 36 Water Street
312 36 Water Street
201 141 Water Street
201 310 Water Street
202 310 Water Street
204 310 Water Street
205 310 Water Street
301 310 Water Street
302 310 Water Street (2)
303 310 Water Street
304 310 Water Street
305 310 Water Street
401 310 Water Street
403 310 Water Street
501 310 Water Street
502 310 Water Street
503 310 Water Street
201 345 Water Street
202 345 Water Street
203 345 Water Street
206 345 Water Street
208 345 Water Street
307 345 Water Street
401 345 Water Street
402 345 Water Street
406 345 Water Street
407 345 Water Street
408 345 Water Street

Dunbar

3970 West 23rd Avenue
3241 West 24th Avenue

403 3595 West 26th Avenue
3621 West 30th Avenue (2)
3888 West 30th Avenue
3407 West 36th Avenue
3601 West 39th Avenue
3611 West 39th Avenue
3619 West 39th Avenue
3629 West 39th Avenue
3633 West 39th Avenue
5451 Dunbar Street
5491 Dunbar Street

Fairview

202 668 West 6th Avenue
822 West 6th Avenue
826 West 6th Avenue
832 West 6th Avenue
834 West 6th Avenue
836 West 6th Avenue
840 West 6th Avenue
842 West 6th Avenue
844 West 6th Avenue
846 West 6th Avenue
854 West 6th Avenue
856 West 6th Avenue
862 West 6th Avenue
866 West 6th Avenue
201 1190 West 6th Avenue
202 1190 West 6th Avenue
203 1190 West 6th Avenue
204 1190 West 6th Avenue
205 1190 West 6th Avenue
16 1250 West 6th Avenue (2)
204 1318 West 6th Avenue
201 1565 West 6th Avenue
204 638 West 7th Avenue
206 638 West 7th Avenue
212 638 West 7th Avenue
215 638 West 7th Avenue
220 638 West 7th Avenue
301 638 West 7th Avenue
322 638 West 7th Avenue
323 638 West 7th Avenue

PAST SALES

Fairview

1018 West 7th Avenue
1080 West 7th Avenue
1185 West 7th Avenue
1187 West 7th Avenue
4 1214 West 7th Avenue
1270 West 7th Avenue
1351 West 7th Avenue (2)
1502 1483 West 7th Avenue
1632 West 7th Avenue
TH4 1640 West 7th Avenue
1644 West 7th Avenue
TH5 1644 West 7th Avenue
202 1650 West 7th Avenue (2)
204 1650 West 7th Avenue
205 1650 West 7th Avenue
303 1650 West 7th Avenue
306 1650 West 7th Avenue
402 1650 West 7th Avenue
405 1650 West 7th Avenue
406 1650 West 7th Avenue
503 1650 West 7th Avenue
504 1650 West 7th Avenue
505 1650 West 7th Avenue
506 1650 West 7th Avenue
603 1650 West 7th Avenue
802 1650 West 7th Avenue
902 1650 West 7th Avenue
1001 1650 West 7th Avenue
1005 1650 West 7th Avenue
1101 1650 West 7th Avenue
1102 1650 West 7th Avenue
TH1 1650 West 7th Avenue
TH2 1650 West 7th Avenue
203 933 West 8th Avenue
8 1081 West 8th Avenue
103 1195 West 8th Avenue
PH4 1195 West 8th Avenue
315 1236 West 8th Avenue
204 1530 West 8th Avenue (2)
205 1530 West 8th Avenue (2)
702 1530 West 8th Avenue
1578 West 8th Avenue
106 1633 West 8th Avenue
107 1675 West 8th Avenue
302 1675 West 8th Avenue
702 1675 West 8th Avenue
703 1675 West 8th Avenue

411 750 West 12th Avenue
310 2226 West 12th Avenue
103 655 West 13th Avenue
205 518 West 14th Avenue
207 518 West 14th Avenue
861 West 14th Avenue
830 West 15th Avenue
836 West 15th Avenue
838 West 15th Avenue
850 West 15th Avenue
852 West 15th Avenue
876 West 15th Avenue
878 West 15th Avenue
880 West 15th Avenue
882 West 15th Avenue
886 West 15th Avenue (2)
888 West 15th Avenue
890 West 15th Avenue
892 West 15th Avenue
898 West 15th Avenue
301 1405 West 15th Avenue (2)
2238 Alder Street
2248 Alder Street
2254 Alder Street
705 2988 Alder Street
303 1030 West Broadway
303 3133 Cambie Street
302 2851 Heather Street (2)
311 2851 Heather Street
2391 Oak Street
202 3089 Oak Street
2302 Spruce Street
2306 Spruce Street
2308 Spruce Street
2312 Spruce Street
2316 Spruce Street
2328 Spruce Street
203 2483 Spruce Street
202 2550 Spruce Street
203 2550 Spruce Street
204 2550 Spruce Street
304 2550 Spruce Street
305 2550 Spruce Street
404 2550 Spruce Street

PAST SALES

Fairview

902 2550 Spruce Street
1001 2550 Spruce Street
1002 2550 Spruce Street
1003 2550 Spruce Street

False Creek

351 168 West 1st Avenue
352 168 West 1st Avenue
1208 168 West 1st Avenue (2)
317 288 168 West 1st Avenue
7 1738-1752 West 2nd Avenue
8 1738-1752 West 2nd Avenue
201 1750 West 2nd Avenue
202 1750 West 2nd Avenue
301 1750 West 2nd Avenue
302 1750 West 2nd Avenue
303 1750 West 2nd Avenue
305 1750 West 2nd Avenue
508 1425 West 6th Avenue
1427 West 6th Avenue
201 1565 West 6th Avenue
501 151 Athletes Way
229 1783 Manitoba Street
528 1783 Manitoba Street
616 1783 Manitoba Street
623 1783 Manitoba Street
805 1783 Manitoba Street
1703 1783 Manitoba Street
1010 518 Moberly Road
605 1450 Pennyfarthing Drive
312 1490 Pennyfarthing Drive
1037 Scantlings
212 1859 Spyglass Place
403 1859 Spyglass Place (2)
314 1869 Spyglass Place
408 1869 Spyglass Place

Fraser

736 East 37th Avenue
444 East 46th Avenue
565 East 47th Avenue
4524 Harriet Street

Fraserview

8303 Beatrice Street
8313 Beatrice Street
8461 Duff Street
2505 East Kent Avenue North
2507 East Kent Avenue North
2515 East Kent Avenue North
2517 East Kent Avenue North
304 1820 East Kent Avenue South(2)
3120 Pierview Crescent
105 2250 SE Marine Drive
8470 Quayside Court

Grandview

1737 East 2nd Avenue
1733 East 6th Avenue
1766 East 13th Avenue
1778 East 15th Avenue
1950 Adanac Street (2)
1952 Charles Street
1967 Kitchener Street
2167 East Pender Street
944 Semlin Drive
405 1718 Venables Street

Hastings

308 2222 Cambridge Street
204 557 East Cordova Street
205 557 East Cordova Street
207 557 East Cordova Street
208 557 East Cordova Street
302 557 East Cordova Street
305 557 East Cordova Street
306 557 East Cordova Street
310 557 East Cordova Street
312 557 East Cordova Street
101 1615 Frances Street
2747 Trinity Street
2746 Yale Street

PAST SALES

Kerrisdale

2258 West 39th Avenue
101 2260 West 39th Avenue
301 2260 West 39th Avenue
401 2260 West 39th Avenue
501 2260 West 39th Avenue
601 2260 West 39th Avenue
701 2260 West 39th Avenue
801 2260 West 39th Avenue (2)
2262 West 39th Avenue
2838 West 39th Avenue
209 5723 Balsam Street
406 5790 East Boulevard

Killarney

211 6991 Victoria Drive
PH10 6991 Victoria Drive
PH11 6991 Victoria Drive
203 6993 Victoria Drive

Kitsilano

1879 West 2nd Avenue
1881 West 2nd Avenue
1883 West 2nd Avenue
1885 West 2nd Avenue
1887 West 2nd Avenue
1891 West 2nd Avenue
102 1820 West 3rd Avenue
303 2216 West 3rd Avenue
201 3235 West 4th Avenue
101 2121 West 5th Avenue
102 2121 West 5th Avenue
103 2121 West 5th Avenue
203 2121 West 5th Avenue
302 2121 West 5th Avenue
402 2121 West 5th Avenue
301 2252 West 5th Avenue
402 2252 West 5th Avenue (2)
3526 West 5th Avenue
106 1870 West 6th Avenue
206 1190 West 6th Avenue
104 2033 West 7th Avenue
207 2020 West 8th Avenue
2124 West 8th Avenue (2)
2126 West 8th Avenue

2128 West 8th Avenue
2130 West 8th Avenue
2132 West 8th Avenue
2134 West 8th Avenue (2)
2136 West 8th Avenue (2)
2140 West 8th Avenue
2144 West 8th Avenue (2)
2146 West 8th Avenue
2150 West 8th Avenue
2152 West 8th Avenue
2154 West 8th Avenue
2160 West 8th Avenue
2376 West 8th Avenue
2528 West 8th Avenue
2588 West 8th Avenue
3311 West 8th Avenue (2)
3452 West 8th Avenue
105 2137 West 10th Avenue
307 2137 West 10th Avenue
310 2137 West 10th Avenue
311 2137 West 10th Avenue (2)
502 2137 West 10th Avenue
601 2137 West 10th Avenue
213 2181 West 10th Avenue
308 2181 West 10th Avenue
302 2028 West 11th Avenue
306 2028 West 11th Avenue
408 2028 West 11th Avenue
PH2 2088 West 11th Avenue
101 2020 West 12th Avenue
105 2020 West 12th Avenue
106 2020 West 12th Avenue
201 2020 West 12th Avenue
204 2020 West 12th Avenue
206 2020 West 12th Avenue
207 2020 West 12th Avenue
209 2020 West 12th Avenue
305 2020 West 12th Avenue
307 2020 West 12th Avenue
308 2020 West 12th Avenue
401 2020 West 12th Avenue
404 2020 West 12th Avenue
407 2020 West 12th Avenue
306 2181 West 12th Avenue

PAST SALES

Kitsilano

207 2226 West 12th Avenue
 1806 West 14th Avenue
 1817 West 14th Avenue
 1925 West 15th Avenue
 2145 West 16th Avenue
 302 2630 Arbutus Street
 402 2630 Arbutus Street
 PH1 3028 Arbutus Street
 708 2228 West Broadway
 408 2665 West Broadway
 1955 Collingwood Street
 1957 Collingwood Street
 1959 Collingwood Street
 201 1961 Collingwood Street
 203 1961 Collingwood Street
 204 1961 Collingwood Street
 205 1961 Collingwood Street
 207 1961 Collingwood Street
 211 1961 Collingwood Street
 214 1961 Collingwood Street
 215 1961 Collingwood Street
 219 1961 Collingwood Street
 201 2528 Collingwood Street
 202 2528 Collingwood Street
 203 2528 Collingwood Street
 207 2528 Collingwood Street
 208 2528 Collingwood Street
 209 2528 Collingwood Street
 301 2528 Collingwood Street
 308 2528 Collingwood Street
 309 2528 Collingwood Street
 402 2528 Collingwood Street
 PH1 2528 Collingwood Street
 PH8 2528 Collingwood Street
 109 2040 Cornwall Avenue
 306 2469 Cornwall Avenue
 1 2485 Cornwall Avenue
 212 2768 Cranberry Drive
 1732 Cypress Street (2)
 2703 Kitsilano Diversion (2)
 1 1803 Macdonald Street
 3 1803 Macdonald Street
 5 1803 Macdonald Street
 7 1803 Macdonald Street

8 1803 Macdonald Street
 9 1803 Macdonald Street
 204 2288 Marstrand Avenue
 207 2288 Marstrand Avenue
 401 2288 Marstrand Avenue
 107 2263 Redbud Lane
 307 2263 Redbud Lane
 1636 Stephens Street (2)
 207 1977 Stephens Street
 405 2015 Trafalgar Street (2)
 2170 Trafalgar Street
 2834 Vine Street
 1363 Walnut Street (2)
 305 1424 Walnut Street
 2625 Waterloo Street
 508 1888 York Avenue
 10 1966 York Avenue
 101 2036 York Avenue
 102 2036 York Avenue
 103 2036 York Avenue
 104 2036 York Avenue
 105 2036 York Avenue
 201 2036 York Avenue
 202 2036 York Avenue
 203 2036 York Avenue
 204 2036 York Avenue
 205 2036 York Avenue
 301 2036 York Avenue
 302 2036 York Avenue
 303 2036 York Avenue
 304 2036 York Avenue
 305 2036 York Avenue
 401 2036 York Avenue
 402 2036 York Avenue
 403 2036 York Avenue
 404 2036 York Avenue
 405 2036 York Avenue
 2688 York Avenue

Knight

1478 East 37th Avenue
 308 4078 Knight Street

PAST SALES

Mackenzie Heights

2707 West 33rd Avenue
4742 Elm Street

Main

278 East 33rd Avenue (2)
215 East 36th Avenue
43 East 45th Avenue
101 5085 Main Street
106 5085 Main Street
108 5085 Main Street
110 5085 Main Street
307 5085 Main Street
309 5085 Main Street
501 5085 Main Street
502 5085 Main Street
505 5085 Main Street
510 5085 Main Street
602 5085 Main Street
605 5085 Main Street
407 189 Ontario Place
3451 Quebec Street (2)
5030 Quebec Street
102 5080 Quebec Street
106 5080 Quebec Street
107 5080 Quebec Street
201 5080 Quebec Street
301 5080 Quebec Street
503 5080 Quebec Street
606 5080 Quebec Street
35 East Woodstock Avenue

Marpole

56 West 61st Avenue
220 West 62nd Avenue
266 West 62nd Avenue
270 West 62nd Avenue
272 West 62nd Avenue
282 West 62nd Avenue
291 West 63rd Avenue
292 West 63rd Avenue
298 West 63rd Avenue

881 West 64th Avenue
889 West 64th Avenue (2)
1433 West 67th Avenue
739 West 69th Avenue
1169 West 73rd Avenue (2)
8283 Cartier Street
8289 Cartier Street
8419 Cartier Street
8423 Cartier Street
7861 Columbia Street
8418 Fremlin Street
102 8707 Hudson Street
1203 8031 Nunavut Lane

Mount Pleasant

316 384 East 1st Avenue
301 256 East 2nd Avenue
309 256 East 2nd Avenue
414 256 East 2nd Avenue
417 256 East 2nd Avenue
424 256 East 2nd Avenue
507 228 East 4th Avenue
219 237 East 4th Avenue
303 350 East 5th Avenue (2)
157 250 East 6th Avenue
424 665 East 6th Avenue
407 128 West 6th Avenue
250 East 7th Avenue
212 930 East 7th Avenue
216 133 East 8th Avenue
601 133 East 8th Avenue
605 133 East 8th Avenue
306 570 East 8th Avenue
703 428 West 8th Avenue
108 East 10th Avenue
118 East 10th Avenue
128 East 10th Avenue
101 205 East 10th Avenue
102 205 East 10th Avenue
103 205 East 10th Avenue
105 205 East 10th Avenue
106 205 East 10th Avenue

PAST SALES

Mount Pleasant

201 205 East 10th Avenue
204 205 East 10th Avenue
205 205 East 10th Avenue
206 205 East 10th Avenue
207 205 East 10th Avenue
208 205 East 10th Avenue
210 205 East 10th Avenue
211 205 East 10th Avenue
212 205 East 10th Avenue
302 205 East 10th Avenue
303 205 East 10th Avenue
304 205 East 10th Avenue
306 205 East 10th Avenue
307 205 East 10th Avenue
310 205 East 10th Avenue
312 205 East 10th Avenue
402 205 East 10th Avenue
403 205 East 10th Avenue
410 205 East 10th Avenue
308 345 East 10th Avenue
362 West 10th Avenue
292 East 11th Avenue
303 328 East 11th Avenue
811 328 East 11th Avenue
909 328 East 11th Avenue
233 West 11th Avenue
565 East 13th Avenue
50 West 13th Avenue
333 West 15th Avenue
335 West 15th Avenue
337 West 15th Avenue
339 West 15th Avenue (2)
315 West 16th Avenue
401 West 16th Avenue
405 West 16th Avenue
407 West 16th Avenue
425 West 16th Avenue
429 West 16th Avenue
435 West 16th Avenue
439 West 16th Avenue
425 Heatley Avenue
708 Heatley Avenue
728 Heatley Avenue

302 630 East Broadway Street
305 557 East Cordova Street
738 Heatley Avenue
750 Heatley Avenue
702 718 Main Street
803 718 Main Street
804 718 Main Street
805 718 Main Street
806 718 Main Street
903 718 Main Street
904 718 Main Street
1303 120 Milross Avenue
505 189 National Avenue (3)
104 2515 Ontario Street
102 3010 Ontario Street
201 231 East Pender Street
204 231 East Pender Street
205 231 East Pender Street
206 231 East Pender Street
207 231 East Pender Street
209 231 East Pender Street
301 231 East Pender Street
302 231 East Pender Street
304 231 East Pender Street
305 231 East Pender Street
306 231 East Pender Street
308 231 East Pender Street
404 231 East Pender Street
405 231 East Pender Street
408 231 East Pender Street
505 231 East Pender Street
509 231 East Pender Street
602 231 East Pender Street
604 231 East Pender Street
605 231 East Pender Street
606 231 East Pender Street
702 231 East Pender Street
704 231 East Pender Street
705 231 East Pender Street
707 231 East Pender Street
801 231 East Pender Street
802 231 East Pender Street
806 231 East Pender Street
807 231 East Pender Street
808 231 East Pender Street
795 East Pender Street
2715 Prince Edward Street

PAST SALES

Mount Pleasant

407 1088 Quebec Street
 503 1128 Quebec Street
 1708 1775 Quebec Street
 1801 1775 Quebec Street
 2606 Quebec Street
 2608 Quebec Street
 2612 Quebec Street
 2618 Quebec Street
 2630 Quebec Street
 2632 Quebec Street (2)
 2638 Quebec Street
 2642 Quebec Street
 602 919 Station Street
 607 919 Station Street
 702 919 Station Street
 208 110 Switchmen Street
 3175 Yukon Street

Oakridge

767 West 42nd Avenue (2)
 6362-6364 Cambie Street
 506 6677 Cambie Street

Point Grey

3768 West 1st Avenue (2)
 402 4463 West 10th Avenue
 207 4479 West 10th Avenue
 4383 West 11th Avenue
 4307 West 12th Avenue
 4354 West 15th Avenue
 2896 Tolmie Street

Quilchena

4432 Brakenridge Street (2)

Renfrew Heights

2955 East 29th Avenue

Renfrew

2651 East 6th Avenue
 306 2556 East Hastings Street
 1978 Nanaimo Street
 203 405 Skeena Street

Shaughnessy

2098 West 18th Avenue
 1215 West 27th Avenue
 204 4900 Cartier Street
 1487 Minto Crescent

South Granville

1496 West 58th Avenue
 1659 West 64th Avenue
 5795 Angus Drive
 7268 Cartier Street
 6468 Cypress Street
 7338 Granville Street
 7486 Granville Street
 5938 Hudson Street

South Vancouver

462 East 49th Avenue
 76 East 54th Avenue
 146 East 54th Avenue
 1126 East 59th Avenue (2)
 172 East 61st Avenue
 6975 Culloden Street

Southlands

3424 West 41st Avenue
 3570 West 49th Avenue
 5880 Crown Street (2)
 5890 Crown Street

SW Marine

2115 West 51st Avenue
 212 1503 West 65th Avenue

PAST SALES

SW Marine

304 1503 West 65th Avenue
 314 1503 West 65th Avenue (2)
 PH4 1503 West 65th Avenue
 6528 Arbutus Street
 7138 Maple Street

University

1 2780 Acadia Road
 3 2780 Acadia Road
 5 2780 Acadia Road
 7 2780 Acadia Road
 8 2780 Acadia Road
 9 2780 Acadia Road
 10 2780 Acadia Road
 11 2780 Acadia Road
 13 2780 Acadia Road
 101 2780 Acadia Road
 103 2780 Acadia Road
 117 2780 Acadia Road
 201 2780 Acadia Road
 204 2780 Acadia Road
 207 2780 Acadia Road
 211 2780 Acadia Road
 219 2780 Acadia Road
 220 2780 Acadia Road
 106 6279 Eagles Drive
 6284 Eagles Drive
 6 6336 Hawthorn Lane
 202 6333 Larkin Drive

Victoria

3919 Alice Street
 210 3456 Commercial Street
 4355 Nanaimo Street
 3429 Porter Street
 3431 Porter Street
 3441 Porter Street
 3443 Porter Street
 3445 Porter Street
 3447 Porter Street
 3712 Welwyn Street
 3860 Welwyn Street

West Cambie

303 9399 Tomicki Avenue

West End

1701 1111 Alberni Street (2)
 2008 1111 Alberni Street (2)
 3402 1111 Alberni Street
 303 1367 Alberni Street
 1001 1723 Alberni Street
 702 1888 Alberni Street
 103 1135 Barclay Street
 701 1225 Barclay Street
 802 1265 Barclay Street
 1002 1265 Barclay Street
 601 1005 Beach Avenue (2) 605
 1005 Beach Avenue
 503 738 Broughton Street 701
 738 Broughton Street (2) 1101
 738 Broughton Street 1606 909
 Burrard Street
 2507 1850 Comox Street 2205
 1200 West Georgia Street 303
 1420 West Georgia Street 402
 1420 West Georgia Street 1404
 1111 Haro Street
 407 1230 Haro Street
 1920 Haro Street
 1928 Haro Street
 1930 Haro Street
 1932 Haro Street
 1934 Haro Street
 1936 Haro Street
 1938 Haro Street
 902 1009 Harwood Street
 1004 1020 Harwood Street
 401 1146 Harwood Street
 401 1330 Jervis Street
 1201 1171 Jervis Street
 703 1835 Morton Avenue (2)
 302 1725 Pendrell Street
 505 1050 Smithe Street
 907 1050 Smithe Street
 1506 1050 Smithe Street
 1805 1050 Smithe Street

PAST SALES

Yaletown

| | |
|---------------------------|------------------------------|
| 906 198 Aquarius Mews | 501 1072 Hamilton Street |
| 709 990 Beach Avenue | 503 1072 Hamilton Street |
| 501 1012 Beach Avenue | 203 1178 Hamilton Street |
| 503 455 Beach Crescent | 409 1178 Hamilton Street |
| 707 455 Beach Crescent | 300 1226 Hamilton Street |
| 805 455 Beach Crescent | PH1 1226 Hamilton Street |
| 1706 455 Beach Crescent | 205 1275 Hamilton Street |
| 2102 455 Beach Crescent | 208 1275 Hamilton Street |
| 3003 455 Beach Crescent | 211 1275 Hamilton Street |
| 471 Beach Crescent | 213 1275 Hamilton Street |
| 503 Beach Crescent | 305 1275 Hamilton Street |
| 507 583 Beach Crescent | 308 1275 Hamilton Street |
| 902 583 Beach Crescent | 310 1275 Hamilton Street |
| 905 583 Beach Crescent | 311 1275 Hamilton Street (2) |
| 1002 583 Beach Crescent | 312 1275 Hamilton Street |
| 1107 583 Beach Crescent | 314 1275 Hamilton Street |
| 907 638 Beach Crescent | 402 1275 Hamilton Street |
| 301 928 Beatty Street | 407 1275 Hamilton Street |
| 1708 928 Beatty Street | 409 1275 Hamilton Street |
| 963 Beatty Street | 412 1275 Hamilton Street |
| 967 Beatty Street | 414 1275 Hamilton Street (2) |
| 404 989 Beatty Street (2) | 501 1275 Hamilton Street |
| 901 989 Beatty Street | 503 1275 Hamilton Street (2) |
| 1001 989 Beatty Street | 505 1275 Hamilton Street |
| 1201 989 Beatty Street | 507 1275 Hamilton Street (3) |
| 1205 989 Beatty Street | 509 1275 Hamilton Street |
| 1707 989 Beatty Street | 510 1275 Hamilton Street (2) |
| 1708 989 Beatty Street | 603 1275 Hamilton Street (2) |
| 2602 950 Cambie Street | 604 1275 Hamilton Street |
| 1209 1008 Cambie Street | 605 1275 Hamilton Street |
| 706 918 Cooperage Way | 606 1275 Hamilton Street |
| 2307 918 Cooperage Way | 1702 488 Helmcken Street |
| 702 212 Davie Street | 106 1515 Homer Mews |
| 1703 212 Davie Street | TH106 1515 Homer Mews |
| 2202 212 Davie Street | 1008 928 Homer Street |
| 8A 199 Drake Street | 1103 928 Homer Street |
| 15B 199 Drake Street | 1208 928 Homer Street |
| 15C 199 Drake Street | 303 939 Homer Street |
| 608 289 Drake Street | 1207 939 Homer Street |
| 1106 388 Drake Street | 2810 939 Homer Street |
| 3201 388 Drake Street | 302 1001 Homer Street |
| 973 Expo Boulevard (2) | 406 1001 Homer Street |
| 3202 1009 Expo Boulevard | 506 1001 Homer Street |
| | 1007 1001 Homer Street |
| | 301 1055 Homer Street |
| | 304 1055 Homer Street |
| | 306 1055 Homer Street |

PAST SALES

Yaletown

401 1055 Homer Street
405 1055 Homer Street
406 1055 Homer Street
502 1055 Homer Street (2)
504 1055 Homer Street
505 1055 Homer Street
506 1055 Homer Street (3)
601 1055 Homer Street (2)
602 1055 Homer Street (2)
603 1055 Homer Street
702 1055 Homer Street
703 1055 Homer Street
704 1055 Homer Street
706 1055 Homer Street
802 1055 Homer Street
803 1055 Homer Street
806 1055 Homer Street (2)
902 1055 Homer Street (2)
904 1055 Homer Street
905 1055 Homer Street
1001 1055 Homer Street
1004 1055 Homer Street
1005 1055 Homer Street (2)
1101 1055 Homer Street (2)
1202 1055 Homer Street
1301 1055 Homer Street
1302 1055 Homer Street (4)
1304 1055 Homer Street (2)
1306 1055 Homer Street
1401 1055 Homer Street
1402 1055 Homer Street (2)
1404 1055 Homer Street
1405 1055 Homer Street
1406 1055 Homer Street (2)
1501 1055 Homer Street
1505 1055 Homer Street
1506 1055 Homer Street
1606 1055 Homer Street
1702 1055 Homer Street (3)
1703 1055 Homer Street
1704 1055 Homer Street
1802 1055 Homer Street (2)
1804 1055 Homer Street

1806 1055 Homer Street
1901 1055 Homer Street
2102 1055 Homer Street
2103 1055 Homer Street
2202 1055 Homer Street (2)
2402 1055 Homer Street (2)
2501 1055 Homer Street
1701 1155 Homer Street
301 1180 Homer Street
303 1180 Homer Street
601 1180 Homer Street
701 1180 Homer Street
104 1241 Homer Street
101 1318 Homer Street
1102 1483 Homer Street
2506 1500 Hornby Street
404 1600 Hornby Street
1800 1625 Hornby Street
301 1455 Howe Street
401 1455 Howe Street
404 1455 Howe Street
705 1455 Howe Street (2)
804 1455 Howe Street
1003 1455 Howe Street
1405 1455 Howe Street
1702 1455 Howe Street
1801 1455 Howe Street
1802 1455 Howe Street
2001 1455 Howe Street
1463 Howe Street
1409 1500 Howe Street
707 633 Kinghorne Mews
309 977 Mainland Street
701 1067 Marinaside Crescent
1005 1199 Marinaside Crescent
305 1201 Marinaside Crescent
605 1201 Marinaside Crescent
803 1201 Marinaside Crescent
603 1288 Marinaside Crescent
609 1288 Marinaside Crescent
501 1328 Marinaside Crescent
801 1383 Marinaside Crescent
1107 550 Pacific Boulevard
1502 1177 Pacific Boulevard
406 501 Pacific Street
907 550 Pacific Street
307 928 Richards Street

PAST SALES

Yaletown

1805 928 Richards Street
207 1088 Richards Street
414 1088 Richards Street
101 1168 Richards Street
104 1168 Richards Street
401 1168 Richards Street
501 1168 Richards Street
602 1168 Richards Street
TH3 1186 Richards Street
1601 1188 Richards Street
1208 1438 Richards Street
2607 1438 Richards Street
1482 Seymour Mews

MARKET SUMMARY

Please see attached Market Summary document.

PRICING RATIONALE

Price Per Square Foot Analysis:

SUMMARY STATISTICS:

DOWNTOWN LOCATION
WATERFRONT LOCATION
DIRECTLY COMPARABLE PROPERTIES

| LISTINGS | | | | SALES | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|
| Direct | Low | High | Average | Direct | Low | High | Average |
| | \$1,363.02 | \$2,608.06 | \$1,755.30 | | \$1,463.41 | \$2,103.32 | \$1,747.76 |
| | \$1,786.07 | \$3,380.76 | \$2,304.05 | | \$1,300.88 | \$3,242.39 | \$1,704.07 |
| \$2,175.62 | | | | \$2,103.32 | | | |
| \$2,055.46 | | | | \$1,666.67 | | | |
| \$1,871.32 | | | | | | | |
| \$1,862.88 | | | | | | | |

| | |
|---|-----|
| Average Days on Market (DOM) for Downtown Sales * | 103 |
| Average Days on Market (DOM) for Waterfront Sales * | 72 |

* DOM statistics understate actual DOM as some agents cancel and re-list the same property whenever a price change occurs. Total DOM does not include previous DOM figures.

Sales are 94.16% of Assessed Value
4201-1028 Barclay Street is assessed at \$5,136,000
Estimated Sale Price based on sales versus assessed value is \$4,836,057

Estimated Sale Price based on direct comparable sale of 1277 Melville is (\$2,103.32 x 2,657 SF) \$5,588,521
Less: Outdoor space difference (1,400 SF x \$500/Buildable SF) \$700,000
Less: Penthouse premium \$200,000

Appraised Value versus Sale Price:

4201-1028 Barclay Street is assessed at \$5,136,000. Based on recent sales * properties have sold for 94.16% of their assessed value. Using this percentage, the subject property would sell at **\$4,836,057**.

Market Comparable Properties:

Penthouse 2901 at 1277 Melville Street (The Flatiron Building) sold for \$5,700,000 on April 19, 2019. This property is 2,710 square feet and sold at \$2,103.32 per square foot. This property is comparable in that it is located in a Downtown location, in a 12 year old building and offering similar interior finishes and amenity. The key differences between the subject property and this comparable property is that it has 1,400 square feet of outdoor space on two levels (main living level and roof deck) and a double-height living room. Adjustments to the sale price for this property are summarized as follows:

| | |
|---|--------------------------------------|
| 2901-1277 Melville Street sale price | \$5,700,000 or \$2,103.32 per sq.ft. |
| 4201-1028 Barclay Street size 2,657 square feet x \$2,103.32 | \$5,588,521 |
| Less: Adjustment for outdoor space (1,400 x \$500/square foot*) | \$700,000 |
| Less: Adjustment for penthouse premium | \$200,000 to 400,000 |
| Net adjustment sale price estimate | \$4,688,521 to \$4,488,521 |
| * \$500 per buildable square foot is market pricing for a Downtown location | |

COMPARABLE MARKET ANALYSIS

ACTIVE PROPERTIES
IN YOUR AREA



Presented by:
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info@exclusivevancouver.com



Active
R2386791
 Board: V
 Apartment/Condo

PH4 1777 BAYSHORE DRIVE
 Vancouver West
 Coal Harbour
 V6G 3H2

Residential Attached
\$7,388,900 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **Northwest**,
 If new, GST/HST inc?:
 Mgmt. Co's Name: **AWM- Alliance Real Estate G.**
 Mgmt. Co's Phone: **604-685-3227**
 View:
 Complex / Subdiv: **Bayshore Gardens**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **4**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 Maint. Fee: **\$1,770.06**

Original Price: **\$7,388,900**
 Approx. Year Built: **1999**
 Age: **20**
 Zoning: **CD-1**
 Gross Taxes: **\$16,927.32**
 For Tax Year: **2018**
 Tax Inc. Utilities?:
 P.I.D.: **024-622-222**
 Tour: **Virtual Tour URL**

| | | | |
|--|-------------------------------------|--|------------------------------------|
| Style of Home: Penthouse | Total Parking: 2 | Covered Parking: 2 | Parking Access: Side |
| Construction: Concrete | Parking: Garage; Underground | | Locker: Y |
| Exterior: Concrete, Glass, Mixed | | | Dist. to School Bus: NEARBY |
| Foundation: Concrete Perimeter | Reno. Year: 2015 | Dist. to Public Transit: NEARBY | Total Units in Strata: 100 |
| Rain Screen: Full | R.I. Plumbing: | Units in Development: 40 | |
| Renovations: Completely | Metered Water: | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | R.I. Fireplaces: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | # of Fireplaces: 1 | Fixtures Leased: No | |
| Fuel/Heating: Forced Air | | Fixtures Rmvd: No | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | | Floor Finish: Hardwood, Tile | |
| Type of Roof: Tar & Gravel | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 38 OF THE PUBLIC HARBOUR OF BURNARD INLET AND DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4025 TOGETHER WITH INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA Club House, Elevator, Exercise Centre, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 14'0 x 7'9 | | | x | | | x |
| Main | Living Room | 21'9 x 14'9 | | | x | | | x |
| Main | Dining Room | 13'6 x 11'0 | | | x | | | x |
| Main | Kitchen | 19'9 x 11'4 | | | x | | | x |
| Main | Eating Area | 10'0 x 9'2 | | | x | | | x |
| Main | Bedroom | 13'4 x 11'4 | | | x | | | x |
| Main | Master Bedroom | 16'0 x 14'0 | | | x | | | x |
| Main | Walk-In Closet | 10'4 x 7'0 | | | x | | | x |
| Main | Bedroom | 15'0 x 12'0 | | | x | | | x |
| Main | Bedroom | 17'3 x 10'2 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 3,042 | # of Rooms: 10 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Main | 7 | Yes | Pool: |
| Finished Floor (Total): 3,042 sq. ft. | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 4 | Main | 4 | No | Garage Sz: |
| Unfinished Floor: 0 | Basement: None | | | 5 | | | | Grg Dr Ht: |
| Grand Total: 3,042 sq. ft. | | | | 6 | | | | |
| | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Virani Real Estate Advisors**

Virani Real Estate Advisors

Exquisite world-class panoramic views of city, mountains, Stanley Park and Lost Lagoon are captivating in this lavish Coal Harbor Penthouse. Extensive renovations by Interior designer that include distressed hardwood flooring, Siematic kitchen cabinets with Miele appliances, all new bathrooms, lighting and numerous built-ins add to the opulent design in elegance and comfort. This 4 bedroom, 4 bath residence is located in prestigious Bayshore Gardens and is over 3000 SqFt with an abundance of outdoor living space perfect to wine & dine your guests. 24hr concierge, exercise center and health spa facilities for your convenience and just steps away from Marina, Vancouver's Luxury Shopping and some of our city's finest dining venues. This is one of the finest Penthouse homes currently offered



Presented by:
Ken Leong PREC*
 Oakwyn Realty Downtown Ltd.
 Phone: 604-328-9333
<http://www.exclusivevancouver.com>
info@exclusivevancouver.com



Active
R2345156

Board: V
 Apartment/Condo

1502 1790 BAYSHORE DRIVE

Vancouver West
 Coal Harbour
 V6G 3G5

Residential Attached

\$5,380,000 (LP)

(SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$5,380,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 1997 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 22 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: CD-1 |
| Flood Plain: No | Full Baths: 3 | Gross Taxes: \$10,512.31 |
| Council Apprv?: No | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: Northeast | Maint. Fee: \$1,616.98 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: Yes | | P.I.D.: 023-917-164 |
| Mgmt. Co's Name: FIRST SERVICE | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-683-8900 | | |
| View: Yes: STANLEY PK, MARINA, N.SHRE MTN | | |
| Complex / Subdiv: BAYSHORE GARDENS | | |
| Services Connected: Electricity, Natural Gas, Water | | |
| Sewer Type: | | |

| | | | |
|---------------------------------------|---|---------------------------|-----------------------------------|
| Style of Home: Corner Unit | Total Parking: 4 | Covered Parking: 4 | Parking Access: Front |
| Construction: Concrete | Parking: Garage Underbuilding | | |
| Exterior: Concrete, Mixed | | | Locker: Y |
| Foundation: Concrete Perimeter | | | Dist. to School Bus: 1 BLK |
| Rain Screen: | | | Total Units in Strata: 153 |
| Reno. Year: | Dist. to Public Transit: 1 BLK | | |
| R.I. Plumbing: | Units in Development: 153 | | |
| | Title to Land: Freehold Strata | | |
| Metered Water: | Property Disc.: Yes | | |
| R.I. Fireplaces: | Fixtures Leased: No | | |
| # of Fireplaces: 2 | Fixtures Rmvd: Yes: DINING RM CHANDELIER, LIVING RM AND MASTER BRM | | |
| | Floor Finish: Hardwood, Tile | | |

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility, Water**
 Legal: **STRATA LOT 60, PLAN LMS2965, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Bike Room, Elevator, Exercise Centre, Recreation Center, Sauna/Steam Room, Storage**

Site Influences: **Adult Oriented, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Oven - Built In, Range Top, Smoke Alarm, Windows**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 28'0 x 9'6 | Main | Den | 7'9 x 11'6 | | | x |
| Main | Living Room | 12'4 x 10'6 | | | x | | | x |
| Main | Den | 13'7 x 11'0 | | | x | | | x |
| Main | Dining Room | 13'7 x 14'4 | | | x | | | x |
| Main | Kitchen | 14'8 x 10'0 | | | x | | | x |
| Main | Eating Area | 12'5 x 10'1 | | | x | | | x |
| Main | Master Bedroom | 21'6 x 11'3 | | | x | | | x |
| Main | Walk-In Closet | 5'4 x 13'4 | | | x | | | x |
| Main | Bedroom | 11'11 x 14'9 | | | x | | | x |
| Main | Bedroom | 14'7 x 11'7 | | | x | | | x |

| Finished Floor (Main): | 2,891 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
|----------------------------|---------------|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 6 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | Yes | Pool: |
| Finished Floor (Total): | 2,891 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 2 | No | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | Basement: None | | | 6 | | | | |
| Grand Total: | 2,891 sq. ft. | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

This address of distinction is set right at the water's edge, next to world renowned Stanley Park showcasing expansive views from N/E to NW of the ocean, marina mtn, and Coal Harbour. Luxury and elegance abound in this stunning designer upgraded residence which spans the entire front of the bldg. No expense has been spared with the highest quality craftsmanship and finishing thru out. Some of the many exemplary finishings include a Downsview entertainment style kitchen with Miele appliances, beautifully appointed bthrms with walls clad in stone, rain showers, fittings by Duravit and Hans Grohe. The spacious master features a fireplace, deck, exacting wardrobe & 6 pc ensuite retreat. Cocierge, 4 pking spaces, 2 locker, and health club.



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Active
R2359670

Board: V
 Apartment/Condo

203 426 BEACH CRESCENT

Vancouver West
 Yaletown
 V6Z 3E9

Residential Attached

\$6,888,000 (LP)

(SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$6,888,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2005 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 14 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$24,802.71 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2019 |
| Exposure: Southwest | Maint. Fee: \$1,860.00 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 026-496-259 |
| Mgmt. Co's Name: Stratawest | | Tour: |
| Mgmt. Co's Phone: 604-904-9595 | | |
| View: Yes: DIRECT WATER, SEAWALL & PARK | | |
| Complex / Subdiv: KING'S LANDING | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water | | |
| Sewer Type: | | |

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Heat Pump, Natural Gas, Radiant**
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage Underbuilding, Garage, Double, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **158**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility**
 Legal: **STRATA LOT 64, PLAN BCS1589, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Bike Room, Exercise Centre, Guest Suite, Pool; Indoor, Recreation Center, Sauna/Steam Room**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Intercom, Microwave, Security System,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|-------|------------|-------|------|------------|
| Main | Living Room | 24' x 13' | Main | Foyer | 8' x 8' | | | x |
| Main | Dining Room | 15' x 14' | | | x | | | x |
| Main | Kitchen | 16' x 9' | | | x | | | x |
| Main | Pantry | 5' x 5' | | | x | | | x |
| Main | Family Room | 22' x 15' | | | x | | | x |
| Main | Master Bedroom | 16' x 13' | | | x | | | x |
| Main | Walk-In Closet | 10' x 7' | | | x | | | x |
| Main | Bedroom | 13' x 11' | | | x | | | x |
| Main | Bedroom | 12' x 11' | | | x | | | x |
| Main | Laundry | 5' x 3' | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,788 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Main | 3 | Yes | Pool: |
| Finished Floor (Total): 2,788 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 4 | Yes | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,788 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

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

WATERFRONT KING'S LANDING VILLA 3 bedroom, 4 bath residence located on the prime Southwest corner! This 2nd floor one level home offers sweeping direct water views overlooking the Seawall, False Creek & the Park. Expansive open plan boasts a large living space with fireplace, separate formal dining room, gourmet kitchen, generous family room with eating area, powder bath & elegant foyer. Grand Master features a fireplace, walk-in dressing room plus double closets, luxurious spa & magical water views! Exceptional features include 2 outdoor terraces, up to 9 FT ceilings, air conditioning & Brazilian cherry wood floors. Value the enclosed 2 CAR GARAGE with storage. The ultimate in waterfront living, 24/7 concierge, private club with 80 FT pool & guest suites.



Presented by:
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Active
R2352134

Board: V
 Apartment/Condo

501 428 BEACH CRESCENT

Vancouver West
 Yaletown
 V6Z 3G1

Residential Attached

\$3,590,000 (LP)

(SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$4,200,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2005 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 14 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$7,461.54 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,341.67 | Tax Inc. Utilities?: Yes |
| If new, GST/HST inc?: | | P.I.D.: 026-496-437 |
| Mgmt. Co's Name: Stratawest | | Tour: |
| Mgmt. Co's Phone: 604-904-9595 | | |
| View: Yes: Courtyard, Some Water | | |
| Complex / Subdiv: Kings Landing | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: | | |

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit: **2 Blocks**
 Units in Development: **158**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 82, PLAN BCS1589, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Air Cond./Central, Exercise Centre, Guest Suite, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 17' x 16'3 | | | x | | | x |
| Main | Kitchen | 9'5 x 12'7 | | | x | | | x |
| Main | Dining Room | 17'5 x 10' | | | x | | | x |
| Main | Master Bedroom | 12'5 x 15' | | | x | | | x |
| Main | Bedroom | 11' x 10'5 | | | x | | | x |
| Main | Bedroom | 11' x 11'5 | | | x | | | x |
| Main | Office | 12'5 x 9' | | | x | | | x |
| Main | Walk-In Closet | 15' x 6'7 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,010 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 4 | No | Pool: |
| Finished Floor (Total): 2,010 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 2,010 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

Prestigious Waterfront residence at Kings Landing. This luxury home offers 3 bedrooms, 3 baths and an office. Over 2000 sq. ft. of dramatic living. The office space offers a serene atmosphere and is ideal for the professional to work from home. The home features 9 foot ceilings, crown mouldings, A/C, steam shower, floor to ceiling windows. Kings landing has arguably the best amenities including 80 ft. lap pool, sauna, Jacuzzi, steam rooms and guest suites, rooftop patio, and 24 hour concierge. Just steps to seawall, restaurants, parks and aqua bus.



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Active
R2391150
 Board: V
 Apartment/Condo

402 401-499 BROUGHTON STREET

Vancouver West
 Coal Harbour
 V6G 3K1

Residential Attached
\$7,680,000 (LP)
 (SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$7,680,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2003 |
| Depth / Size (ft.): | Bedrooms: 4 | Age: 16 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: CD1 |
| Flood Plain: | Full Baths: 4 | Gross Taxes: \$16,078.50 |
| Council Apprv?: No | Half Baths: 0 | For Tax Year: 2019 |
| Exposure: | Maint. Fee: \$2,031.04 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 025-756-206 |
| Mgmt. Co's Name: Strata west Property Mgmt | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-904-9595 | | |
| View: Yes: coal harbor stanley park | | |
| Complex / Subdiv: Coal Harbor | | |
| Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm | | |
| Sewer Type: Community | | |

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **4** Covered Parking: **4** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **near**
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **STRATA LOT 155, PLAN BCS535, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF THE PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Oven -**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 41' x 15' | | | x | | | x |
| Main | Kitchen | 10' x 8' | | | x | | | x |
| Main | Dining Room | 20' x 7' | | | x | | | x |
| Main | Master Bedroom | 25' x 25' | | | x | | | x |
| Main | Master Bedroom | 15'3 x 12' | | | x | | | x |
| Main | Bedroom | 13' x 11' | | | x | | | x |
| Main | Kitchen | 13'6 x 10' | | | x | | | x |
| Main | Family Room | 12' x 9' | | | x | | | x |
| Main | Bedroom | 12' x 10' | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,911 | # of Rooms: 9 | # of Kitchens: 2 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | Yes | Pool: |
| Finished Floor (Total): 2,911 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 3 | No | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 2,911 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Amex Broadway West Realty**

Unit 401 & 402 - Denia W/ Approx 1700 SF Deck. Total area incl deck is 4610 SF. A unique opportunity to own a rare Exclusive Super Prime waterfront residence with breathtaking panoramic views of Coal Harbour, Stanley Park and the North Shore mountains, located just steps from the seawall. Spacious design with bedrooms, kitchens, family room, baths, and topnotch appliances. Amenities include 24/7 concierge services, swimming pool with hot tub, sauna, gym, and more. The perfect place to call home... make it yours today!



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Active
R2357250
 Board: V
 Apartment/Condo

1201 499 BROUGHTON STREET
 Vancouver West
 Coal Harbour
 V6G 3K1

Residential Attached
\$8,660,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?: **No**
 Mgnt. Co's Name: **Stratawest Property Management**
 Mgnt. Co's Phone: **604-904-9595**
 View: **Yes: Coal Harbor Stanley Park**
 Complex / Subdiv: **Coal Harbor**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **4**
 Bathrooms: **5**
 Full Baths: **4**
 Half Baths: **1**
 Maint. Fee: **\$2,407.17**

Original Price: **\$8,660,000**
 Approx. Year Built: **2003**
 Age: **16**
 Zoning: **CD-1**
 Gross Taxes: **\$16,639.37**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **025-756-656**
 Tour:

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **4** Covered Parking: **4** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **STRATA LOT 200, PLAN BCS535, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, OF THE PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Garage Door Opener, Intercom, Oven - Built In, Security**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|---------|--------------|-------|------|------------|
| Main | Foyer | 22'5 x 5'8 | Main | Bedroom | 10'7 x 16'6 | | | x |
| Main | Living Room | 23'8 x 19'5 | Main | Bedroom | 10'11 x 11'6 | | | x |
| Main | Dining Room | 19'8 x 13'1 | | | x | | | x |
| Main | Kitchen | 18' x 10'9 | | | x | | | x |
| Main | Family Room | 18' x 17' | | | x | | | x |
| Main | Games Room | 17'9 x 7'3 | | | x | | | x |
| Main | Master Bedroom | 19'4 x 12'2 | | | x | | | x |
| Main | Walk-In Closet | 10' x 4'6 | | | x | | | x |
| Main | Bedroom | 20'4 x 11'9 | | | x | | | x |
| Main | Walk-In Closet | 9'8 x 5'3 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 3,456 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): | 3,456 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 4 | Yes | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | Main | 2 | No | Grg Dr Ht: |
| Unfinished Floor: | 0 | Basement: None | | | 6 | | | | |
| Grand Total: | 3,456 sq. ft. | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Sutton Group-West Coast Realty**

Exclusive Prime waterfront residence with breathtaking panoramic views of Coal Harbour, Stanley Park, and the North Shore Mountains located right from the seawall. This entertainer's dream, beautifully finished all your family need. Must see.



Presented by:
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Active
R2348999
 Board: V
 Apartment/Condo

4406 1011 W CORDOVA STREET
 Vancouver West
 Coal Harbour
 V6C 0B2

Residential Attached
\$6,398,000 (LP)
 (SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$6,398,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2010 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 9 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$24,012.34 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2019 |
| Exposure: | Maint. Fee: \$1,692.04 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 028-131-762 |
| Mgmt. Co's Name: AWM Alliance Real Estate | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-685-3227 | | |
| View: Yes: Coal Harbour Water Views | | |
| Complex / Subdiv: Fairmont Pacific Rim Residences | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation | | |
| Sewer Type: | | |

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **NEAR**
 Units in Development: **175** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 162, PLAN BCS3699, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Elevator, Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Security System,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 12'6 x 21'2 | | | x | | | x |
| Main | Dining Room | 10'8 x 20'8 | | | x | | | x |
| Main | Family Room | 12'4 x 21'4 | | | x | | | x |
| Main | Master Bedroom | 12'9 x 14'11 | | | x | | | x |
| Main | Bedroom | 11'1 x 11'3 | | | x | | | x |
| Main | Den | 8'7 x 9'8 | | | x | | | x |
| Main | Kitchen | 16' x 6'7 | | | x | | | x |
| Main | Foyer | 7'5 x 5'2 | | | x | | | x |
| Main | Laundry | 10'6 x 6'1 | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main): | 2,321 | # of Rooms: 9 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,321 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,321 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

The Fairmont Pacific Rim Residences is a collection of ultra-modern luxury residences & arguably the best address in Canada. Looking out draws you in - to the incredible landscape of the Coal Harbour waterfront. Looking in, you are equally drawn to the distinctive surroundings and elegant design. This is a beautiful, spacious N/S/W suite with lovely terrace to enjoy the view all day long. The luxury oozes from hardwood flooring, designer kitchen details incl. Boffi, Miele & Sub Zero appliances, granite and marble accents, high ceilings, fireplace, air con, electric blinds. #FairmontPacificRim, a modern oasis. The perfect place to call home...make yours today!



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Active
R2375373

Board: V
 Apartment/Condo

2101 1077 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 2C6

Residential Attached

\$4,488,000 (LP)

(SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$4,488,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2005 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 14 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$11,145.66 |
| Council Apprv?: No | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: Northeast | Maint. Fee: \$1,181.08 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 026-251-655 |
| Mgmt. Co's Name: AWM ALLIANCE | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-685-3227 | | |
| View: Yes: WATERFRONT / NORTH SHORE | | |
| Complex / Subdiv: SHAW TOWER | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | | |

Style of Home: **End Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Glass, Mixed**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year: **2014**
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **NEARBY**
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: TV on wall in Den. Bookshelves by Fireplace**
 Floor Finish: **Hardwood, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **PLAN BCS1233, LT9, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Exercise Centre, Sauna/Steam Room, Storage, Concierge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 21'10 x 21'8 | | | x | | | x |
| Main | Dining Room | 21'8 x 7'11 | | | x | | | x |
| Main | Den | 12'3 x 10'3 | | | x | | | x |
| Main | Kitchen | 21'4 x 12' | | | x | | | x |
| Main | Master Bedroom | 17'1 x 12'1 | | | x | | | x |
| Main | Bedroom | 15'8 x 12'5 | | | x | | | x |
| Main | Office | 7'11 x 5'1 | | | x | | | x |
| Main | Walk-In Closet | 8'8 x 8'1 | | | x | | | x |
| Main | Foyer | 10'2 x 8'6 | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): 2,002 | # of Rooms: 9 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 2,002 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,002 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Macdonald Realty**

A distinguished WATERFRONT Home in the luxurious Shaw Tower. This elegant 2 Bedroom, 2.5 Bath plus Den and Office, NE corner suite offers unobstructed views of Coal Harbour, mountains and city from all windows. An open layout featuring an entertainment-size Living Room/Dining Room, fabulous gourmet chef's Kitchen w/Sub-Zero, Faber, Fisher & Paykel appliances. Relax in the spacious Master Bedroom w/ spa like Ensuite, heated towel bar, limestone floor and tub surround, and there is a beautifully appointed walk-in closet. Fantastic amenities with 24 hour concierge, theatre, boardroom & state of the art Gym. Located mere steps to the best of everything Coal Harbour has to offer - parks, shops, restaurants & transit. Includes 2 parking and 1 storage locker. Renovated in 2014.



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Active
R2367522

Board: V
 Apartment/Condo

2301 1077 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 2C6

Residential Attached

\$5,488,000 (LP)

(SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$5,488,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2005 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 14 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$11,240.46 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,181.08 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 026-251-779 |
| Mgmt. Co's Name: AWM Alliance | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-685-3227 | | |
| View: Yes: OCEAN, CITY AND MOUNTAIN | | |
| Complex / Subdiv: | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: | | |

Style of Home: **1 Storey, End Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **NEAR**
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 21, PLAN BCS1233, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Bike Room, Day Care Centre, Exercise Centre, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 11'0 x 8'7 | | | x | | | x |
| Main | Storage | 7'11 x 5'2 | | | x | | | x |
| Main | Bedroom | 11'1 x 15'5 | | | x | | | x |
| Main | Master Bedroom | 15'4 x 12'2 | | | x | | | x |
| Main | Walk-In Closet | 9'1 x 8'1 | | | x | | | x |
| Main | Kitchen | 22'4 x 11'8 | | | x | | | x |
| Main | Den | 12'3 x 8'9 | | | x | | | x |
| Main | Dining Room | 21'11 x 7'1 | | | x | | | x |
| Main | Living Room | 20'8 x 21'9 | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,002 | # of Rooms: 9 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,002 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | | | | 6 | | | | |
| Grand Total: | 2,002 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | | 8 | | | | |

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

RE/MAX Masters Realty

Absolutely Spectacular! Situated on the 23rd floor and offering over 2000 SQFT of spacious living space. This stunning 2 Bedroom + den is the true meaning of waterfront living with Panoramic views of Lions Gate Bridge and the beautiful North Shore. Featuring numerous upgrades including motorized sun blinds, customized BI Home Theatre, Multi-Room Distributed Music System, cherry wood hardwood floors throughout, stainless steel appliances and large granite centre island, the list goes on.. Close to the seawall, high end shopping and many trendy and top restaurants. IT'S A MUST SEE!



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Active
R2331507

Board: V
 Apartment/Condo

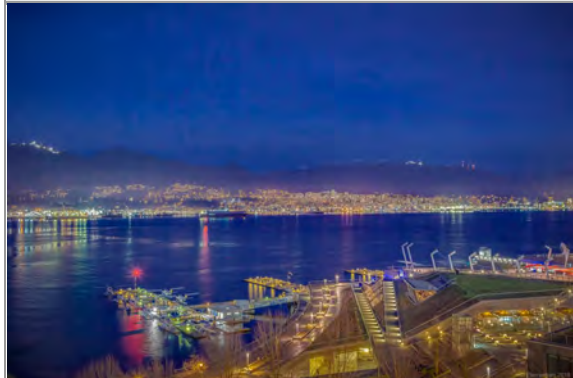
903 1139 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 0A1

Residential Attached

\$5,680,000 (LP)

(SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$6,680,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2008 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 11 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$9,116.94 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,439.07 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 027-591-191 |
| Mgmt. Co's Name: STRATACO MANAGMENT | | Tour: |
| Mgmt. Co's Phone: 604-294-4141 | | |
| View: Yes: WATER, MOUNTAINS, CITY | | |
| Complex / Subdiv: HARBOUR GREEN TWO | | |
| Services Connected: Community, Electricity, Water | | |
| Sewer Type: | | |

Style of Home: **2 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: **2010**
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Maint Fee Inc: **Electricity, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS3025 LT 28 DL PHBI LD 36 STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Air Cond./Central, Club House, Exercise Centre, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Dining Room | 15'3 x 14'3 | | | x | | | x |
| Main | Kitchen | 18'8 x 8'4 | | | x | | | x |
| Main | Family Room | 14'4 x 11'1 | | | x | | | x |
| Above | Living Room | 14'4 x 14'1 | | | x | | | x |
| Above | Master Bedroom | 24'2 x 19'6 | | | x | | | x |
| Above | Bedroom | 13'8 x 11' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 2,490 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Above | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Above | 5 | Yes | Pool: |
| Finished Floor (Total): | 2,490 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | Basement: None | | | 6 | | | | |
| Grand Total: | 2,490 sq. ft. | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Coldwell Banker Westburn Rlty.**

Coldwell Banker Westburn Rlty.

HARBOUR GREEN TWO! Rarely available waterfront residence in one of Vancouver's most prestigious buildings. Enjoy world-class water, mountains and city views from this stunning 2 level corner unit. Functional layouts boasts nearly 2500sf of living space, top of the line appliances, expansive floor to ceiling windows, 4 balconies and soaring 20ft ceilings. Comes with private garage parking and storage. Building offers the finest amenities which include swimming pool, sauna & steam room, fitness facility, games & virtual golf rooms as well as 24/7 concierge service for your security. Schedule a private showing to view this exclusive property!



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Active
R2372498

Board: V
 Townhouse

101 1169 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 3T1

Residential Attached

\$5,759,000 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Council Apprv?:
 Exposure: **Northwest**
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$1,942.62**

Original Price: **\$5,759,000**
 Approx. Year Built: **2006**
 Age: **13**
 Zoning: **CD-1**
 Gross Taxes: **\$11,024.88**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **Yes**
 P.I.D.: **026-622-866**
 Tour: **Virtual Tour URL**

Mgmt. Co's Name: **TRIBE MANAGEMENT INC**
 Mgmt. Co's Phone: **604-343-2601**
 View: **Yes: Waterfront**
 Complex / Subdiv: **One Harbour Green**
 Services Connected: **Electricity, Natural Gas**
 Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2**
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**

Parking Access:
 Locker: **Y**
 Dist. to School Bus:
 Total Units in Strata: **57**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 49, PLAN BCS1777, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, OF BURRARD INLET; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**
 Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Concierge**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|------------|-------|------|------------|
| Main | Living Room | 17'9 x 15'6 | Above | Laundry | 6'7 x 5'6 | | | x |
| Main | Kitchen | 13' x 12'11 | Below | Storage | ' x ' | | | x |
| Main | Dining Room | 15'6 x 9'8 | | | x | | | x |
| Main | Eating Area | 12'11 x 8'1 | | | x | | | x |
| Main | Family Room | 18'9 x 12'11 | | | x | | | x |
| Main | Foyer | 7'5 x 6'1 | | | x | | | x |
| Above | Master Bedroom | 15'11 x 15' | | | x | | | x |
| Above | Bedroom | 12'7 x 11'9 | | | x | | | x |
| Above | Den | 13'4 x 12'4 | | | x | | | x |
| Above | Walk-In Closet | 10'3 x 7'8 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 1,334 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 1,255 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 46 | Restricted Age: | | | 2 | Above | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Above | 3 | No | Pool: |
| Finished Floor (Total): | 2,635 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,635 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Evergreen West Realty**

Super LUXURIOUS, 2600 sqft, 2 bedrooms, 3 bathrooms, 2 level Townhome in One Harbour Green, VANCOUVER'S PREMIER WATERFRONT ADDRESS. THE FINEST NORTHWEST FACING unit on Coal Harbour Golden Mile, with Ocean, Mountain & Marina Views. Greeting you upon entry is the grand spiral staircase & soaring 20' ceilings that leads you to an elegant spacious LR & DR w/ hardwood floors, your ultimate gourmet kitchen by Snidero of Italy, FR w/ custom blt-ins leading to your large terrace for your entertainment pleasure. 2 gas fireplaces, floor to ceiling windows with an abundance of natural light, spa inspired bathrooms, all 2 spacious bdrm and large DEN upstairs incl lovely view deck off MBdrm to enjoy the waterfront view. Lower level has its own PRIVATE GARAGE & STORAGE. Short stroll to Stanley Park.



Presented by:
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Active
R2368239
 Board: V
 Apartment/Condo

401 1169 W CORDOVA STREET
 Vancouver West
 Coal Harbour
 V6C 3T1

Residential Attached
\$5,998,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Council Apprv?:
 Exposure: **Northwest**
 If new, GST/HST inc?:
 Mgnt. Co's Name: **TRIBE MANAGEMENT**
 Mgnt. Co's Phone: **604-343-2601**
 View: **Yes: WATER, STANLEY PARK, MOUNTAINS**
 Complex / Subdiv: **ONE HARBOUR GREEN**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$1,582.88**

Original Price: **\$5,998,000**
 Approx. Year Built: **2006**
 Age: **13**
 Zoning: **CD-1**
 Gross Taxes: **\$11,544.87**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **026-622-408**
 Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double, Garage; Underground, Visitor Parking**
 Locker:
 Dist. to Public Transit:
 Units in Development: **57**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 3, PLAN BCS1777, NEW WESTMINSTER LAND DISTRICT, OF THE PUBLIC HARBOUR OF BURNARD INLET TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**
 Amenities: **Air Cond./Central, Pool; Indoor, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Pantry**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-------|-------------|-------|------|------------|
| Main | Living Room | 14'7 x 13'10 | Main | Foyer | 6'10 x 14'2 | | | x |
| Main | Dining Room | 18'6 x 17'0 | | | x | | | x |
| Main | Kitchen | 16'3 x 8'6 | | | x | | | x |
| Main | Eating Area | 6'9 x 13'5 | | | x | | | x |
| Main | Family Room | 14'9 x 18'3 | | | x | | | x |
| Main | Master Bedroom | 16'5 x 14'9 | | | x | | | x |
| Main | Walk-In Closet | 8'3 x 6'4 | | | x | | | x |
| Main | Bedroom | 17'3 x 14'7 | | | x | | | x |
| Main | Pantry | 8'3 x 4'6 | | | x | | | x |
| Main | Laundry | 5'6 x 4'8 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,170 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,170 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,170 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

Your Ulitmate /Waterfront Living in prestigious Coal Harbour.. This North West corner residence is in One Harbour Green, your premier development in Coal Harbour. A private open plan with stunning views of Burrard Inlet, Stanley Park, and the North Shore. Quality finishing thru-out including Snaidero kitchen cabinets, Miele & Sub-zero appliances, and a spa-like master ensuite. This luxury waterfront boutique building (only 57 units) has first class facilities including swimming pool, steam room, sauna, massage room, state of the art gym, billards room, & virtual golf. A very special property with extra large sundeck for your entertainment pleasure. Seldom available.



Presented by:
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Active
R2358292

Board: V
 Townhouse

1181 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 0A1

Residential Attached

\$5,288,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$5,288,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2006**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **13**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RES**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$7,886.91**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**
 Exposure: _____ Maint. Fee: **\$1,774.74** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: _____ P.I.D.: **026-622-858**
 Mgmt. Co's Name: **TRIBE MANAGEMENT INC.** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-343-2601**
 View: **Yes: HARBOUR GREEN PARK & MOUNTAIN**
 Complex / Subdiv: **ONE HARBOUR GREEN**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt., Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Heat Pump, Radiant**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Other**

Reno. Year: **2019**
 R.I. Plumbing: _____

Metered Water: _____
 R.I. Fireplaces: _____
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **4 BLOCKS**
 Units in Development: **57** Dist. to School Bus: _____
 Title to Land: **Freehold Strata** Total Units in Strata: **57**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **SP BCS1777 LT 48 LD 36 NEW WESTMINSTER OF TE PUBLIC HARBOUR OF BURNARD INLET**

Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Treed, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Security**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 15'2 x 5'2 | | | x | | | x |
| Main | Foyer | 10'8 x 4'6 | | | x | | | x |
| Main | Living Room | 19'8 x 4'6 | | | x | | | x |
| Main | Dining Room | 11'2 x 14'4 | | | x | | | x |
| Main | Kitchen | 14'5 x 12'11 | | | x | | | x |
| Main | Eating Area | 13'5 x 8'6 | | | x | | | x |
| Above | Master Bedroom | 15'3 x 16'6 | | | x | | | x |
| Above | Walk-In Closet | 6'5 x 5' | | | x | | | x |
| Above | Bedroom | 13' x 12'4 | | | x | | | x |
| Above | Laundry | 6'9 x 5' | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,219 | # of Rooms: 10 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 1,088 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 78 | Restricted Age: | | | 2 | Above | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Above | 4 | Yes | Pool: |
| Finished Floor (Total): | 2,385 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd | | | 5 | | | | Grg Dr Ht: |
| | | w/Restrctns | | | 6 | | | | |
| Unfinished Floor: | 0 | Basement: Unfinished | | | 7 | | | | |
| Grand Total: | 2,385 sq. ft. | | | | 8 | | | | |

Listing Broker(s): **Sutton Group-West Coast Realty**

"One Harbour Green", the favorite and one of the most premium waterfront buildings in Coal Harbour. This 2385 s.f. deluxe town home next to "Harbour Green Park" has views of Coal Harbour and mountains from the living room, patio & master bedroom. Main floor boasts a grand and open plan for all entertainment and outdoor areas. Upstairs has 2 beautiful bdrm with own bathrm & a laundry room. With street entrance and an attached underground 2 car garage, this deluxe town home is like a large house but with added security of 24/7 concierge services, K9 patrol and first class recreational amenities. Other features include a famous Italian Schneidero kitchen and new wood flooring throughout. Steps to world class waterfront & DTown business/shopping centers, hotels, tourist attractions & transits.



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Active
R2360206

Board: V
 Townhouse

TH9 1233 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 3R1

Residential Attached

\$3,298,000 (LP)

(SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$3,298,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2003 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 16 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$6,464.37 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,163.28 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 025-633-449 |
| Mgmt. Co's Name: FIRST SERVICES RES | | Tour: |
| Mgmt. Co's Phone: 604-683-8900 | | |
| View: Yes: PARK, PARTIAL WATER & MTNS | | |
| Complex / Subdiv: CARINA, COAL HARBOUR | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water | | |
| Sewer Type: Community | | |

Style of Home: **3 Storey w/Bsmt.**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year: **2017**
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces: **1**
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **93** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **93**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 9, PLAN BCS334, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, UNDIV 186/16806 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
 Amenities: **Bike Room, Exercise Centre, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Security System**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main | Living Room | 12'5 x 11'5 | Above | Bedroom | 15'8 x 9'7 | | | x |
| Main | Dining Room | 10'5 x 8'10 | Above | Patio | 12'2 x 5'1 | | | x |
| Main | Kitchen | 12'6 x 10'11 | Bsmt | Other | 8'2 x 6'2 | | | x |
| Main | Foyer | 7'9 x 5' | Bsmt | Storage | 10'7 x 6'4 | | | x |
| Main | Patio | 19'8 x 7'3 | Bsmt | Storage | 10'2 x 4'4 | | | x |
| Above | Master Bedroom | 14'4 x 13'8 | Below | Storage | 7'11 x 5'11 | | | x |
| Above | Nook | 6' x 5' | Below | Storage | 5'0 x 4'11 | | | x |
| Above | Walk-In Closet | 7'9 x 4' | | | x | | | x |
| Above | Laundry | 6'9 x 5'10 | | | x | | | x |
| Above | Bedroom | 15'11 x 10'2 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|--------------|-------------|------------|-----------------------------|
| Finished Floor (Main): 696 | # of Rooms: 17 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,313 | Crawl/Bsmt. Height: | | | 1 | Above | 5 | Yes | Barn: |
| Finished Floor (Below): 370 | Restricted Age: | | | 2 | Above | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 2,379 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: 20 X 19.8 |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 227 | Basement: None | | | 6 | | | | |
| Grand Total: 2,606 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Royal LePage Sussex**

Carina, Coal Harbour. Award winning architecture by James Hancock in this prestigious waterfront address. Large, bright, open space ... the perfect home for a family w kids, pet-lovers & gardeners. This extraordinary 3 BR "house-like" T/H presents a unique opportunity to downsize without compromising space and privacy. Offering 2,379 s.f. of luxurious living on 3 levels, in addition to a double car private garage at the basement level w a private elevator to the upper levels. Tons of storage. Strategically setback, park-side of HGreen Park. Steps to seawall, park and marina. Resort style amenities include 24 hr concierge, fitness facility, media rm, pool, hot tub, steam room, lounge. A world class location... world class waterfront living. EXCEPTIONAL VALUE FOR WATERFRONT LIVING.



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Active
R2390148
 Board: V
 Apartment/Condo

3101 1281 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 3R5

Residential Attached
\$7,500,000 (LP)
 (SP)



| | | |
|--------------------------------|-----------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$7,500,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2004 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 15 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD1 |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$15,105.76 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,311.32 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 026-131-625 |
| Mgmt. Co's Name: | | Tour: |
| Mgmt. Co's Phone: | | |
| View: | Yes: OCEAN, MOUNTAIN, CITY | |
| Complex / Subdiv: | CALLISTO | |
| Services Connected: | Community | |
| Sewer Type: | City/Municipal | |

| | | | |
|--|--------------------------------|---------------------------------------|-----------------------------------|
| Style of Home: Corner Unit, Bachelor/Studio | Total Parking: 3 | Covered Parking: 3 | Parking Access: |
| Construction: Concrete | Parking: Garage; Triple | | |
| Exterior: Mixed, Other, Stone | | | Locker: |
| Foundation: Concrete Perimeter | | | Dist. to School Bus: |
| Rain Screen: | Reno. Year: | Dist. to Public Transit: | Total Units in Strata: 126 |
| Renovations: | R.I. Plumbing: | Units in Development: 126 | |
| Water Supply: City/Municipal | | Title to Land: Freehold Strata | |
| Fireplace Fuel: Gas - Natural | Metered Water: | Property Disc.: No | |
| Fuel/Heating: Forced Air, Heat Pump | R.I. Fireplaces: | Fixtures Leased: : | |
| Outdoor Area: Balcony(s) | # of Fireplaces: 2 | Fixtures Rmvd: No : | |
| Type of Roof: Other | | Floor Finish: | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer**
 Legal: **STRATA LOT 116, PLAN BCS1073, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Air Cond./Central, Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Oven - Built In**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 12' x 11' | | | x | | | x |
| Main | Dining Room | 12' x 10'5 | | | x | | | x |
| Main | Living Room | 16'5 x 14'10 | | | x | | | x |
| Main | Family Room | 25'5 x 13'8 | | | x | | | x |
| Main | Bedroom | 10'10 x 10'9 | | | x | | | x |
| Main | Master Bedroom | 25'5 x 13'8 | | | x | | | x |
| Main | Bedroom | 10'10 x 10'5 | | | x | | | x |
| Main | Foyer | 7' x 6' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,568 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): 2,568 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,568 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Coal Harbour northwest corner suite in the iconic "Callisto" building. Sweeping unobstructed views of the North Shore Mountains, Burrard Inlet, Lions Gate Bridge, Stanley Park and marina. Gourmet kitchen with top of the line appliances and wine cooler. Large living and dining areas and entertainment sized outdoor patio. 3 large bedrooms and 3 full elegantly appointed bathrooms. Master bedroom has a fireplace, views of English Bay, walk-in closets and second private patio. 24 hour concierge, pool, gym, theater and A/C throughout. A World Class Residence. Showings by appointment only; see Realtor Remarks for contact information.



Presented by:
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Active
R2328093

Board: V
 Apartment/Condo

PHB 199 DRAKE STREET

Vancouver West
 Yaletown
 V6Z 2T9

Residential Attached

\$4,299,000 (LP)

(SP)



| | | |
|---|--|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$4,495,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 1996 |
| Depth / Size (ft.): | Bedrooms: 4 | Age: 23 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$8,274.43 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,152.42 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 023-246-952 |
| Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL | | Tour: |
| Mgmt. Co's Phone: 604-683-8900 | | |
| View: | Yes: UNOBSTRUCTED WATER/PARK/CITY | |
| Complex / Subdiv: CONCORDIA I | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer | | |
| Sewer Type: Community | | |

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Brick, Glass, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **96**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS 2179 LT 87 DL FC LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings, Microwave, Refrigerator**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 18'0 x 13'6 | | | x | | | x |
| Main | Dining Room | 15'4 x 8'8 | | | x | | | x |
| Main | Kitchen | 17'0 x 10'6 | | | x | | | x |
| Main | Master Bedroom | 14'2 x 12'4 | | | x | | | x |
| Main | Bedroom | 14'0 x 11'0 | | | x | | | x |
| Main | Bedroom | 13'0 x 10'0 | | | x | | | x |
| Main | Bedroom | 12'0 x 9'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,208 | # of Rooms: 7 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Main | 4 | Yes | Pool: |
| Finished Floor (Total): 2,208 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 2 | No | Garage Sz: |
| | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 2,208 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Coldwell Banker Prestige Realty**

Welcome to this exquisite and stunning trophy penthouse featuring the best views in Yaletown! Panoramic and unobstructed 270 degree views of the widest part of False Creek looking over David Lam Park as well as sensational city and mountain vistas! This spectacular 4 bed/3.5 bath residence features 3 balconies and a truly special and dramatic living room with 18 foot floor to ceiling wrap around windows and a gas fireplace. Enormous and bright Tuscan inspired kitchen with an abundance of storage and a large formal dining area. The largest suite in the building and conveniently including 3 parking. One of the most sought after locations in Vancouver one block from the Canada Line and only steps to the seawall, Urban Fare and Yaletown shopping and dining.



Presented by:
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Active
R2382669
 Board: V
 Apartment/Condo

501 499 DRAKE STREET
 Vancouver West
 Yaletown
 V6B 1B1

Residential Attached
\$3,980,000 (LP)
 (SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$3,980,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2004 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 15 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: DD |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$8,942.51 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,725.45 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 025-899-058 |
| Mgmt. Co's Name: Quay Pacific Property Mgmt | | Tour: |
| Mgmt. Co's Phone: 604-685-8830 | | |
| View: Yes: city | | |
| Complex / Subdiv: | | |
| Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: | | |

| | | | |
|---------------------------------------|-------------------------------------|---|----------------------------------|
| Style of Home: Corner Unit | Total Parking: 2 | Covered Parking: 2 | Parking Access: |
| Construction: Concrete | Parking: Garage; Underground | | |
| Exterior: Stone | | | Locker: |
| Foundation: Concrete Perimeter | | | Dist. to School Bus: |
| Rain Screen: | Reno. Year: | Dist. to Public Transit: | Total Units in Strata: 71 |
| Renovations: | R.I. Plumbing: | Units in Development: | |
| Water Supply: City/Municipal | Metered Water: | Title to Land: Freehold Strata | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Property Disc.: Yes | |
| Fuel/Heating: Mixed | # of Fireplaces: 2 | Fixtures Leased: No | |
| Outdoor Area: Balcony(s) | | Fixtures Rmvd: Yes: Dining room chandelier | |
| Type of Roof: Other | | Floor Finish: | |

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 15, PLAN BCS747, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 270/3277 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|---------|------------|-------|------|------------|
| Main | Living Room | 20' x 16' | Above | Laundry | 10' x 6'6 | | | x |
| Main | Dining Room | 20'8 x 12' | | | x | | | x |
| Main | Kitchen | 20'8 x 12' | | | x | | | x |
| Main | Foyer | 16' x 14' | | | x | | | x |
| Main | Family Room | 12' x 16' | | | x | | | x |
| Main | Storage | 4' x 6' | | | x | | | x |
| Above | Master Bedroom | 20' x 13' | | | x | | | x |
| Above | Bedroom | 13' x 11'6 | | | x | | | x |
| Above | Den | 9' x 9' | | | x | | | x |
| Above | Walk-In Closet | 9' x 8' | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 1,773 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,362 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Above | 6 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Above | 4 | Yes | Pool: |
| Finished Floor (Total): 3,135 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 3,135 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

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

A luxury corner unit Condo at the Grace in the heart of Vancouver Yaletown area. 3135 sqft living space features 2 bedrooms plus a den and 3 bathrooms. Walls of glass overlooking the sparkling southern skyline, gorgeous formal living and dining rooms, including traditional set F/Ps, crown molding, gleaming cherry wood H/W, gourmet island kitchen w/ rich cherry cabinetry & marine granite counter tops, top of the line appliances, a sensational staircase w/ wrought iron railings leading to a 2nd level mezzanine overlooking the gorgeous foyer. Upstairs has a master & ensuite w/ large jacuzzi tub and steam shower, a den & guest bedrm. Must see!



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Active
R2342739

Board: V
 Apartment/Condo

PH601 499 DRAKE STREET

Vancouver West
 Yaletown
 V6B 1B1

Residential Attached

\$5,900,000 (LP)

(SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$5,900,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2004 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 15 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: DD |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$18,225.63 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$2,506.14 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 025-899-074 |
| Mgmt. Co's Name: Quay Pacific Property Mgmt | | Tour: |
| Mgmt. Co's Phone: 604-685-8830 | | |
| View: Yes: Cityscape & Landscaping | | |
| Complex / Subdiv: THE GRACE RESIDENCES | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: | | |

| | | | |
|---|---|---------------------------------------|----------------------------------|
| Style of Home: Penthouse | Total Parking: 3 | Covered Parking: 3 | Parking Access: |
| Construction: Concrete | Parking: Garage Underbuilding, Garage, Underground | | Locker: Y |
| Exterior: Concrete | | | Dist. to School Bus: |
| Foundation: Concrete Perimeter | | | Total Units in Strata: 71 |
| Rain Screen: | Reno. Year: | Dist. to Public Transit: | |
| Renovations: | R.I. Plumbing: | Units in Development: | |
| Water Supply: City/Municipal | | Title to Land: Freehold Strata | |
| Fireplace Fuel: Gas - Natural | Metered Water: | Property Disc.: Yes | |
| Fuel/Heating: Forced Air, Radiant | R.I. Fireplaces: | Fixtures Leased: : | |
| Outdoor Area: Patio(s), Rooftop Deck, Sundeck(s) | # of Fireplaces: 4 | Fixtures Rmvd: : | |
| Type of Roof: Other | | Floor Finish: Hardwood, Tile | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility**
 Legal: **STRATA LOT 17, PLAN BCS747, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Oven -**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 18'1 x 15'5 | | | x | | | x |
| Main | Master Bedroom | 20'11 x 14'3 | | | x | | | x |
| Main | Walk-In Closet | 11'1 x 8'4 | | | x | | | x |
| Main | Bedroom | 11'6 x 11'5 | | | x | | | x |
| Main | Bedroom | 13'8 x 13'1 | | | x | | | x |
| Main | Storage | 11'7 x 6'7 | | | x | | | x |
| Above | Kitchen | 20'0 x 17'10 | | | x | | | x |
| Above | Dining Room | 23'4 x 11'5 | | | x | | | x |
| Above | Living Room | 22'10 x 18'2 | | | x | | | x |
| Above | Office | 13'11 x 11'11 | | | x | | | x |

| | | | | | | | | |
|--|---|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 1,824 | # of Rooms: 10 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 3,125 | Crawl/Bsmt. Height: | | | 1 | Main | 6 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): 4,949 sq. ft. | # or % of Rentals Allowed: | | | 4 | Above | 2 | No | Garage Sz: |
| | Bylaws: Pets Allowed w/ Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 4,949 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Engel & Volkers Vancouver**

Penthouse @ The Grace. One of Vancouver's most alluring residences providing an expansive 4,949 sf. w/ 3 bedrooms, 4 baths + den. Artisan craftsmanship & 7 superb private outdoor areas including a roof deck. A stunning spiral staircase leads to grand rooms w/ soaring ceilings, limestone & hardwood flooring & extensive millwork. Featuring a chef's kitchen equipped Thermador & Sub Zero appliances, walk-in pantries and more. Numerous mechanical updates and appliances have been recently incorporated. Enjoy your own private spa w/ infinity lap pool & whirlpool. Highly secure w/ biometric access & direct in-suite elevator access as well as a private 3 vehicle garage. Value at less than \$1,200/ft for a PH at this iconic address.



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Active
R2356867

Board: V
 Apartment/Condo

4902 1128 W GEORGIA STREET

Vancouver West
 Downtown VW
 V6E 0A8

Residential Attached

\$5,780,000 (LP)

(SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$5,980,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2008 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 11 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$25,011.55 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2019 |
| Exposure: | Maint. Fee: \$2,067.02 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 027-732-681 |
| Mgmt. Co's Name: Tribe Management | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-343-2601 | | |
| View: Yes: English Bay, Ocean & Mountains | | |
| Complex / Subdiv: Shangri-La Estates | | |
| Services Connected: Community, Electricity, Natural Gas, Water | | |
| Sewer Type: | | |

| | | | |
|--|-------------------------------------|---|----------------------------------|
| Style of Home: Upper Unit | Total Parking: 2 | Covered Parking: 2 | Parking Access: Rear |
| Construction: Concrete | Parking: Garage; Underground | | |
| Exterior: Concrete, Glass, Mixed | | | Locker: Y |
| Foundation: Concrete Perimeter | | | Dist. to School Bus: near |
| Rain Screen: | Reno. Year: | Dist. to Public Transit: near | Total Units in Strata: 66 |
| Renovations: | R.I. Plumbing: | Units in Development: 66 | |
| Water Supply: City/Municipal | | Title to Land: Freehold Strata | |
| Fireplace Fuel: Electric | Metered Water: | Property Disc.: Yes | |
| Fuel/Heating: Geothermal, Radiant | R.I. Fireplaces: | Fixtures Leased: : | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | # of Fireplaces: 1 | Fixtures Rmvd: : | |
| Type of Roof: Other | | Floor Finish: Hardwood, Mixed, Wall/Wall/Mixed | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 20, PLAN BCS3206, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Bike Room, Exercise Centre, In Suite Laundry, Pool; Outdoor, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Smoke Alarm, Sprinkler - Fire**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 7'9 x 9'6 | | | x | | | x |
| Main | Living Room | 17'7 x 14' | | | x | | | x |
| Main | Kitchen | 18'9 x 13'10 | | | x | | | x |
| Main | Dining Room | 16'5 x 14' | | | x | | | x |
| Main | Master Bedroom | 12'11 x 18' | | | x | | | x |
| Main | Walk-In Closet | 11' x 9'3 | | | x | | | x |
| Main | Bedroom | 12' x 12'10 | | | x | | | x |
| Main | Laundry | 6'5 x 6'3 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): 2,681 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 6 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 2,681 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,681 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

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

Shangri-La Private Estates is the Epitome of prestige & luxury over 61 storeys. This stunning corner home with unsurpassed quality is atop the city on the 49th floor. Sprawling to almost 2700 sf, this 2 bed + 2.5 bath estate features a spacious & open floor plan to maximize the breathtaking & unobstructed views of English Bay, Stanley Park & the North Shore Mountains which can be enjoyed from every room and your terrace. Large living areas with oversized bedrooms, walk-in closets & stunning ensuites. Made for entertaining with an open styled kitchen by Boffi, SubZero, and Miele. Enjoy the convenience of 5-star hotel amenities including Chi The Spa, and Jean Georges Market the Restaurant.



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Sold
R2367323
 Board: V
 Apartment/Condo

3501 1239 W GEORGIA STREET

Vancouver West
 Coal Harbour
 V6E 4R8

Residential Attached

\$3,798,000 (LP)

\$3,400,000 (SP)



Sold Date: **7/23/2019** Frontage (feet): Original Price: **\$3,798,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2000**
 Depth / Size (ft.): Bedrooms: **4** Age: **19**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **RM-5**
 Flood Plain: Full Baths: **4** Gross Taxes: **\$7,477.45**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,525.92** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **024-576-999**
 Mgmt. Co's Name: **BAYWEST** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-257-0325**
 View: **Yes: 180 BAY TO HARBOUR**
 Complex / Subdiv: **VENUS**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

| | | | |
|--|---|---|-----------------------------|
| Style of Home: Penthouse | Total Parking: 3 | Covered Parking: 3 | Parking Access: Lane |
| Construction: Concrete | Parking: Garage; Double, Visitor Parking | | Locker: Y |
| Exterior: Mixed | | | Dist. to School Bus: |
| Foundation: Concrete Perimeter | Reno. Year: | Dist. to Public Transit: CLOSE | Total Units in Strata: |
| Rain Screen: Full | R.I. Plumbing: | Units in Development: | |
| Renovations: | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Fixtures Leased: : | |
| Fuel/Heating: Electric, Natural Gas | # of Fireplaces: 1 | Fixtures Rmvd: : | |
| Outdoor Area: Balcony(s) | | Floor Finish: Hardwood, Mixed, Wall/Wall/Mixed | |
| Type of Roof: Other | | | |

Maint Fee Inc: **Caretaker, Gas, Management, Recreation Facility**
 Legal: **STRATA LOT 289, PLAN LMS3963, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Guest Suite, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main | Living Room | 27'1 x 20'6 | Main | Den | 7'11 x 6'10 | | | x |
| Main | Kitchen | 11' x 10'9 | Main | Patio | 17'3 x 3'10 | | | x |
| Main | Dining Room | 11'2 x 9'11 | Main | Patio | 22' x 2'7 | | | x |
| Main | Family Room | 19'6 x 9'6 | Main | Patio | 16'7 x 3'11 | | | x |
| Main | Master Bedroom | 17'4 x 16'8 | Main | Foyer | 6'7 x 5'10 | | | x |
| Main | Walk-In Closet | 7'10 x 6'11 | Main | Storage | 6'1 x 5'2 | | | x |
| Main | Bedroom | 16'8 x 12'10 | | | x | | | x |
| Main | Walk-In Closet | 10'11 x 4'10 | | | x | | | x |
| Main | Bedroom | 12'10 x 9'4 | | | x | | | x |
| Main | Bedroom | 9'7 x 9'5 | | | x | | | x |

| | | | | | | | | |
|--|--------------------------------|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,703 | # of Rooms: 16 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 7 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 6 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 4 | No | Pool: |
| Finished Floor (Total): 2,703 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 3 | No | Garage Sz: |
| | Bylaws: No Restrictions | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 2,703 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

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

BREATHTAKING 360 degree VIEWS of English Bay, Burrard Inlet & the North Shore Mountains from this extremely rare, over 2700 sq ft FOUR-bedroom SUB-PENTHOUSE in Coal Harbour. The best sunsets in the city! Enjoy one half of the entire floor in this updated home that defines LUXURY LIVING w/ expansive floor-to-ceiling windows, 10' ceilings & beautiful engineered hardwood. Large principal rooms w/ formal dining & family room. Open chef's kitchen w/ commercial appliances, perfectly designed for foodies. 2 master bedrooms w/ spa-like ensuites & deep Jacuzzi tubs. 5 balconies, perfect for entertaining. Hotel-like amenities w/ 24 hr concierge, 80 ft pool, sauna, hot tub, guest suites, party room, ballroom & fitness centre. 3 parking & 3 storage. Showings by appt only. A truly exclusive home!



Presented by:
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Active
R2365485

Board: V
 Apartment/Condo

3601 838 W HASTINGS STREET

Vancouver West
 Downtown VW
 V6C 0A6

Residential Attached

\$5,888,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$5,888,900**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2011**
 Depth / Size (ft.): **0.00** Bedrooms: **3** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$13,973.07**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: **North, Northwest** Maint. Fee: **\$1,740.06** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **028-437-969**
 Tour:
 Mgmt. Co's Name: **MACDONALD COMMERCIAL**
 Mgmt. Co's Phone: **604-736-5611**
 View: **Yes: MOUNTAINS, CITY, WATER**
 Complex / Subdiv: **JAMESON HOUSE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Geothermal**
 Outdoor Area: **Rooftop Deck**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **NEAR**
 Units in Development: **138**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Tile**

Maint Fee Inc: **Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 134 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4006**

Amenities: **Air Cond./Central, Bike Room, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|-----------------------|---------------------|-------------|-----------------------|-------------------|-------|------|------------|
| Below | Foyer | 15'3 x 9'5 | Main | Walk-In Closet | 10'2 x 7'9 | | | x |
| Below | Walk-In Closet | 5'2 x 5'1 | | | x | | | x |
| Below | Kitchen | 19'8 x 9'2 | | | x | | | x |
| Below | Dining Room | 23'1 x 11'4 | | | x | | | x |
| Below | Living Room | 22'5 x 20'2 | | | x | | | x |
| Below | Pantry | 9'7 x 4'2 | | | x | | | x |
| Main | Den | 11'3 x 9'1 | | | x | | | x |
| Main | Bedroom | 11'5 x 9'8 | | | x | | | x |
| Main | Bedroom | 12'2 x 10'9 | | | x | | | x |
| Main | Master Bedroom | 15'11 x 13'9 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): 1,404 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 57 | Crawl/Bsmt. Height: | | | 1 | Above | 2 | No | Barn: |
| Finished Floor (Below): 1,404 | Restricted Age: | | | 2 | Main | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 5 | Yes | Pool: |
| Finished Floor (Total): 2,865 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: 2,865 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Virani Real Estate Advisors**

Virani Real Estate Advisors

THE ULTIMATE PENTHOUSE AT JAMESON HOUSE. State of the art technology and sound engineering have given rise to this architectural icon in Downtown Vancouver. This Jameson House penthouse built by BOSA is 2 levels plus a rooftop terrace that is over 1,000 Sq. Ft. and features a wet bar, barbecue and hot tub. With 3 bedrooms, 3 bathrooms and over 2,850 Sq. Ft. this home is the top of the line in terms of luxury. The gourmet kitchen boasts a Dada kitchen with Gaggenau appliances, and a cantilevered electronic countertop. The additional upgrades include pre-wiring for touch pads, an entertainment closet, a den, a third bedroom, a reconfigured master bedroom, and an additional entry closet. Amenities include 24 hour concierge and a one of a kind elevator parking system.



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Active
R2349277

Board: V
 Apartment/Condo

3604 838 W HASTINGS STREET

Vancouver West
 Downtown VW
 V6C 0A6

Residential Attached

\$5,380,000 (LP)

(SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$5,380,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2011 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 8 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: APT |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$12,092.10 |
| Council Apprv?: No | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: Northwest | Maint. Fee: \$1,800.00 | Tax Inc. Utilities?: Yes |
| If new, GST/HST inc?: | | P.I.D.: 028-437-993 |
| Mgmt. Co's Name: MACDONALD | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-736-5611 | | |
| View: Yes: WATER, NS MOUNTAINS & CITY | | |
| Complex / Subdiv: JAMESON HOUSE | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation | | |
| Sewer Type: | | |

| | | | |
|---|-------------------------------------|---------------------------------------|-----------------------------|
| Style of Home: 2 Storey | Total Parking: 2 | Covered Parking: 2 | Parking Access: Lane |
| Construction: Concrete | Parking: Garage; Underground | | |
| Exterior: Concrete, Glass, Mixed | | | Locker: Y |
| Foundation: Concrete Perimeter | | | Dist. to School Bus: |
| Rain Screen: | Reno. Year: | Dist. to Public Transit: | Total Units in Strata: |
| Renovations: | R.I. Plumbing: | Units in Development: | |
| Water Supply: City/Municipal | Metered Water: | Title to Land: Freehold Strata | |
| Fireplace Fuel: Electric | R.I. Fireplaces: | Property Disc.: Yes | |
| Fuel/Heating: Radiant | # of Fireplaces: 1 | Fixtures Leased: No | |
| Outdoor Area: Rooftop Deck | | Fixtures Rmvd: No | |
| Type of Roof: Other | | Floor Finish: Mixed | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 137, PLAN BCS4006, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Range Top, Refrigerator,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 18'4 x 10'2 | | | x | | | x |
| Main | Living Room | 21'9 x 20'4 | | | x | | | x |
| Main | Dining Room | 13'1 x 16'11 | | | x | | | x |
| Main | Kitchen | 18'6 x 15'2 | | | x | | | x |
| Main | Storage | 6'5 x 12'10 | | | x | | | x |
| Above | Master Bedroom | 22'10 x 12'9 | | | x | | | x |
| Above | Walk-In Closet | 8'10 x 11'6 | | | x | | | x |
| Above | Bedroom | 9'2 x 13'10 | | | x | | | x |
| Above | Bedroom | 13'6 x 14'3 | | | x | | | x |
| Above | Patio | 19'8 x 56'9 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 1,457 | # of Rooms: 10 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,431 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Above | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Above | 4 | No | Pool: |
| Finished Floor (Total): 2,888 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: Unfinished | | | 6 | | | | |
| Grand Total: 2,888 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Sutton Group-West Coast Realty**

Magnificent Penthouse in Jameson House, the award winning building designed by world famous architect Norman Foster. This two level, three bedroom and three bathroom luxurious home is completed with a large roof top terrace with built-in BBQ and wet bar. Spectacular view of English Bay, Coal Harbour, City and Mountains can be seen on three levels. This luxurious home boasts high end finishing including stone flooring throughout, chef's kitchen with top of the line stainless steel appliances and stainless steel counter top. Huge island with lots of drawers and a glass counter top that can be raised or lower as a dining table. Enjoy the main level open plan, high ceiling, large view windows, remote control blinds and central A/C.



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Active
R2377581
 Board: V
 Apartment/Condo

1802 1205 W HASTINGS STREET
 Vancouver West
 Coal Harbour
 V6E 4T7

Residential Attached
\$4,450,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **Northwest**
 If new, GST/HST inc?:
 Mgnt. Co's Name: **Tribe Management**
 Mgnt. Co's Phone: **604-343-2601**
 View:
 Complex / Subdiv: **CIELO**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 Maint. Fee: **\$1,453.53**

Original Price: **\$4,450,000**
 Approx. Year Built: **2007**
 Age: **12**
 Zoning: **CD-1**
 Gross Taxes: **\$9,591.66**
 For Tax Year: **2018**
 Tax Inc. Utilities?:
 P.I.D.: **027-238-687**
 Tour: **Virtual Tour URL**

| | | | |
|---|---|---|------------------------------|
| Style of Home: Corner Unit, Upper Unit | Total Parking: 4 | Covered Parking: 4 | Parking Access: Front |
| Construction: Concrete | Parking: Garage Underbuilding, Visitor Parking | | |
| Exterior: Concrete, Glass, Mixed | Locker: Y | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: 1 BLOCK | Dist. to School Bus: CLOSE | |
| Rain Screen: Full | Units in Development: 140 | Total Units in Strata: 140 | |
| Renovations: | Title to Land: Freehold Strata | | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Electric | R.I. Fireplaces: | Fixtures Leased: No | |
| Fuel/Heating: Geothermal, Heat Pump | # of Fireplaces: 1 | Fixtures Rmvd: Yes: The front hall wood sliding door is excluded | |
| Outdoor Area: Balcony(s) | Floor Finish: Hardwood, Tile | | |
| Type of Roof: Other | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 79 DISTRICT LOT 185 GROUP 1 AND OF THE PUBLIC HARBOUR OF BURRARD INLET NEW WESTMINSTER DISTRICT STRATA PLAN BCS2555**

Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Pantry, Range Top, Refrigerator, Security System**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-------|------------|-------|------|------------|
| Main | Living Room | 26'4 x 11'10 | Main | Foyer | 9'4 x 7'5 | | | x |
| Main | Dining Room | 11'0 x 10'7 | | | x | | | x |
| Main | Kitchen | 22'0 x 9'3 | | | x | | | x |
| Main | Pantry | 12'8 x 5'2 | | | x | | | x |
| Main | Master Bedroom | 21'8 x 10'3 | | | x | | | x |
| Main | Walk-In Closet | 17'1 x 6'10 | | | x | | | x |
| Main | Bedroom | 13'9 x 10'2 | | | x | | | x |
| Main | Bedroom | 14'4 x 12'1 | | | x | | | x |
| Main | Laundry | 8'9 x 4'10 | | | x | | | x |
| Main | Storage | 5'0 x 3'6 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,378 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Main | 5 | Yes | Pool: |
| Finished Floor (Total): 2,378 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,378 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

CIELO COAL HARBOUR, one of a kind custom residence. Water, mountain and Stanley Park views from every window. Over 2,300 sqft completely redesigned featuring two very large bedrooms and a large den that could be a third bedroom and 3 full baths. The master bedroom has an envious walk-in closet, sitting area and ensuite. No expenses spared in creating this open space with custom built-ins, hidden pantry and so much storage space. Electric blinds and a large laundry room. The kitchen is a chefs dream with so much working space and Miele/SubZero appliances. Truly feels like a house in the sky. 4 parking spaces and 2 large storage lockers. One of the best buildings in Coal Harbour, concierge, AC, Sky Spa amenities and Urban Fare. A must see!



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Active
R2391619
 Board: V
 Apartment/Condo

PH 1245 HOMER STREET
 Vancouver West
 Yaletown
 V6B 2Y9

Residential Attached
\$4,995,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$4,995,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2000**
 Depth / Size (ft.): Bedrooms: **3** Age: **19**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$11,065.21**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$812.96** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **024-551-899**
 Mgmt. Co's Name: **Associa British Columbia Inc.** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-591-6060**
 View: :
 Complex / Subdiv: **THE ILIAD**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

| | | | |
|--|---|-------------------------------------|-----------------------------------|
| Style of Home: Penthouse | Total Parking: 2 | Covered Parking: 2 | Parking Access: Lane, Rear |
| Construction: Concrete | Parking: Garage Underbuilding | | |
| Exterior: Concrete, Glass | Locker: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: STEPS | Dist. to School Bus: 1 BLOCK | |
| Rain Screen: Full | Units in Development: 11 | Total Units in Strata: 11 | |
| Renovations: | Title to Land: Freehold Strata | | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Fixtures Leased: : | |
| Fuel/Heating: Forced Air, Natural Gas | # of Fireplaces: 3 | Fixtures Rmvd: : | |
| Outdoor Area: Rooftop Deck | Floor Finish: Concrete, Hardwood, Tile | | |
| Type of Roof: Other | | | |

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**
 Legal: **STRATA LOT 11 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3940**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 27'11 x 20'0 | | | x | | | x |
| Main | Dining Room | 20'3 x 13'4 | | | x | | | x |
| Main | Kitchen | 18'3 x 9'9 | | | x | | | x |
| Main | Eating Area | 20'3 x 10'2 | | | x | | | x |
| Main | Master Bedroom | 21'5 x 14'1 | | | x | | | x |
| Main | Bedroom | 10'0 x 9'6 | | | x | | | x |
| Main | Walk-In Closet | 8'6 x 4'4 | | | x | | | x |
| Main | Bedroom | 14'2 x 13'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main): 2,745 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 89 | Crawl/Bsmt. Height: | | | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Main | 5 | Yes | Pool: |
| Finished Floor (Total): 2,834 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,834 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

The Penthouse at THE ILIAD 1st time ever on the market. This one of a kind boutique New York style building is iconic in Yaletown with the "Gargoyles standing guard". Step off the elevator directly into this contemporary timeless design. Expansive space, oversized windows, exposed concrete and so many Architectural details lend itself to one of the most unique loft spaces. YOUR PRIVATE 2825 sqft ROOFTOP PATIO features your own PRIVATE LAP POOL and many options for all your outdoor entertaining. The industrial kitchen is a chefs dream featuring European stainless appliances and gorgeous high end maple cabinetry. The master bedroom and second bedroom, both ensuite and incredibly large with built in closets. Third bedroom can double as an office. A/C, 2 pkg spaces and insuite storage.



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Active
R2392044

Board: V
 Apartment/Condo

1203 1560 HOMER MEWS

Vancouver West
 Yaletown
 V6Z 0A5

Residential Attached

\$6,000,000 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **South**
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$2,055.08**

Original Price: **\$6,000,000**
 Approx. Year Built: **2010**
 Age: **9**
 Zoning: **CD-1**
 Gross Taxes: **\$28,983.67**
 For Tax Year: **2019**
 Tax Inc. Utilities?:
 P.I.D.: **028-133-382**
 Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Rancho**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: 270 degree water and city**
 Complex / Subdiv: **THE ERICKSON**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **1 Storey, Upper Unit**
 Construction: **Concrete, Concrete Frame**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Heat Pump, Radiant**
 Outdoor Area: **Balcony(s), Heatn(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces: **0**
 # of Fireplaces: **2**

Total Parking: **3** Covered Parking: **3** Parking Access: **Side**
 Parking: **Garage; Triple, Garage; Underground, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **1**
 Units in Development: **60**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **Yes: ALL SELLERS BELONGINGS**
 Floor Finish: **Hardwood, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 44 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3702TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|---------|------------|-------|------|------------|
| Main | Living Room | 15'0 x 21'3 | Main | Storage | 5'3 x 4'2 | | | x |
| Main | Dining Room | 8'10 x 20'8 | Main | Patio | 34'3 x 7'2 | | | x |
| Main | Kitchen | 9'7 x 16'1 | | | x | | | x |
| Main | Family Room | 11'5 x 9'2 | | | x | | | x |
| Main | Master Bedroom | 22'0 x 11'3 | | | x | | | x |
| Main | Walk-In Closet | 9'9 x 13'0 | | | x | | | x |
| Main | Bedroom | 17'1 x 11'3 | | | x | | | x |
| Main | Walk-In Closet | 8'9 x 6'10 | | | x | | | x |
| Main | Foyer | 3'7 x 12'3 | | | x | | | x |
| Main | Laundry | 7'3 x 3'6 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,214 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 2 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Main | 4 | No | Pool: |
| Finished Floor (Total): | 2,214 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed, Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,214 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **RE/MAX Select Properties**

Rare opportunity to purchase a highly-prized '03' suite in the Erickson. The floor-to-ceiling windows & spacious panoramic balcony w/frameless eclipse doors allow unobstructed 270 degree SE views of Vancouver & False Creek. The fully-equipped chef's kitchen offers top of the line appliances, wine fridge & custom-crafted cabinetry. Very functional & superb layout w/an abundance of natural light. The expansive living space feat a cozy media room, spacious living & dining - both of which open up to the balcony. Both bedrooms offer complete privacy w/spa ensuites & walk-in closets. Secure direct in-suite elevator access, private 3-car garage w/ storage, world-class 24-hour concierge, spa-style amenities, indoor pool & direct seawall access add to the prestigious waterfront address.



Presented by:
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info@exclusivevancouver.com



Active
R2369170
 Board: V
 Apartment/Condo

PH3 1102 HORNBY STREET
 Vancouver West
 Downtown VW
 V6Z 1V8

Residential Attached
\$3,398,000 (LP)
 (SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$3,398,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2014 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 5 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: DD |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$8,730.23 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: East, South | Maint. Fee: \$1,065.04 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 029-280-508 |
| Mgmt. Co's Name: QUAY PACIFIC (VANCOUVER) | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-685-8830 | | |
| View: : | | |
| Complex / Subdiv: Artemisia | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: | | |

| | | | |
|---|---------------------------------------|---------------------------|-----------------------------------|
| Style of Home: Penthouse | Total Parking: 3 | Covered Parking: 3 | Parking Access: |
| Construction: Concrete | Parking: Garage Underbuilding | | |
| Exterior: Concrete, Glass, Stone | | | Locker: Y |
| Foundation: Concrete Perimeter | Dist. to Public Transit: CLOSE | | Dist. to School Bus: CLOSE |
| Rain Screen: | Units in Development: 21 | | Total Units in Strata: 21 |
| Renovations: | Title to Land: Freehold Strata | | |
| Water Supply: City/Municipal | Property Disc.: Yes | | |
| Fireplace Fuel: | Fixtures Leased: No | | |
| Fuel/Heating: Forced Air, Geothermal | Fixtures Rmvd: No | | |
| Outdoor Area: Patio(s) & Deck(s) | Floor Finish: Tile | | |
| Type of Roof: Torch-On | | | |
| Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management | | | |
| Legal: PL EPS1858 LT 20 DL 541 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE. | | | |
| Amenities: Elevator, In Suite Laundry, Storage | | | |
| Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby | | | |
| Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions | | |
|---------------------------------------|----------------|--------------|--|------|------------|-------|-------|-------------|----------|----------------|
| Main | Foyer | 9'5 x 4'3 | Above | Den | 8'10 x 8'9 | | | x | | |
| Main | Living Room | 21'3 x 14'7 | | | x | | | x | | |
| Main | Dining Room | 18'2 x 11'9 | | | x | | | x | | |
| Main | Kitchen | 24'10 x 19'6 | | | x | | | x | | |
| Main | Office | 8'2 x 8' | | | x | | | x | | |
| Main | Wine Room | 7'3 x 5'4 | | | x | | | x | | |
| Above | Master Bedroom | 14'7 x 13'9 | | | x | | | x | | |
| Above | Walk-In Closet | 10' x 5'2 | | | x | | | x | | |
| Above | Bedroom | 14'7 x 11'7 | | | x | | | x | | |
| Above | Bedroom | 10'8 x 8'11 | | | x | | | x | | |
| Finished Floor (Main): 1,332 | | | # of Rooms: 11 # of Kitchens: 1 # of Levels: 2 | | | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,161 | | | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | | | Restricted Age: | | | 2 | Above | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | | | # of Pets: 2 Cats: Yes Dogs: Yes | | | 3 | Above | 5 | No | Pool: |
| Finished Floor (Total): 2,493 sq. ft. | | | # or % of Rentals Allowed: 100 | | | 4 | | | | Garage Sz: |
| | | | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | | | 6 | | | | |
| Grand Total: 2,493 sq. ft. | | | Basement: None | | | 7 | | | | |
| | | | | | | 8 | | | | |

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

Royal LePage Sussex

PENTHOUSE 3 at "ARTEMESIA" This is an enchanting three bedroom and den + office with soaring 30' high glass jewel case windows. There are only 21 homes in this boutique residence designed by James Schouw & built by Boffo Developments. It's one of Vancouver's most sought after & distinctive developments defined by rich custom cabinetry and expansive granite counters. The gourmet kitchen features a premium line of Gaggenau appliances. Distinctive spa-like bathrooms with specialty vanishing TV mirror. Generous outdoor living. Very high acoustic ratings, geothermal heating/cooling, biometric security. Custom wine storage room & THREE parking stalls. In the Heart of Downtown with an easy walk to restaurants, shopping, the business district & Yaletown. By appointment only please. YOU'LL LOVE IT



Presented by:
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Active
R2386082

Board: V
 Apartment/Condo

3605 667 HOWE STREET

Vancouver West
 Downtown VW
 V6C 0B5

Residential Attached

\$4,980,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$1,343.00**

Original Price: **\$4,980,000**
 Approx. Year Built: **2013**
 Age: **6**
 Zoning: **CD-1**
 Gross Taxes: **\$9,813.00**
 For Tax Year: **2018**
 Tax Inc. Utilities?:
 P.I.D.: **028-958-161**
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic Water & City Skyline**
 Complex / Subdiv: **Residences at Hotel Georgia**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Heat Pump, Radiant**
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s), Sundeck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development: **156** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Caretaker, Management, Other, Recreation Facility**
 Legal: **STRATA LOT 115, PLAN EPS849, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Pantry**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-----------|-------------|-------|------|------------|
| Main | Living Room | 15'0 x 19'10 | Main | Flex Room | 9'9 x 14'11 | | | x |
| Main | Dining Room | 17'0 x 12'2 | Main | Foyer | 8'8 x 7'3 | | | x |
| Main | Kitchen | 10'5 x 11'4 | | | x | | | x |
| Main | Office | 10'8 x 12'11 | | | x | | | x |
| Main | Master Bedroom | 18'0 x 12'2 | | | x | | | x |
| Main | Walk-In Closet | 7'8 x 12'0 | | | x | | | x |
| Main | Bedroom | 15'2 x 12'2 | | | x | | | x |
| Main | Walk-In Closet | 6'2 x 5'9 | | | x | | | x |
| Main | Laundry | 6'2 x 9'1 | | | x | | | x |
| Main | Pantry | 4'8 x 8'6 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,289 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,289 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,289 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Private Residences at Hotel Georgia – Perched high above the city sits this crown jewel S/E corner residence with the most spectacular vistas from False Creek to the Burrard Inlet. Sprawled out over 2,200 sqft residents enjoy floor-to-ceiling windows that bathe the entire living area in natural light and capture sweeping views and sunsets. Elegant quartz counters in a chef's kitchen with Miele appliances, white oak flooring, A/C, integrated Sonos entertainment system & custom lighting. Relax on your expansive balcony overlooking the city skyline or wake up to breathtaking views of the Burrard Inlet from your master bedroom with spa-like marble wrapped ensuite. Take advantage of privileged hotel services incl. 24 hrs concierge, indoor pool, gym & 2 parking. Luxurious living made possible!



Presented by:
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Active
R2329522

Board: V
 Apartment/Condo

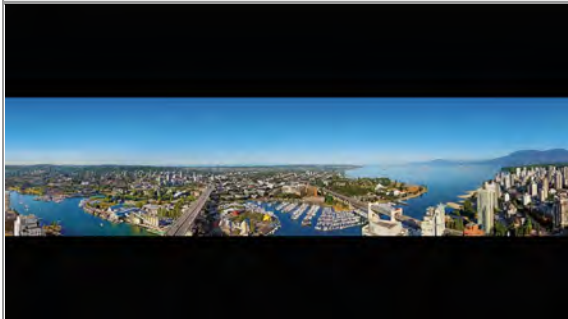
4801 1480 HOWE STREET

Vancouver West
 Yaletown
 V6Z 1C4

Residential Attached

\$6,899,000 (LP)

(SP)



| | | |
|---------------------------------|--|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$7,999,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2019 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 0 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 5 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 4 | Gross Taxes: \$0.00 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2016 |
| Exposure: | Maint. Fee: \$1,547.57 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: No | | P.I.D.: 800-112-215 |
| Mgmt. Co's Name: N/A | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: | | |
| View: | Yes: Panoramic Water & Mountain | |
| Complex / Subdiv: | Vancouver House | |
| Services Connected: | Community, Electricity | |
| Sewer Type: | | |

Style of Home: **Loft/Warehouse Conv.**

Construction: **Other**

Exterior: **Glass**

Foundation: **Other**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2**

Parking: **Garage; Underground**

Parking Access:

Locker: **Y**

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Other**

Maint Fee Inc: **Cable/Satellite, Gas, Heat, Hot Water, Management**

Legal: **STRATA LOT 323 LOT A BLOCK 122 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP40230 PID #029-349-362**

Amenities: **Air Cond./Central, Exercise Centre, Pool; Outdoor, Recreation Center**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Water Dispenser**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 10'0 x 10'0 | | | x | | | x |
| Main | Dining Room | 10'0 x 10'0 | | | x | | | x |
| Main | Master Bedroom | 10'0 x 10'0 | | | x | | | x |
| Main | Bedroom | 10'0 x 10'0 | | | x | | | x |
| Main | Bedroom | 10'0 x 10'0 | | | x | | | x |
| Main | Kitchen | 10'0 x 10'0 | | | x | | | x |
| Main | Family Room | 10'0 x 10'0 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--------------------------------|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,728 | # of Rooms: 7 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): | 2,728 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 2 | No | Garage Sz: |
| | | Bylaws: No Restrictions | | | 5 | Main | 3 | Yes | Grg Dr Ht: |
| Unfinished Floor: | 0 | | | | 6 | | | | |
| Grand Total: | 2,728 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Oakwyn Realty Downtown Ltd.**

The RARELY available Vancouver House 01 Estate has the ambiance of an opulent home with an ensemble of three bedrooms and a family room all with direct access to outdoor living space, plus five bathrooms including a five-piece master ensuite with freestanding bathtub. Running across the entire facade is 140 linear feet of floor-to-ceiling glazing opening onto over 800 square feet of outdoor living space. Stunning views are seen from three vistas; scenery of Granville Island, further to the west all of Point Grey and English Bay out to the Pacific Ocean, and eastwards to False Creek and Mount Baker. The interior features a grand salon with room for piano and sliding doors onto the terraces to maximize the indoor-outdoor aesth



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Active
R2331312
 Board: V
 Townhouse

107 323 JERVIS STREET
 Vancouver West
 Coal Harbour
 V6C 3P8

Residential Attached
\$7,200,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$7,200,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2002**
 Depth / Size (ft.): Bedrooms: **4** Age: **17**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$14,547.11**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**
 Exposure: **Northwest** Maint. Fee: **\$1,962.69** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-396-463**
 Mgmt. Co's Name: **FIRST SERVICES RESIDENTIAL** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: AMAZING NE AND W, WATER, MTN**
 Complex / Subdiv: **ESCALA**
 Services Connected: **Natural Gas, Water**
 Sewer Type:

Style of Home: **3 Storey, Corner Unit**
 Construction: **Concrete, Frame - Metal**
 Exterior: **Concrete, Glass, Stone**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: Covered Parking: Parking Access: **Side**
 Parking: **Add. Parking Avail., Garage; Double**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **95**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **PL LMS4650 LT 110 LD 36**

Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Security -**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|----------------|------------|-------|------|------------|
| Main | Foyer | 10'11 x 8'10 | Above | Bedroom | 12'8 x 11' | | | x |
| Main | Living Room | 21'10 x 15' | Above | Laundry | 10'2 x 6'4 | | | x |
| Main | Dining Room | 17'4 x 11'7 | Above | Walk-In Closet | 9'7 x 6'7 | | | x |
| Main | Family Room | 20'4 x 15'6 | | | x | | | x |
| Main | Kitchen | 12'6 x 8'10 | | | x | | | x |
| Main | Nook | 7'8 x 4'6 | | | x | | | x |
| Main | Storage | 6'5 x 6' | | | x | | | x |
| Above | Master Bedroom | 17'5 x 13'4 | | | x | | | x |
| Above | Bedroom | 15'9 x 15' | | | x | | | x |
| Above | Bedroom | 13'11 x 13'10 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 3,331 | # of Rooms: 13 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Above | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Above | 3 | No | Pool: |
| Finished Floor (Total): | 3,331 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 3,331 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Magnum Projects Ltd.**

Escala-This magnificent 3331 sf villa is the epitome of gracious living at Coal Harbor's most coveted waterfront. The pristine 4 bed home comes with 12 ft ceilings and fl-ceiling windows showcasing Van's most prized vistas of mtns, sea, sky. A centerpcs F/P anchors the grand living and dining rms. French doors lead to 775 sf of al fresco entertainment space. The kitchen/fam's conducive to private moments. Private areas comprise of 3 spectacular view bdrms plus an expansive master ensuite with spa-like bathrm, wic and a private NE facing balcony. Direct access from 2 car private encl garage ensures security/privacy. House-sized luxury and the ease of lock-up-and-go condo living is a most rare find in Coal Harbor's waterfront.



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Active
R2376084

Board: V
 Apartment/Condo

2102 323 JERVIS STREET

Vancouver West
 Coal Harbour
 V6C 3P8

Residential Attached

\$9,980,000 (LP)

(SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$9,980,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2002 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 17 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 4 | Gross Taxes: \$15,897.24 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2018 |
| Exposure: East, North | Maint. Fee: \$1,633.80 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 025-396-099 |
| Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-683-8900 | | |
| View: Yes: Water, Mountain and City views | | |
| Complex / Subdiv: Escala | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: | | |

Style of Home: **1 Storey, Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **95**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 73, PLAN LMS4650, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**
 Amenities: **Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Master Bedroom | 26' x 18' | | | x | | | x |
| Main | Bedroom | 14' x 12' | | | x | | | x |
| Main | Bedroom | 14' x 12' | | | x | | | x |
| Main | Kitchen | 12' x 14' | | | x | | | x |
| Main | Living Room | 20' x 18' | | | x | | | x |
| Main | Dining Room | 14' x 12' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,952 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 1 | Cats: Yes | Dogs: Yes | 3 | Main | 4 | No | Pool: |
| Finished Floor (Total): | 2,952 sq. ft. | # or % of Rentals Allowed: 12 | | | 4 | Main | 3 | No | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | Basement: None | | | 6 | | | | |
| Grand Total: | 2,952 sq. ft. | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

RE/MAX Masters Realty

THE VERY BEST is what you can expect in this very rare offering. The Escala is one of the most sought after water-front properties in Coal Harbour. This half-floor residence offers more than 2800sf of living space, directly overlooking the Harbour, with breath-taking Stanley Park, Lions Gate Bridge, and North Shore Mountain Views - Each window is the perfect picture! Fantastic floorplan with 3 large bedrooms, and 4 bathrooms. 9.5' ceiling height, brand-new Audio/Visual equipment, and in great condition. The Escala offers the perfect Coal Harbour lifestyle, 24 hour concierge service with 4 parking spaces - Private 2 Car Garage, plus 2 additional parking spaces, large storage, pool, spa, exercise room and everything downtown Vancouver has to offer. Contact us for a private tour.



Presented by:
Ken Leong PREC*
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Active
R2381255
 Board: V
 Townhouse

TH26 348 JERVIS MEWS
 Vancouver West
 Coal Harbour
 V6C 3S6

Residential Attached
\$3,088,000 (LP)
 (SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$3,088,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2004 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 15 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$5,955.91 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: West | Maint. Fee: \$1,130.26 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 026-130-548 |
| Mgmt. Co's Name: FIRST SERVICES | | Tour: |
| Mgmt. Co's Phone: 604-689-4829 | | |
| View: Yes: PARK | | |
| Complex / Subdiv: CALLISTO OF COAL HARBOUR | | |
| Services Connected: Community, Electricity, Natural Gas, Water | | |
| Sewer Type: | | |

Style of Home: **3 Storey, Upper Unit**
 Construction: **Concrete Frame**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage Underbuilding, Garage, Double**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **126** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **126**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management**
 Legal: **STRATA LOT 8, PLAN BCS1073, NEW WESTMINSTER LAND DISTRICT, OF THE PUBLIC HARBOUR OF BURRARD INLET; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**
 Amenities: **Assisted Living, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler -**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 13'1 x 12'8 | | | x | | | x |
| Main | Kitchen | 9'7 x 8'11 | | | x | | | x |
| Main | Dining Room | 13'1 x 10'9 | | | x | | | x |
| Above | Master Bedroom | 14'11 x 11' | | | x | | | x |
| Above | Laundry | 7'1 x 4'9 | | | x | | | x |
| Above | Bedroom | 13'9 x 10'4 | | | x | | | x |
| Above | Bedroom | 9'9 x 9'6 | | | x | | | x |
| Above | Den | 10'6 x 7'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|-------------------------------------|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 755 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 689 | Crawl/Bsmt. Height: | | | 1 | Above | 5 | Yes | Barn: |
| Finished Floor (Below): | 616 | Restricted Age: | | | 2 | Above | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): | 96 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,156 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest. | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 379 | | | | 6 | | | | |
| Grand Total: | 2,535 sq. ft. | Basement: Part | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Multiple Realty Ltd.**

Waterfront! Callisto of Coal Harbour spectacular luxury building designed by award winning James Hancock. Three level Townhouse with luxury and private living in the water front. Harbour Green Park, Stanley Park, Canada Place just steps away. Private street-level patio entrance, 2 balconies, 2 car garage, storage locker, plus a private elevator from the garage up to the master bedroom floor. World Class Residence with tons of amenities include 24 hours concierge, indoor swimming pool, hot tub, steam room, fitness facility, media room, meeting rooms and more!



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Active
R2369981
 Board: V
 Apartment/Condo

1001 628 KINGHORNE MEWS
 Vancouver West
 Yaletown
 V6Z 3H6

Residential Attached
\$6,380,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$6,380,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2006**
 Depth / Size (ft.): Bedrooms: **3** Age: **13**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$10,908.89**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**
 Exposure: **Southeast** Maint. Fee: **\$1,194.85** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-901-048**
 Mgmt. Co's Name: **Rancho** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: FALSE CREEK WATERFRONT & PARK**
 Complex / Subdiv: **SILVER SEA**
 Services Connected: **Community, Electricity, Sanitary Sewer, Water**
 Sewer Type: **Community**

| | | | |
|--|--|--|------------------------------------|
| Style of Home: 1 Storey, Penthouse | Total Parking: 2 | Covered Parking: 2 | Parking Access: Front |
| Construction: Concrete | Parking: Garage; Underground, Visitor Parking | | |
| Exterior: Concrete, Glass, Metal | | | Locker: Y |
| Foundation: Concrete Perimeter | Reno. Year: 2012 | Dist. to Public Transit: 1BLK | Dist. to School Bus: NEARBY |
| Rain Screen: Partial | R.I. Plumbing: No | Units in Development: 31 | Total Units in Strata: 31 |
| Renovations: Partly | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: 1 | Fixtures Leased: No | |
| Fuel/Heating: Heat Pump, Natural Gas, Radiant | # of Fireplaces: 1 | Fixtures Rmvd: No | |
| Outdoor Area: Balcony(s) Patio(s) Dck(s) | | Floor Finish: Hardwood, Mixed, Tile | |
| Type of Roof: Tar & Gravel | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 30, PLAN BCS2128, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|-------|------------|-------|------|------------|
| Main | Living Room | 18' x 15' | Main | Foyer | 9' x 7'6" | | | x |
| Main | Dining Room | 21' x 14' | Main | Foyer | 10'6 x 5' | | | x |
| Main | Kitchen | 13' x 10' | | | x | | | x |
| Main | Den | 12' x 14' | | | x | | | x |
| Main | Bedroom | 15' x 11' | | | x | | | x |
| Main | Bedroom | 12' x 12' | | | x | | | x |
| Main | Master Bedroom | 15' x 13' | | | x | | | x |
| Main | Walk-In Closet | 9' x 9' | | | x | | | x |
| Main | Storage | 11' x 4' | | | x | | | x |
| Main | Laundry | 6' x 3' | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,266 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Main | 4 | Yes | Pool: |
| Finished Floor (Total): 2,266 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 2 | No | Garage Sz: |
| | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 2,266 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

Rare opportunity ! A Yaletown WATERFRONT PENTHOUSE with a million dollar panorama view. Seawall promenade at your door step. SILVER SEA - Private, exclusive building on the water. Penthouse unit with wrap-around sun terrace. Spectacular SE waterfront view of the False Creek and George Wainborn Park. 9' ceilings, superior finishes include solid wood milwork, built-in media, walnut hardwood floors and limestone tile. Open gourmet kitchen features Sub Zero fridge and Miele appliances with gas cook top. Private elevator access to the suite, with 2nd guest elevator. 2 secure parking stalls, secure bike room and adjacent private storage room,



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Active
R2366439

Board: V
 Apartment/Condo

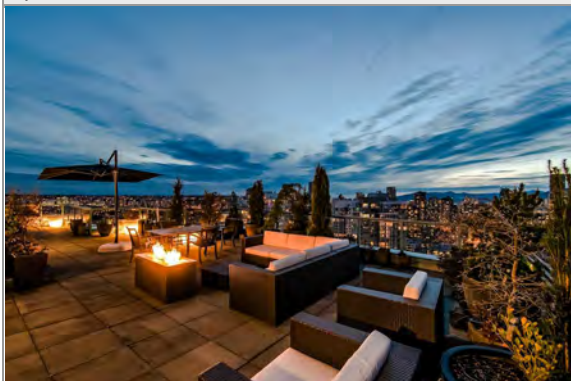
3905 1033 MARINASIDE CRESCENT

Vancouver West
 Yaletown
 V6Z 3A3

Residential Attached

\$3,699,000 (LP)

(SP)



| | | |
|---|-----------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$3,999,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2002 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 17 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: No | Full Baths: 3 | Gross Taxes: \$9,260.92 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2018 |
| Exposure: Southwest | Maint. Fee: \$968.04 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 025-204-866 |
| Mgmt. Co's Name: First Service Residential | | Tour: |
| Mgmt. Co's Phone: 604-683-8900 | | |
| View: Yes: False Creek, Marina, Mountains | | |
| Complex / Subdiv: QUAYWEST | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: Community | | |

Style of Home: **Penthouse, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **406** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **406**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Breakfast Room light Fixture**
 Floor Finish: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 223, PLAN LMS4555, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|---------|------------|-------|------|------------|
| Main | Foyer | 11'11 x 10'10 | Main | Laundry | 8'9 x 5'7 | | | x |
| Main | Kitchen | 12'0 x 8'1 | | | x | | | x |
| Main | Pantry | 8'3 x 4'10 | | | x | | | x |
| Main | Dining Room | 18'0 x 9'8 | | | x | | | x |
| Main | Den | 8'6 x 8'3 | | | x | | | x |
| Main | Living Room | 21'2 x 14'1 | | | x | | | x |
| Main | Walk-In Closet | 11'5 x 9'4 | | | x | | | x |
| Main | Master Bedroom | 20'9 x 13'10 | | | x | | | x |
| Main | Bedroom | 12'0 x 9'0 | | | x | | | x |
| Main | Bedroom | 11'5 x 11'0 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,004 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): | 2,004 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | Basement: None | | | 6 | | | | |
| Grand Total: | 2,004 sq. ft. | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

The ultimate in lifestyle and luxury. This PENTHOUSE in the highly coveted Quaywest soars 39 stories above Yaletown & the marina. 3 bedroom, 3 bath, 2 balconies and a jaw dropping 1177 sq. ft. PRIVATE ROOFTOP TERRACE!, ready for entertaining on a massive scale while taking in picturesque sunsets over English Bay, False Creek & all of the vibrant DT skyline. With 2004 square feet you feel the scale of this home the moment you enter the grand foyer. Immaculately kept living space, over height ceilings in the living room, air conditioning, and water views from every room. A fantastic run strata with world class amenities incl indoor pool, gym, sauna, hot tub, theatre, 24h concierge. This is truly one of the most prized properties on highly desired Marinaside that you won't want to miss.



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Active
R2369660

Board: V
 Townhouse

116 1228 MARINASIDE CRESCENT

Vancouver West
 Yaletown
 V6Z 2W4

Residential Attached

\$3,588,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$3,588,000**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1997**
 Depth / Size (ft.): **0** Bedrooms: **2** Age: **22**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$6,786.89**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,088.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **023-755-415**
 Mgmt. Co's Name: **RANCHO** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: WATERFRONT: FALSE CREEK/MARINA**
 Complex / Subdiv: **CRESTMARK II**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete**
 Exterior: **Concrete, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year: **2010**
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Water**
 Legal: **PL LMS2781 LT 97 DL FC LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Exercise Centre, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 14'5 x 10'5 | | | x | | | x |
| Main | Dining Room | 9'10 x 9'9 | | | x | | | x |
| Main | Family Room | 11'2 x 10'10 | | | x | | | x |
| Main | Kitchen | 19'7 x 9'8 | | | x | | | x |
| Above | Master Bedroom | 19'11 x 15' | | | x | | | x |
| Above | Bedroom | 10'5 x 8' | | | x | | | x |
| Above | Flex Room | 8'7 x 6'7 | | | x | | | x |
| Above | Laundry | 10' x 5' | | | x | | | x |
| Bsmt | Flex Room | 8'11 x 8'10 | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 851 | # of Rooms: 9 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 864 | Crawl/Bsmt. Height: | | | 1 | Above | 4 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Above | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 287 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,002 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,002 sq. ft. | Basement: Partly Finished | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Sutton Centre Realty**

Totally renovated waterfront property with gorgeous views of False Creek and the Marina. Spacious, bright and excellent floor plan. Huge master bedroom leading to a well designed en-suite. High quality finishings throughout the home. Features: Sunken living room with 12ft ceilings, built-in storage, direct access to a private 2 car garage and nice size patio located just off the seawall. Well maintained building. An absolute pleasure to show this rarely available townhome.



Presented by:
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Active
R2337141
 Board: V
 Apartment/Condo

1103 1328 MARINASIDE CRESCENT
 Vancouver West
 Yaletown
 V6Z 3B3

Residential Attached
\$5,750,000 (LP)
 (SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$6,100,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2003 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 16 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$13,837.06 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,216.73 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 025-632-744 |
| Mgmt. Co's Name: RANCHO MANAGEMENT | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-684-4508 | | |
| View: Yes: UNOBSTRUCTED WATER VIEW | | |
| Complex / Subdiv: THE CONCORD | | |
| Services Connected: Electricity, Water | | |
| Sewer Type: | | |

| | | | |
|---|---|---------------------------------------|------------------------|
| Style of Home: Corner Unit, Upper Unit | Total Parking: 2 | Covered Parking: 2 | Parking Access: |
| Construction: Concrete | Parking: Garage; Double, Garage; Underground | | |
| Exterior: Mixed | | | Locker: Y |
| Foundation: Concrete Perimeter | Reno. Year: | Dist. to Public Transit: | Dist. to School Bus: |
| Rain Screen: | R.I. Plumbing: | Units in Development: | Total Units in Strata: |
| Renovations: | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Fixtures Leased: No | |
| Fuel/Heating: Forced Air, Heat Pump, Natural Gas | # of Fireplaces: 1 | Fixtures Rmvd: No | |
| Outdoor Area: Balcony(s) | | Floor Finish: Mixed | |
| Type of Roof: Other | | | |

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL BCS327 LT 35 LD 36. DISTRICT LOT FALSE CREEK, UNDIV 226/16907 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 25' x 18' | | | x | | | x |
| Main | Kitchen | 14' x 12' | | | x | | | x |
| Main | Nook | 10' x 12' | | | x | | | x |
| Main | Dining Room | 14' x 12' | | | x | | | x |
| Main | Master Bedroom | 17' x 16' | | | x | | | x |
| Main | Bedroom | 12' x 12' | | | x | | | x |
| Main | Bedroom | 11' x 11' | | | x | | | x |
| Main | Storage | 9'4 x 4'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,437 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 6 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 4 | Yes | Pool: |
| Finished Floor (Total): 2,437 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 2 | No | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,437 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Prompton Real Estate Serv.Inc.**

Strategically located at the forefront of a peninsula in the centre of False Creek, "The Concord" is a dramatic, most recognized waterfront luxurious landmark building situated at the Southern edge of seawall. This dream home comes with 3 ensuite with views that sweep Yaletown's marina from Science World to Granville Island. From spectacular finishings, A/C, oversized kitchen and living room, you'll find your expectations have been considered and met. Great building amenities including indoor pool, gym, rec room, lounge and more. 24 hours professional concierge and 2 car private garage and a locker room. An unique, true, waterfront living, steps to seawall. Tenanted.



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Active
R2380214
 Board: V
 Apartment/Condo

2818 87 NELSON STREET
 Vancouver West
 Yaletown
 V6Z 0E8

Residential Attached
\$5,789,900 (LP)
 (SP)



| | | |
|--|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$5,789,900 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2019 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 0 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$0.00 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,016.35 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: No | | P.I.D.: 800-130-808 |
| Mgmt. Co's Name: | | Tour: |
| Mgmt. Co's Phone: | | |
| View: | | |
| Complex / Subdiv: | | |
| Services Connected: Electricity, Natural Gas, Water | | |
| Sewer Type: City/Municipal | | |

| | | | |
|--|--|---------------------------|------------------------|
| Style of Home: Penthouse | Total Parking: 2 | Covered Parking: 2 | Parking Access: |
| Construction: Concrete | Parking: Garage Underbuilding, Garage; Double | | Locker: |
| Exterior: Glass, Mixed | | | Dist. to School Bus: |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | | Total Units in Strata: |
| Rain Screen: | Units in Development: 560 | | |
| Renovations: | Title to Land: Freehold Strata | | |
| Water Supply: City/Municipal | Property Disc.: Yes | | |
| Fireplace Fuel: | Fixtures Leased: : | | |
| Fuel/Heating: Forced Air | Fixtures Rmvd: : | | |
| Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s) | Floor Finish: | | |
| Type of Roof: Tar & Gravel | | | |

Maint Fee Inc: **Gas, Hot Water, Management**
 Legal: **STRATA LOT 539, LOT 352, FALSE CREEK PLAN EPP44417**

Amenities: **Air Cond./Central, Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Concierge**

Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Above | Master Bedroom | 12'6 x 13'0 | | | x | | | x |
| Above | Living Room | 14'3 x 19'2 | | | x | | | x |
| Main | Bedroom | 9'11 x 13'0 | | | x | | | x |
| Main | Bedroom | 12'1 x 9'1 | | | x | | | x |
| Main | Living Room | 28'6 x 20'9 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): 2,220 | # of Rooms: 5 | # of Kitchens: 0 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Above | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | Yes | Pool: |
| Finished Floor (Total): 2,220 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 2 | No | Garage Sz: |
| | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 2,220 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Prompton Real Estate Serv.Inc.**

The exclusive Arc Penthouse is finally here! This two level luxury penthouse has double-height ceilings and floor-to-ceiling windows. It has expansive views of the city and false creek water. You will have the exclusive access to the five-star sky club amenities which span 3 levels including the glass-bottom indoor swimming pool. The penthouse suite has opulent interior finishes with genuine functionality and a private double car garage with storage area.



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Active
R2362633
 Board: V
 Apartment/Condo

PH2015 68 SMITHE STREET
 Vancouver West
 Downtown VW
 V6Z 2W1

Residential Attached
\$3,888,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **: False creek and city skyline**
 Complex / Subdiv: **ONE PACIFIC**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 Maint. Fee: **\$1,092.33**

Original Price: **\$3,888,000**
 Approx. Year Built: **2016**
 Age: **3**
 Zoning: **RES**
 Gross Taxes: **\$7,886.09**
 For Tax Year: **2018**
 Tax Inc. Utilities?:
 P.I.D.: **029-876-141**
 Tour: **Virtual Tour URL**

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **335**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer**
 Legal: **STRATA LOT 333 FALSE CREEK STRATA PLAN EPS3602 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Exercise Centre, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

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

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|---------|---------------|-------|------|------------|
| Main | Family Room | 11'8' x 20'1' | Above | Storage | 6'2' x 7'3' | | | x |
| Main | Kitchen | 9'3' x 12'4' | Above | Patio | 20'3' x 30'6' | | | x |
| Main | Office | 5'2' x 7'10' | | | x | | | x |
| Main | Foyer | 5'9' x 4'8' | | | x | | | x |
| Main | Master Bedroom | 8'8' x 11'6' | | | x | | | x |
| Main | Bedroom | 9'0' x 9'11' | | | x | | | x |
| Main | Bedroom | 10'5' x 10'9' | | | x | | | x |
| Above | Living Room | 14'4' x 22'0' | | | x | | | x |
| Above | Dining Room | 8'7' x 8'5' | | | x | | | x |
| Above | Kitchen | 8'2' x 9'0' | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 1,487 | # of Rooms: 12 | # of Kitchens: 2 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 753 | Crawl/Bsmt. Height: | | | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 5 | Yes | Pool: |
| Finished Floor (Total): | 2,240 sq. ft. | # or % of Rentals Allowed: | | | 4 | Above | 2 | No | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 941 | Basement: None | | | 6 | | | | |
| Grand Total: | 3,181 sq. ft. | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

RE/MAX Masters Realty

'The Penthouse' at the coveted 'ONE PACIFIC', winner of best building in 2016, by 'Concord Pacific'. At over 2200sf spanning over 2 floors, w/3 full bedrooms, 4 bathrooms, office, 4 outdoor spaces (1000+sf), including a massive Rooftop Deck, this is not an apartment but a house in the sky! While nearly brand new, almost the entire home has been renovated, featuring a living wall and a completely redone kitchen. The upstairs area is an entertainer's dream, with a 2nd full kitchen, living & dining room, and a huge rooftop deck. One Pacific offers 24 hour concierge service, and the renowned 'Riviera Deck' w/ an out-door glass-bottom pool, palm trees, cabanas, Jacuzzi, and water features. Located across the \$700m Parq Casino. 2 Parking stalls & 2 storage lockers. Call for your private viewing.



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Active
R2389678

Board: V
 Apartment/Condo

503 277 THURLOW STREET

Vancouver West
 Coal Harbour
 V6C 0C1

Residential Attached

\$4,598,000 (LP)

(SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$4,598,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2012 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 7 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$8,863.52 |
| Council Apprv?: No | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$1,152.12 | Tax Inc. Utilities?: Yes |
| If new, GST/HST inc?: | | P.I.D.: 028-786-491 |
| Mgmt. Co's Name: AWM Alliance | | Tour: |
| Mgmt. Co's Phone: | | |
| View: Yes: Ocean, Mountain, City | | |
| Complex / Subdiv: Three Harbour Green | | |
| Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer | | |
| Sewer Type: Community | | |

| | | | |
|---|-------------------------------------|---------------------------------------|----------------------------------|
| Style of Home: Corner Unit | Total Parking: 2 | Covered Parking: 2 | Parking Access: Front |
| Construction: Concrete Frame | Parking: Garage; Underground | | |
| Exterior: Concrete, Glass, Stone | | | Locker: Y |
| Foundation: Concrete Perimeter | | | Dist. to School Bus: |
| Rain Screen: | Reno. Year: | Dist. to Public Transit: | Total Units in Strata: 81 |
| Renovations: | R.I. Plumbing: | Units in Development: 81 | |
| Water Supply: City/Municipal | | Title to Land: Freehold Strata | |
| Fireplace Fuel: Gas - Natural | Metered Water: | Property Disc.: Yes | |
| Fuel/Heating: Forced Air | R.I. Fireplaces: | Fixtures Leased: No | |
| Outdoor Area: Sundeck(s) | # of Fireplaces: 1 | Fixtures Rmvd: No | |
| Type of Roof: Other | | Floor Finish: Mixed | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**

Legal: **STRATA LOT 14, PLAN EPS677, NEW WESTMINSTER LAND DISTRICT, PUBLIC HARBOUR BURNARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Oven - Built In,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main | Dining Room | 12'11 x 14'4 | | | x | | | x |
| Main | Living Room | 11'5 x 15'3 | | | x | | | x |
| Main | Kitchen | 13'11 x 10' | | | x | | | x |
| Main | Master Bedroom | 12' x 14'9 | | | x | | | x |
| Main | Bedroom | 12'8 x 11'7 | | | x | | | x |
| Main | Walk-In Closet | 10'11 x 3'10 | | | x | | | x |
| Main | Foyer | 12'6 x 5'4 | | | x | | | x |
| Main | Patio | 24'10 x 22'10 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 1,708 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 1,708 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 596 | Basement: None | | | 6 | | | | |
| Grand Total: 2,304 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Macdonald Realty**

This stunning south/east/north facing property is located in Vancouver's premier residence: Three Harbour Green. Coal Harbour's finest development, designed by IBJ architects and built by Aspec Developments, this home comes with the ultimate in custom interior finishings. Ferrari designer Pinifarina designed Italian Snaidro Kitchen; L'O di Giotto bathrooms, Italian Move walk-in closet, automated lighting. Private double car garage including a 170 sf storage locker. Amenities include 24 hour Concierge, indoor swimming pool, hot tub, sauna, steam, squash court, theatre room, billiard room and golf practice room. The best feature: a private, exclusive 600 square foot outdoor sundeck with fireplace! Schedule your own private showing today!



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Active
R2376937

Board: V
 Apartment/Condo

1803 277 THURLOW STREET

Vancouver West
 Coal Harbour
 V6C 0C1

Residential Attached

\$5,299,000 (LP)

(SP)



| | | |
|--|-----------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$5,299,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2012 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 7 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$9,459.19 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$802.00 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 028-786-866 |
| Mgmt. Co's Name: AWM Alliance | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-685-3227 | | |
| View: Yes: Ocean, Mountains, Lions Gate | | |
| Complex / Subdiv: Three Harbour Green | | |
| Services Connected: Electricity, Natural Gas, Water | | |
| Sewer Type: | | |

| | | | |
|---------------------------------------|--|---------------------------------------|------------------------|
| Style of Home: Corner Unit | Total Parking: 2 | Covered Parking: 2 | Parking Access: |
| Construction: Concrete | Parking: Garage Underbuilding, Garage, Double | | Locker: Y |
| Exterior: Mixed | | | Dist. to School Bus: |
| Foundation: Concrete Perimeter | | | Total Units in Strata: |
| Rain Screen: | Reno. Year: 2016 | Dist. to Public Transit: | |
| Renovations: | R.I. Plumbing: | Units in Development: | |
| Water Supply: City/Municipal | | Title to Land: Freehold Strata | |
| Fireplace Fuel: Gas - Natural | Metered Water: | Property Disc.: Yes | |
| Fuel/Heating: Forced Air | R.I. Fireplaces: | Fixtures Leased: : | |
| Outdoor Area: Balcony(s) | # of Fireplaces: 1 | Fixtures Rmvd: : | |
| Type of Roof: Other | | Floor Finish: | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 51, PLAN EPS677, NEW WESTMINSTER LAND DISTRICT, PUBLIC HARBOUR BURRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**
 Amenities: **Air Cond./Central, Exercise Centre, Guest Suite, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 16'2 x 15'11 | | | x | | | x |
| Main | Kitchen | 21'11 x 10'6 | | | x | | | x |
| Main | Dining Room | 16'2 x 9'4 | | | x | | | x |
| Main | Master Bedroom | 17'8 x 14'9 | | | x | | | x |
| Main | Bedroom | 17'4 x 11'10 | | | x | | | x |
| Main | Foyer | 8'10 x 5'7 | | | x | | | x |
| Main | Pantry | 8'5 x 5'2 | | | x | | | x |
| Main | Walk-In Closet | 10'4 x 7'8 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 1,886 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 1,886 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 270 | | | | 6 | | | | |
| Grand Total: | 2,156 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Macdonald Realty**

The coveted 03 plan in the most prestigious Three Harbour Green! Only 3 units on the floor. Indoor+Outdoor 2,156 sf occupying the entire south side of the floor from W to E showcasing the northwest ocean/mountains/Lions Gate view from the living rm & balcony, & northeast ocean view from master bdrm which is the same view from those in waterfront units. 10' ceiling. 2 balconies totaling 270 sf: one facing northwest w/ ocean views; one facing south w/ fireplace & city views. Luxurious upgrades: h/w floors, marble floor in the living rm, built-in feature wall in the master, built-in desk in the second bdrm. Pininfarina designed kitchen by Snidero of Italy, L'O di Giotto bath, hotel-style amenities. BONUS: private, enclosed 2-car garage+huge storage room w/ potential to turn into 3-car space.

COMPARABLE MARKET ANALYSIS

SOLD PROPERTIES
IN YOUR AREA



Presented by:
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Sold
R2380972
 Board: V
 Apartment/Condo

1903 560 CARDERO STREET
 Vancouver West
 Coal Harbour
 V6G 3E9

Residential Attached
\$3,928,000 (LP)
\$3,550,000 (SP)



Sold Date: **6/24/2019** Frontage (feet): Original Price: **\$3,928,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1998**
 Depth / Size (ft.): Bedrooms: **3** Age: **21**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$10,230.93**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,393.20** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-986-034**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone:
 View: **Yes: Coal Harbour, Water, Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

| | | |
|--------------------------------------|--|------------------------------|
| Style of Home: End Unit | Total Parking: Covered Parking: 2 | Parking Access: Front |
| Construction: Concrete | Parking: Garage; Underground | Locker: Y |
| Exterior: Concrete | Dist. to Public Transit: | Dist. to School Bus: |
| Foundation: Other | Units in Development: 103 | Total Units in Strata: |
| Rain Screen: | Title to Land: Freehold Strata | |
| Renovations: | Property Disc.: Yes | |
| Water Supply: Community | Fixtures Leased: No | |
| Fireplace Fuel: Gas - Natural | Fixtures Rmvd: No | |
| Fuel/Heating: Baseboard | Floor Finish: | |
| Outdoor Area: Balcony(s) | | |
| Type of Roof: Other | | |

Maint Fee Inc: **Garbage Pickup, Gas, Snow removal, Water**
 Legal: **STRATA LOT 93, PLAN LMS3033, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, UNDIV 2111/130993 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF**
 Amenities: **Garden, Pool; Indoor, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|---------------|-------|--------|------------|-------|------|------------|
| Main | Living Room | 20' x 16'6" | Main | Pantry | 6'1 x 4'5" | | | x |
| Main | Dining Room | 18' x 16'6" | | | x | | | x |
| Main | Kitchen | 14' x 9' | | | x | | | x |
| Main | Bedroom | 21'6' x 20'6" | | | x | | | x |
| Main | Bedroom | 13'9 x 9'7" | | | x | | | x |
| Main | Bedroom | 12'3 x 11'1" | | | x | | | x |
| Main | Storage | 11'11 x 6'9" | | | x | | | x |
| Main | Foyer | 9'7 x 7'8" | | | x | | | x |
| Main | Patio | 14'3 x 9'7" | | | x | | | x |
| Main | Patio | 14'3 x 9'7" | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,137 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): 2,137 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 2,137 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **MLA Realty**

Stunning Sub-Penthouse with panoramic VIEWS, fantastic location, and unbeatable atmosphere. The Avila has it all. Featuring breathtaking views of Coal Harbour, Stanley Park, and all of the North Shore Mountains, this is also a walkers paradise located only steps from the seawall. With 2 spacious balconies totalling 176 SF on either side of this incredible unit, you can enjoy the sunrise on the East balcony and finish the day on the West facing balcony to take in the picturesque sunsets. 3 bed and 3 full baths, 2 parking stalls, this unit has everything you need. Enjoy the 24 concierge and spa-like amenities including gym, sauna, steam room, hot tub, and one of the largest indoor pools in Coal Harbour. Contact now for a private showing.



Presented by:
Ken Leong PREC*
 Oakwyn Realty Downtown Ltd.
 Phone: 604-328-9333
<http://www.exclusivevancouver.com>
info@exclusivevancouver.com



Sold
R2342250
 Board: V
 Apartment/Condo

301 1169 W CORDOVA STREET
 Vancouver West
 Coal Harbour
 V6C 3T1

Residential Attached
\$8,890,000 (LP)
\$8,200,000 (SP)



Sold Date: **4/20/2019** Frontage (feet): Original Price: **\$8,890,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2006**
 Depth / Size (ft.): Bedrooms: **2** Age: **13**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD1**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$18,529.23**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,878.67** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-622-386**
 Mgmt. Co's Name: **TRIBE MANAGEMENT INC.** Tour:
 Mgmt. Co's Phone: **604-343-2601**
 View: **Yes: Unbroken Marina, Stanley Park**
 Complex / Subdiv: **ONE HARBOUR GREEN**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **Corner Unit**
 Construction: **Concrete Block, Concrete Frame**
 Exterior: **Concrete, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric, Gas - Natural**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **4**

Total Parking: **3** Covered Parking: **3** Parking Access: **Side**
 Parking: **Garage Underbuilding, Garage; Triple, Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 1, PLAN BCS1777, NEW WESTMINSTER LAND DISTRICT, OF THE PUBLIC HARBOUR OF BURNARD INLET TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**
 Amenities: **Club House, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Microwave, Oven - Built In,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 23' x 17'5 | | | x | | | x |
| Main | Dining Room | 17'5 x 15' | | | x | | | x |
| Main | Family Room | 22' x 12' | | | x | | | x |
| Main | Kitchen | 22' x 18' | | | x | | | x |
| Main | Master Bedroom | 17' x 14' | | | x | | | x |
| Main | Bedroom | 12' x 11' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,529 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 6 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): | 2,529 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | Basement: None | | | 6 | | | | |
| Grand Total: | 2,529 sq. ft. | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Regent Park Realty Inc.**

***Vancouver premier Coal Harbour WATERFRONT luxury villa** Captivating view of the water, North Shore Mountains & beautiful city skyline. Unique offering of 6,200SF interior and exterior living space. Features outdoor fireplace, expansive lounging entertainment area and pond. Gourmet kitchen with top of the line Miele appliances & Subzero Fridge and dedicated wine cellar. Open & spacious living/dining room and family room. 5 Star amenities: indoor pool, hot tub, steam, sauna, gym, virtual golf room, billiards room and exercise centre. Private 3 car garage with secured storage room. Located just steps from Seawall, beach, high-end shopping and fine dining.**



Presented by:
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info@exclusivevancouver.com



Sold
R2345493

Board: V
 Townhouse

TH13 1233 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 3R1

Residential Attached

\$4,299,085 (LP)

\$4,125,000 (SP)



Sold Date: **3/10/2019** Frontage (feet): Original Price: **\$4,299,085**
 Meas. Type: Frontage (metres): Approx. Year Built: **2003**
 Depth / Size (ft.): Bedrooms: **3** Age: **16**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$9,865.65**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,407.20** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **025-633-406**
 Mgmt. Co's Name: **FIRST SERVICES RESIDENTIAL** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: OCEAN, NORTH SHORE MNTS, PARK**
 Complex / Subdiv: **CARINA - COAL HARBOUR WATERFRONT**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **3 Level Split**
 Construction: **Concrete**
 Exterior: **Aluminum, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker: **Y**
 Dist. to Public Transit: **1 BLCOK**
 Units in Development: **93**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **Yes: DISCUSS WITH LISTING AGENT.**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Electricity, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Legal: **STRATA LOT 5, PLAN BCS334, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Air Cond./Central, Elevator, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Range Top**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main | Living Room | 12'11 x 12'8 | Above | Office | 8'4 x 8'1 | | | x |
| Main | Dining Room | 11'8 x 10'8 | Above | Patio | 11'1 x 10'2 | | | x |
| Main | Kitchen | 11'8 x 11'0 | Above | Bedroom | 11'7 x 11'3 | | | x |
| Main | Eating Area | 12'6 x 10'4 | Below | Bedroom | 13'1 x 11'7 | | | x |
| Main | Foyer | 6'7 x 6'4 | Above | Den | 8'4 x 8'1 | | | x |
| Main | Patio | 10'5 x 8'6 | Above | Patio | 10'10 x 5'1 | | | x |
| Main | Patio | 13'9 x 6'0 | Above | Patio | 11'2 x 4'6 | | | x |
| Above | Master Bedroom | 14'8 x 11'9 | Below | Foyer | 15'4 x 4'11 | | | x |
| Above | Walk-In Closet | 7'2 x 5'7 | Below | Storage | 5'9 x 3'1 | | | x |
| Above | Laundry | 8'1 x 7'10 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 934 | # of Rooms: 19 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 1,481 | Crawl/Bsmt. Height: | | | 1 | Above | 5 | Yes | Barn: |
| Finished Floor (Below): | 213 | Restricted Age: | | | 2 | Above | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | Yes | Pool: |
| Finished Floor (Total): | 2,628 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,628 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Royal LePage Sussex**

A World Class WATERFRONT TOWNHOME located in one of Vancouver's most exclusive residences 'CARINA'. Nestled directly on HARBOUR GREEN PARK along the COAL HARBOUR SEAWALL this exquisite 3 bdrm residence offers 2630 sqft of luxury living on 3 levels, 2 separate offices, 3 balconies and a wonderful outdoor patio surrounded by lush gardens with direct access to Seawall & Park. Residence provides its own private elevator access leading to all levels and to underground enclosed 2-car garage beneath. Designed for a sophisticated lifestyle w/entertainment size living & dining areas, high ceilings, A/C, Gas FP, contemporary kitchen w/top appliances & picture windows overlooking Harbour Green Park, Coal Harbour water & North Shore mnts. Fabulous amenities. A rare offering & simply stunning!



Presented by:
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Sold
R2356421
 Board: V
 Townhouse

TH23 1281 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 3R5

Residential Attached

\$3,348,000 (LP)

\$3,125,000 (SP)



Sold Date: **4/14/2019** Frontage (feet): **182.00** Original Price: **\$3,348,000**
 Meas. Type: **Feet** Frontage (metres): **55.47** Approx. Year Built: **2005**
 Depth / Size (ft.): Bedrooms: **3** Age: **14**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$6,007.74**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: **West** Maint. Fee: **\$1,118.96** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-130-572**
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: HRBR GREEN PARK AND COAL HRBR**
 Complex / Subdiv: **CALLISTO**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type:

Style of Home: **3 Storey**
 Construction: **Concrete**
 Exterior: **Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage Underbuilding, Garage, Double, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 11, PLAN BCS1073, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|---------|-------------|-------|------|------------|
| Main | Living Room | 14'7 x 12'8 | Below | Storage | 8'5 x 4'7 | | | x |
| Main | Dining Room | 10'4 x 10'7 | Main | Patio | 18'1 x 16'9 | | | x |
| Main | Kitchen | 9'7 x 9'3 | | | x | | | x |
| Main | Foyer | 5'6 x 4'9 | | | x | | | x |
| Above | Master Bedroom | 13'1 x 12'1 | | | x | | | x |
| Above | Bedroom | 10'8 x 9'9 | | | x | | | x |
| Above | Bedroom | 11'6 x 8'10 | | | x | | | x |
| Above | Walk-In Closet | 7'9 x 7'1 | | | x | | | x |
| Above | Laundry | 8'2 x 5'7 | | | x | | | x |
| Above | Solarium | 10'8 x 6'6 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 685 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 4 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 1,285 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 186 | Restricted Age: | | | 2 | Above | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Above | 3 | No | Pool: |
| Finished Floor (Total): | 2,156 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,156 sq. ft. | Basement: Part | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

Award winning architecture by James Hannock in this prestigious waterfront 3 Br & den executive townhome at Callisto, Coal Harbour. Luxurious spaces, thoughtfully designed. Open kitchen, SS appliances, HW floors on main, cozy carpet up. Air-conditioning! Private, quiet access off Jervis Mews (not a thru road), private elevator, large, private 2 car garage. Resort style amenities include 24 hr concierge, fitness facility, media room/theatre, meeting room, pool, hot tub, steam room, lounge. A world class Location... world class waterfront living. Up to 3 Pets & rentals (min 6 mths) allowed. Room measurements & TTL sq ft professionally measured, see floorplan - to be verified by the Buyer if important. By appointment only.



Presented by:
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Sold
R2309597

Board: V
 Apartment/Condo

306 1560 HOMER MEWS

Vancouver West
 Yaletown
 V6Z 0A5

Residential Attached

\$3,880,000 (LP)

\$3,520,000 (SP)



| | | |
|---|-------------------------------|------------------------------------|
| Sold Date: 2/7/2019 | Frontage (feet): | Original Price: \$3,880,000 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2010 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 9 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: CD1 |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$9,729.89 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: | Maint. Fee: \$2,025.05 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 028-133-145 |
| Mgmt. Co's Name: Rancho | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-684-4508 | | |
| View: Yes: City, False Creek, Water | | |
| Complex / Subdiv: The Erickson | | |
| Services Connected: Community, Electricity, Natural Gas, Water | | |
| Sewer Type: | | |

| | | | |
|---|--|---------------------------------------|----------------------------------|
| Style of Home: Corner Unit | Total Parking: 2 | Covered Parking: 2 | Parking Access: Front |
| Construction: Concrete | Parking: Garage Underbuilding, Garage, Underground, Visitor Parking | | |
| Exterior: Concrete, Glass, Mixed | | | Locker: |
| Foundation: Concrete Perimeter | Reno. Year: | Dist. to Public Transit: | Dist. to School Bus: |
| Rain Screen: | R.I. Plumbing: | Units in Development: | Total Units in Strata: 60 |
| Renovations: | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Fixtures Leased: : | |
| Fuel/Heating: Forced Air, Heat Pump, Natural Gas | # of Fireplaces: 1 | Fixtures Rmvd: : | |
| Outdoor Area: Balcony(s) | | Floor Finish: | |
| Type of Roof: Other | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS3702 LT 20 DL FC LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Oven - Built In, Security System, Smoke Alarm, Sprinkler -**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 19'9 x 13'5 | | | x | | | x |
| Main | Dining Room | 20'9 x 13'5 | | | x | | | x |
| Main | Kitchen | 8'11 x 16'11 | | | x | | | x |
| Main | Master Bedroom | 20'9 x 14'2 | | | x | | | x |
| Main | Bedroom | 13'7 x 14'1 | | | x | | | x |
| Main | Den | 11'9 x 9'6 | | | x | | | x |
| Main | Foyer | 8'7 x 5'11 | | | x | | | x |
| Main | Laundry | 9'3 x 4'10 | | | x | | | x |
| Main | Storage | 5'10 x 4'3 | | | x | | | x |
| Main | Flex Room | 9'3 x 3'10 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,244 | # of Rooms: 10 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 2,244 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: Separate Entry | | | 6 | | | | |
| Grand Total: 2,244 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Sutton Group-West Coast Realty**

ERICKSON, a masterpiece by Arthur Erickson! Vancouver's most sought after Luxurious Waterfront address! This stunning two bedroom suite has over 2,200 square feet of Affluent Living! Direct elevator access to your suite! Floor to ceiling windows, Gourmet kitchen with top of the line appliance namely Sub zero fridge, Miele convection wall oven. Spacious panoramic balcony with eclipsed doors that open to jaw dropping views of the city! Bedroom situated on opposite ends offer complete privacy. Spa inspired Ensuities: integrated LCD TV in vanity mirror, steam bath and much more! 24 hour concierge service, fully equipped fitness center, 60 ft swimming pool, Jacuzzi, theatre, yoga room. Private 2 car garage with ample storage.



Presented by:
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Sold
R2339143
 Board: V
 Apartment/Condo

PH3302 1500 HORNBY STREET
 Vancouver West
 Yaletown
 V6Z 2R1

Residential Attached
\$3,999,000 (LP)
\$3,800,000 (SP)



Sold Date: **4/8/2019** Frontage (feet): Original Price: **\$3,999,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1993**
 Depth / Size (ft.): Bedrooms: **3** Age: **26**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$10,596.23**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,507.03** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-062-407**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: English Bay, City & Mountain**
 Complex / Subdiv: **888 Beach - Beach Tower**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

| | |
|---|---|
| Style of Home: Penthouse, Upper Unit | Total Parking: 4 Covered Parking: 4 Parking Access: Side |
| Construction: Concrete | Parking: Garage Underbuilding, Garage, Underground, Visitor Parking |
| Exterior: Glass, Metal | Locker: Y |
| Foundation: Concrete Perimeter | Dist. to Public Transit: |
| Rain Screen: | Dist. to School Bus: |
| Renovations: | Total Units in Strata: |
| Water Supply: City/Municipal | Reno. Year: |
| Fireplace Fuel: Gas - Natural | R.I. Plumbing: |
| Fuel/Heating: Baseboard, Electric, Natural Gas | Metered Water: |
| Outdoor Area: Balcony(s) | R.I. Fireplaces: |
| Type of Roof: Other | # of Fireplaces: 2 |
| | Property Disc.: Yes |
| | Fixtures Leased: : |
| | Fixtures Rmvd: : |
| | Floor Finish: Wall/Wall/Mixed |

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility**
 Legal: **PL LMS712 LT 258 LD 36. DISTRICT LOT FALSE CREEK, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
 Amenities: **Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Marina Nearby, Private Setting, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Oven - Built In, Range Top**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|-------|------------|-------|------|------------|
| Main | Foyer | 7'4 x 13'5 | Main | Patio | 9'5 x 5'6 | | | x |
| Main | Kitchen | 13' x 9'6 | | | x | | | x |
| Main | Dining Room | 13' x 13'6 | | | x | | | x |
| Main | Living Room | 22'1 x 20'6 | | | x | | | x |
| Main | Family Room | 11'5 x 16' | | | x | | | x |
| Main | Eating Area | 7'5 x 4'5 | | | x | | | x |
| Main | Master Bedroom | 16'3 x 13'6 | | | x | | | x |
| Main | Bedroom | 13'8 x 12'3 | | | x | | | x |
| Main | Bedroom | 11'3 x 14'8 | | | x | | | x |
| Main | Patio | 32'4 x 5'2 | | | x | | | x |

| | | | | | | |
|--|---|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,606 | # of Rooms: 11 # of Kitchens: 1 # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | 2 | Main | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 1 Cats: Yes Dogs: Yes | 3 | Main | 4 | No | Pool: |
| Finished Floor (Total): 2,606 sq. ft. | # or % of Rentals Allowed: | 4 | Main | 2 | No | Garage Sz: |
| | Bylaws: Pets Allowed, Rentals Allowed | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | 6 | | | | |
| Grand Total: 2,606 sq. ft. | | 7 | | | | |
| | | 8 | | | | |

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Beach Tower at 888 Beach- This stunning Penthouse property provides an ideal waterfront setting with sweeping views of the water, mountains and cityscape beyond. Over 2,600 SF of luxury indoor living with 3 bedrooms, 4 baths plus family room. Spacious rooms throughout, all offering panoramic vistas with plenty of natural light from floor-to-ceiling windows & over height 9' ft ceilings. A perfect layout, ideal for family living & entertainment. 2 outdoor view decks/patios. Arguably the most sought-after Penthouse in the complex. Attentive concierge, indoor pool, well equipped gym, 4-Car Parking, Storage & direct seawall access add to the sophistication of this address.



Presented by:
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Sold
R2358285
 Board: V
 Apartment/Condo

PH2901 1277 MELVILLE STREET

Vancouver West
 Coal Harbour
 V6E 0A4

Residential Attached

\$5,998,000 (LP)

\$5,700,000 (SP)



Sold Date: **4/19/2019** Frontage (feet): Original Price: **\$5,998,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2007**
 Depth / Size (ft.): Bedrooms: **2** Age: **12**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **DD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$13,787.70**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,504.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-707-792**
 Mgmt. Co's Name: **Pacific Quorum Properties Inc** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-685-3828**
 View: **Yes: Coal Harbour, NS Mountains**
 Complex / Subdiv: **The Flatiron**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

Style of Home: **2 Storey, Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Geothermal**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Torch-On**

Reno. Year: **2017**
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **3**

Total Parking: **3** Covered Parking: **3** Parking Access:
 Parking: **Garage Underbuilding, Open**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **52** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata:

Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood**

Maint Fee Inc: **Gas, Heat, Hot Water, Management, Snow removal, Geothermal**
 Legal: **STRATA LOT 52, PLAN BCS3178, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **Bike Room, Exercise Centre**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Security System**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 26'8 x 15'8 | | | x | | | x |
| Main | Dining Room | 15'9 x 12' | | | x | | | x |
| Main | Family Room | 16'7 x 13'6 | | | x | | | x |
| Main | Kitchen | 10'2 x 9'6 | | | x | | | x |
| Main | Bedroom | 11'8 x 11' | | | x | | | x |
| Main | Master Bedroom | 16' x 18' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,895 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 815 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 1 | Cats: Yes | Dogs: Yes | 3 | Above | 7 | Yes | Pool: |
| Finished Floor (Total): | 2,710 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | | | | 6 | | | | |
| Grand Total: | 2,710 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Sotheby's Int'l Realty Canada**

Sotheby's Int'l Realty Canada

Exquisite PENTHOUSE exclusively crowning the top 2 floors of The Flatiron Bldg. Dramatic 18' ceilings with wall to wall glass over looking Coal Harbour, North Shore Mtns and Stanley Park! Over 1,400 Sq ft of private decks in Brazilian Epi planks-huge private spa! Dramatic cantilevered staircase of concrete & fumed white oak leads to master retreat with Swiss Laufen fixtures & Naxos marble flooring. Open concept main floor with exposed concrete walls and European white oak flooring thru-out. Custom kitch with Downsview cabinetry in African Olive Wood with limestone counters boast Gaggenau & Sub-Zero. Familyrm and 2nd bedrm with full spa ensuite on main flr. 3 fireplaces, Bespoke fittings & feature walls of African Olive Wood. Exceptional attention to detail in this world class Skyhome. A 10!



Presented by:
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Sold
R2335823
 Board: V
 Apartment/Condo

503 535 NICOLA STREET

Vancouver West
 Coal Harbour
 V6G 3G2

Residential Attached

\$5,300,000 (LP)

\$5,050,000 (SP)



Sold Date: **2/23/2019** Frontage (feet): Original Price: **\$5,300,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1998**
 Depth / Size (ft.): Bedrooms: **3** Age: **21**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$14,019.71**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$2,249.68** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-010-090**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: Coal Harbour, Mountain, Park**
 Complex / Subdiv: **Bauhinia**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

| | | | |
|---|-------------------------------------|--|-----------------------------------|
| Style of Home: Corner Unit | Total Parking: 4 | Covered Parking: 4 | Parking Access: |
| Construction: Concrete | Parking: Garage; Underground | | Locker: Y |
| Exterior: Glass, Metal | | | Dist. to School Bus: |
| Foundation: Concrete Perimeter | | | Total Units in Strata: 101 |
| Rain Screen: | Reno. Year: 2016 | Dist. to Public Transit: | |
| Rain Screen: | R.I. Plumbing: | Units in Development: 101 | |
| Renovations: Partly | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Fixtures Leased: : | |
| Fuel/Heating: Baseboard, Electric, Natural Gas | # of Fireplaces: 1 | Fixtures Rmvd: : | |
| Outdoor Area: Balcony(s), Patio(s) | | Floor Finish: Hardwood, Tile, Wall/Wall/Mixed | |
| Type of Roof: Other | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer**
 Legal: **PL LMS3057 LT 29,30,31,32 DL PHBI LD 36**

Amenities: **Exercise Centre, Garden, In Suite Laundry, Playground, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|--------|-------------|-------|------|------------|
| Main | Living Room | 23'0 x 23'0 | Main | Pantry | 10'0 x 6'0 | | | x |
| Main | Kitchen | 28'0 x 15'0 | Main | Patio | 39'0 x 36'0 | | | x |
| Main | Dining Room | 21'0 x 12'0 | | | x | | | x |
| Main | Office | 21'0 x 12'0 | | | x | | | x |
| Main | Master Bedroom | 21'0 x 15'0 | | | x | | | x |
| Main | Walk-In Closet | 11'0 x 11'0 | | | x | | | x |
| Main | Bedroom | 23'0 x 16'0 | | | x | | | x |
| Main | Bedroom | 13'0 x 12'0 | | | x | | | x |
| Main | Storage | 9'0 x 8'0 | | | x | | | x |
| Main | Laundry | 10'0 x 6'0 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): 3,882 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Main | 4 | No | Pool: |
| Finished Floor (Total): 3,882 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 2 | No | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 3,882 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

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

Amazing waterfront patio home. 3882 sq ft indoor+1500 sq ft private, landscaped garden-patio - irrigation, lighting & gas firepit - over 5000 sq ft of indoor-outdoor living on the Coal Harbour waterfront. Coal Harbour, mountain, park views. Expansive open-plan living area. Reno'd 2016: Kitchen, bathrooms, LED lighting, flooring & paint. Gorgeous kitchen features marble, SS Miele appliances & double wine fridges, separate large dining rm, full walk-in pantry with 2 more fridges, large office (or 4/5th bedroom), laundry rm, ensuite storage & workshop. 2 large master suites w/WIC, plus an additional bedroom. Now 3 bedrooms + office - can be 4 or 5 bedrooms. 4 pkg, 4 storage lockers. Pets/rentals allowed. Aircn can be added. By appt only. Room measurements are aprox - to be verified by buyer



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Sold
R2311092

Board: V
 Apartment/Condo

1003 535 NICOLA STREET

Vancouver West
 Coal Harbour
 V6G 3G2

Residential Attached

\$5,850,000 (LP)

\$5,000,000 (SP)



Sold Date: **2/6/2019** Frontage (feet): Original Price: **\$5,850,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**
 Depth / Size (ft.): Bedrooms: **3** Age: **22**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$11,726.70**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$1,771.58** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **024-010-413**
 Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **Yes: Waterfront Ocean Mountains Park**
 Complex / Subdiv: **Bauhinia**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

| | | | |
|--|-------------------------------------|---------------------------------------|------------------------|
| Style of Home: Corner Unit | Total Parking: 4 | Covered Parking: 4 | Parking Access: |
| Construction: Concrete | Parking: Garage; Underground | | Locker: Y |
| Exterior: Other | | | Dist. to School Bus: |
| Foundation: Concrete Perimeter | Reno. Year: 2017 | Dist. to Public Transit: | Total Units in Strata: |
| Rain Screen: | R.I. Plumbing: | Units in Development: | |
| Renovations: Completely | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Electric, Gas - Natural | R.I. Fireplaces: | Fixtures Leased: : | |
| Fuel/Heating: Baseboard | # of Fireplaces: 2 | Fixtures Rmvd: : | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | | Floor Finish: | |
| Type of Roof: Other | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS3057 LT 61 DL PHBI LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, STRATA LOT 62, PLAN LMS3057, DISTRICT LOT**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Marina Nearby, Private Setting, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|---------|------------|-------|------|------------|
| Main | Living Room | 29'5 x 18'8 | Main | Pantry | 7' x 6'7 | | | x |
| Main | Dining Room | 21'5 x 12' | Main | Pantry | 8'1 x 6'11 | | | x |
| Main | Kitchen | 17'9 x 13' | Main | Foyer | 7'4 x 6'10 | | | x |
| Main | Family Room | 17'9 x 12'7 | Main | Storage | 5' x 3'1 | | | x |
| Main | Master Bedroom | 25'5 x 18'9 | Main | Storage | 5'9 x 3'1 | | | x |
| Main | Walk-In Closet | 7'3 x 6'11 | | | x | | | x |
| Main | Bedroom | 25'8 x 9'11 | | | x | | | x |
| Main | Bedroom | 12'5 x 12'5 | | | x | | | x |
| Main | Walk-In Closet | 9'6 x 3'11 | | | x | | | x |
| Main | Laundry | 6'8 x 3'11 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): 3,161 | # of Rooms: 15 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 3,161 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 3,161 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Macdonald Realty**

3,161 sf, occupying the entire front half of the floor. Stunning, direct, unobstructed views of ocean, mountains, Stanley Park, private marina. The views changes dramatically in colour throughout the day, making you feel like you live in a beautiful live painting. 24/7 concierge; luxury amenities: indoor swimming pool, hot tub, gym, squash rm, theatre, etc



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Sold
R2359453
 Board: V
 Apartment/Condo

3101 499 PACIFIC STREET
 Vancouver West
 Yaletown
 V6B 0N4

Residential Attached
\$3,998,000 (LP)
\$3,750,000 (SP)



Sold Date: **6/16/2019** Frontage (feet): Original Price: **\$3,998,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **3** Age: **1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$14,731.33**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: **Southwest** Maint. Fee: **\$1,241.78** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-472-911**
 Mgmt. Co's Name: **Rancho** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: Ocean, Mountains, Cityscape**
 Complex / Subdiv: **The Charleson**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **3** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **83** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **83**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 65, BLOCK 115, PLAN EPS4774, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 7'9 x 5'10 | | | x | | | x |
| Main | Family Room | 14'11 x 15'1 | | | x | | | x |
| Main | Living Room | 14'0 x 12'7 | | | x | | | x |
| Main | Dining Room | 14'2 x 9'2 | | | x | | | x |
| Main | Kitchen | 12'0 x 8'8 | | | x | | | x |
| Main | Master Bedroom | 25'6 x 17'2 | | | x | | | x |
| Main | Walk-In Closet | 12'1 x 10'1 | | | x | | | x |
| Main | Bedroom | 12'4 x 14'1 | | | x | | | x |
| Main | Bedroom | 11'9 x 11'11 | | | x | | | x |
| Main | Laundry | 10'0 x 5'2 | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 2,250 | # of Rooms: 10 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 5 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | Main | 3 | No | Pool: |
| Finished Floor (Total): | 2,250 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,250 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Engel & Volkers Vancouver**



Presented by:
Ken Leong PREC*
 Oakwyn Realty Downtown Ltd.
 Phone: 604-328-9333
<http://www.exclusivevancouver.com>
info@exclusivevancouver.com



Sold
R2297316
 Board: V
 Townhouse

1258 RICHARDS STREET
 Vancouver West
 Yaletown
 V6B 1S2

Residential Attached
\$4,580,000 (LP)
\$4,020,000 (SP)



Sold Date: **1/6/2019** Frontage (feet): Original Price: **\$4,580,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **2** Age: **11**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **APART**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$6,656.34**
 Council Apprv?: Half Baths: **1** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$1,413.86** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-511-341**
 Mgmt. Co's Name: **Quay Pacific** Tour:
 Mgmt. Co's Phone: **604-685-8830**
 View: :
 Complex / Subdiv: **The Grace**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

| | | | |
|--|---------------------------------------|---------------------------|-----------------------------|
| Style of Home: 2 Storey | Total Parking: 1 | Covered Parking: 1 | Parking Access: Rear |
| Construction: Concrete | Parking: Grge/Double Tandem | | |
| Exterior: Brick, Concrete, Mixed | | | Locker: |
| Foundation: Concrete Perimeter | Dist. to Public Transit: near | | Dist. to School Bus: |
| Rain Screen: | Units in Development: | | Total Units in Strata: |
| Renovations: | Title to Land: Freehold Strata | | |
| Water Supply: City/Municipal | Property Disc.: Yes | | |
| Fireplace Fuel: Gas - Natural | Fixtures Leased: : | | |
| Fuel/Heating: Forced Air, Geothermal, Heat Pump | Fixtures Rmvd: : | | |
| Outdoor Area: Patio(s) & Deck(s) | Floor Finish: | | |
| Type of Roof: Tar & Gravel | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS747 LT 21 DL 541 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
 Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main | Kitchen | 20'0 x 10'2 | Above | Bedroom | 13'6 x 10'6 | | | x |
| Main | Pantry | 6'5 x 3'2 | | | x | | | x |
| Main | Eating Area | 14'0 x 6'0 | | | x | | | x |
| Main | Dining Room | 19'10 x 14'0 | | | x | | | x |
| Main | Family Room | 15'5 x 15'4 | | | x | | | x |
| Main | Living Room | 17'6 x 15'5 | | | x | | | x |
| Main | Study | 16'1 x 6'5 | | | x | | | x |
| Above | Master Bedroom | 15'3 x 13'2 | | | x | | | x |
| Above | Walk-In Closet | 11'7 x 10'5 | | | x | | | x |
| Above | Walk-In Closet | 11'7 x 6'10 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 1,597 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,150 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Above | 7 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | Above | 3 | Yes | Pool: |
| Finished Floor (Total): 2,747 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,747 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

This Magnificent luxury residence at the GRACE defines the ultimate sophisticated lifestyle in the heart of Vancouver's most sought after YALETOWN neighborhood. This stunning, completely renovated, luxury two-level 2 bedroom, 2.5 bathroom ground-level townhouse provides a wonderful indoor outdoor lifestyle with large walk-out private garden terrace with outdoor summer lounge and gas fire. This one of a kind 'Dream Home' features an incredible new International Kitchen with all European appliances, all designer bathrooms and a sensational Master Suite plus an additional Guest Suite. Additional features include CRESTON automation with state of the art bio-metric technology, power curtains & shades, integrated lighting, music & security.

FEES

7% of the first \$100,000 and 2.5% of the balance of the sale price plus GST. 46.5% of this total fee is paid to the cooperating broker that introduces the eventual buyer to the property. Fees are to be paid upon Completion via conveyancing lawyers.

4201-1028 Barclay Market Summary - as of July 31, 2019 and since September 1, 2018

| ML # | Status | Address | Complex | Age | Bedrooms | Baths | Size | Parking | List Date | List Price | Assessed Value | LPIAV | Sold Price | SPIAV | Sold Date | Sold Price per SqFt | SPLP Ratio | \$/SF | Total DOM | NOTES |
|--------------------------------|--------|--------------------------------|-----------------------------|-----|----------|-------|-------|---------|-----------|-------------|----------------|---------|--------------|---------|-----------|---------------------|------------|------------|-----------|---|
| R2386791 | A | PH# 1777 BAYSHORE DRIVE | BAYSHORE GARDENS | 20 | 4 | 4 | 3,042 | 2 | 7/8/2019 | \$7,388,900 | \$6,785,000 | 108.90% | | | | | | \$2,426.96 | 113 | Renovated with Siematic kitchen and Miele appliances. 3000 SF of outdoor. |
| R2345156 | A | 1502 1790 BAYSHORE DRIVE | BAYSHORE GARDENS | 22 | 3 | 4 | 2,891 | 4 | 3/1/2019 | \$5,380,000 | \$4,735,000 | 113.62% | | | | | | \$1,860.95 | 152 | Renovated with a Downsview kitchen and Miele appliances. |
| R2359670 | A | 203 428 BEACH CRESCENT | KING'S LANDING | 14 | 3 | 4 | 2,198 | 2 | 4/16/2019 | \$6,886,000 | \$5,914,000 | 116.47% | | | | | | \$2,470.55 | 106 | Private 2 car garage. Corner suite with 2 large terraces. |
| R2352134 | A | 501 428 BEACH CRESCENT | KING'S LANDING | 14 | 3 | 5 | 2,010 | 2 | 3/25/2019 | \$3,580,000 | \$3,163,000 | 113.50% | | | | | | \$1,786.07 | 128 | Large terrace. |
| R2391150 | A | 402 401-499 BROUGHTON STREET | DENIA | 16 | 4 | 4 | 2,911 | 4 | 7/22/2019 | \$7,680,000 | \$3,139,000 | 244.66% | | | | | | \$2,638.27 | 9 | 1700 SF deck. |
| R2352250 | A | 1201 499 BROUGHTON STREET | DENIA | 16 | 4 | 5 | 3,456 | 4 | 4/9/2019 | \$6,660,000 | \$7,152,000 | 121.09% | | | | | | \$2,505.75 | 113 | Renovated. |
| R2344990 | A | 4498 1011 W CORDOVA STREET | FAIRMONT PACIFIC RIM | 9 | 2 | 3 | 2,321 | 2 | 3/14/2019 | \$6,398,000 | \$6,040,000 | 105.79% | | | | | | \$2,755.57 | 139 | |
| R2375373 | A | 2101 1077 W CORDOVA STREET | SHAW TOWER | 14 | 2 | 3 | 2,002 | 2 | 5/31/2019 | \$4,488,000 | \$4,912,000 | 91.37% | | | | | | \$2,241.76 | 61 | |
| R2367522 | A | 2301 1077 W CORDOVA STREET | SHAW TOWER | 14 | 2 | 3 | 2,002 | 2 | 5/6/2019 | \$5,488,000 | \$4,954,000 | 110.78% | | | | | | \$2,741.26 | 285 | |
| R2331507 | A | 903 1139 W CORDOVA STREET | HARBOUR GREEN TWO | 11 | 2 | 3 | 2,490 | 2 | 1/8/2019 | \$3,680,000 | \$5,454,000 | 102.27% | | | | | | \$2,281.12 | 204 | 4 balconies. 20 FT ceilings in living area. Private 2 car garage. |
| R2372498 | A | 101 1169 W CORDOVA STREET | ONE HARBOUR GREEN | 13 | 2 | 3 | 2,635 | 2 | 5/21/2019 | \$5,759,000 | \$5,454,000 | 105.59% | | | | | | \$2,185.58 | 71 | Private 2 car garage. |
| R2368239 | A | 401 1169 W CORDOVA STREET | ONE HARBOUR GREEN | 13 | 2 | 3 | 2,128 | 2 | 5/9/2019 | \$5,998,000 | \$6,113,000 | 98.12% | | | | | | \$2,818.61 | 83 | Private 2 car garage. |
| R2356292 | A | 1181 W CORDOVA STREET | ONE HARBOUR GREEN | 13 | 2 | 3 | 2,385 | 2 | 4/5/2019 | \$5,288,000 | \$5,120,000 | 103.40% | | | | | | \$2,217.19 | 117 | Private 2 car garage. |
| R2360206 | A | 119 1233 W CORDOVA STREET | CARINA | 16 | 3 | 3 | 2,606 | 2 | 4/15/2019 | \$3,298,000 | \$3,251,000 | 101.26% | | | | | | \$1,265.54 | 107 | |
| R2372259 | A | TH#21 1281 W CORDOVA STREET | CALLISTO | 15 | 3 | 3 | 2,473 | 2 | 6/4/2019 | \$4,488,000 | \$4,801,000 | 117.80% | | | | | | \$1,814.80 | 57 | 300 SF patio. |
| R2380148 | A | 3101 1281 W CORDOVA STREET | CALLISTO | 15 | 3 | 3 | 2,568 | 3 | 7/16/2019 | \$7,500,000 | \$7,196,000 | 104.22% | | | | | | \$2,920.56 | 149 | |
| R2320053 | A | PH# 1169 DRAKE STREET | Concordia I | 23 | 4 | 4 | 2,208 | 3 | 1/14/2018 | \$4,299,000 | \$3,750,000 | 113.43% | | | | | | \$1,947.01 | 229 | Penthouse. Double height living area ceilings. 3 balconies. |
| R2362669 | A | 501 499 DRAKE STREET | Grace | 15 | 2 | 3 | 3,135 | 2 | 6/21/2019 | \$3,980,000 | \$3,838,000 | 103.70% | | | | | | \$1,269.54 | 40 | Two level. Dated finishes. |
| R2342739 | A | PH#01 499 DRAKE STREET | Grace | 15 | 3 | 4 | 4,949 | 3 | 2/22/2019 | \$5,900,000 | \$6,891,000 | 85.62% | | | | | | \$1,192.10 | 548 | Penthouse. 7 outdoor spaces. Biometric direct access elevator. Indoor pool/water feature. |
| R2356867 | A | 4002 1128 W GEORGIA STREET | Shangri-La Estates | 11 | 2 | 3 | 2,681 | 2 | 4/8/2019 | \$5,780,000 | \$5,810,000 | 99.48% | | | | | | \$2,155.91 | 114 | |
| R2367323 | A | 3501 1239 W GEORGIA STREET | Venus | 19 | 4 | 4 | 2,703 | 3 | 5/7/2019 | \$3,798,000 | \$3,221,000 | 117.91% | | | | | | \$1,405.11 | 85 | Sub-penthouse. 5 balconies. 10 FT ceilings. |
| R2365485 | A | 3601 838 W HASTINGS STREET | Jameson House | 8 | 3 | 3 | 2,865 | 2 | 5/1/2019 | \$5,888,900 | \$5,937,000 | 99.19% | | | | | | \$2,055.46 | 91 | Penthouse. 1000 SF roof deck with hot tub |
| R2349277 | A | 3604 838 W HASTINGS STREET | Jameson House | 8 | 3 | 3 | 2,696 | 2 | 3/12/2019 | \$5,580,000 | \$5,126,000 | 104.95% | | | | | | \$1,862.86 | 141 | Penthouse. Roof deck with outdoor kitchen. |
| R2377581 | A | 1802 1285 W HASTINGS STREET | OELO | 12 | 3 | 3 | 2,378 | 4 | 6/6/2019 | \$4,450,000 | \$3,977,000 | 111.89% | | | | | | \$1,871.32 | 55 | 4 parking. |
| R2391619 | A | PH 1245 HOMER STREET | The Iliad | 19 | 3 | 3 | 2,834 | 2 | 7/23/2019 | \$4,995,000 | \$4,737,000 | 105.45% | | | | | | \$1,762.53 | 8 | 2825 SF roof deck with outdoor pool. |
| R2362044 | A | 1203 1560 HOMER MEWS | THE ERICKSON | 5 | 2 | 3 | 2,214 | 3 | 7/25/2019 | \$6,000,000 | \$6,822,000 | 87.95% | | | | | | \$2,710.03 | 6 | 3 car garage. |
| R2369170 | A | PH#1 1102 HORNBY STREET | Atmenius | 5 | 3 | 3 | 2,493 | 3 | 6/13/2019 | \$3,398,000 | \$4,045,000 | 84.09% | | | | | | \$1,303.02 | 268 | |
| R2366082 | A | 3605 667 HOWE STREET | Residences at Hotel Georgia | 6 | 2 | 3 | 2,289 | 2 | 7/3/2019 | \$4,980,000 | \$4,416,000 | 112.77% | | | | | | \$2,175.62 | 28 | |
| R2320522 | A | 4801 1480 HOWE STREET | Vancouver House | 7 | 3 | 5 | 2,728 | 2 | 1/4/2019 | \$6,899,000 | N/A | N/A | | | | | | \$2,628.96 | 563 | Assignment of Contract sale. GST not included. 800 SF of outdoor. |
| R2331312 | A | 107 323 JERVIS STREET | ESCALA | 17 | 4 | 3 | 3,331 | 1 | 1/8/2019 | \$7,200,000 | \$7,470,000 | 96.39% | | | | | | \$2,161.51 | 204 | 12 FT ceiling. 77s SF of outdoor. |
| R2376084 | A | 2102 323 JERVIS STREET | ESCALA | 17 | 3 | 4 | 2,962 | 4 | 6/3/2019 | \$9,980,000 | \$7,424,000 | 134.43% | | | | | | \$3,380.76 | 58 | |
| R2381255 | A | TH#6 348 JERVIS MEWS | CALLISTO | 16 | 3 | 3 | 2,535 | 2 | 6/18/2019 | \$3,088,000 | \$2,911,000 | 106.08% | | | | | | \$1,218.15 | 131 | |
| R2369981 | A | 1001 628 KINGHORNE MEWS | SILVER SEA | 13 | 3 | 4 | 2,466 | 2 | 5/15/2019 | \$6,380,000 | \$6,625,000 | 96.30% | | | | | | \$2,815.53 | 77 | Penthouse. |
| R2366439 | A | 3905 1035 MARINASIDE CRESCENT | OLIVIAWEST | 17 | 3 | 3 | 2,004 | 2 | 5/6/2019 | \$3,699,000 | \$4,120,000 | 89.78% | | | | | | \$1,845.91 | 112 | Penthouse. 1,177 SF of outdoor. |
| R2369660 | A | 1118 1228 MARINASIDE CRESCENT | CRESTMARK II | 22 | 2 | 3 | 2,002 | 2 | 5/10/2019 | \$3,588,000 | \$3,505,000 | 102.37% | | | | | | \$1,792.21 | 82 | Renovated. Direct access 2 car garage. |
| R2337141 | A | 11103 1328 MARINASIDE CRESCENT | THE CONCORD | 16 | 3 | 4 | 2,437 | 2 | 1/30/2019 | \$5,750,000 | \$6,103,000 | 94.22% | | | | | | \$2,359.46 | 162 | 2 car garage. |
| R2380214 | A | 2018 87 NELSON STREET | The Arc | 0 | 3 | 4 | 2,220 | 2 | 6/13/2019 | \$5,789,900 | N/A | N/A | | | | | | \$2,808.06 | 46 | 3 levels including a large roof deck. 2 car garage. |
| R2362633 | A | PH#2015 68 SMITH STREET | One Pacific | 3 | 3 | 4 | 3,181 | 2 | 4/24/2019 | \$3,888,000 | \$3,821,000 | 101.75% | | | | | | \$1,222.26 | 314 | Penthouse. Poorly planned. 2 kitchens. |
| R2389678 | A | 503 277 THURLOW STREET | 3 HARBOUR GREEN | 7 | 2 | 3 | 2,304 | 2 | 7/16/2019 | \$4,598,000 | \$3,856,000 | 119.24% | | | | | | \$1,995.66 | 91 | 800 SF terrace. Downtown views only. |
| R2373932 | A | 1903 277 THURLOW STREET | 3 HARBOUR GREEN | 7 | 2 | 3 | 2,156 | 2 | 6/9/2019 | \$5,299,000 | \$4,914,000 | 107.63% | | | | | | \$2,457.79 | 375 | 2 car garage. |
| R2380972 | SOLD | 1903 560 CARDERO STREET | | 21 | 3 | 3 | 2,137 | | 6/17/2019 | \$3,928,000 | \$4,268,000 | 92.03% | \$3,550,000 | 83.18% | 6/24/2019 | \$1,661.21 | 0.9 | \$1,661.21 | 62 | Sub-penthouse. 2 balconies totalling 176 SF. |
| R2342250 | SOLD | 301 1169 W CORDOVA STREET | ONE HARBOUR GREEN | 13 | 2 | 3 | 2,529 | 3 | 2/20/2019 | \$8,890,000 | \$7,831,000 | 113.52% | \$8,200,000 | 104.71% | 4/20/2019 | \$3,242.39 | 0.92 | \$3,242.39 | 59 | 3700 SF of outdoor. 3 car garage. |
| R2345493 | SOLD | TH#13 1233 W CORDOVA STREET | CARINA | 16 | 3 | 3 | 2,628 | 2 | 3/5/2019 | \$4,298,085 | \$4,070,000 | 105.63% | \$4,125,000 | 101.36% | 3/10/2019 | \$1,569.63 | 0.96 | \$1,569.63 | 5 | Townhome with large patio. |
| R2356421 | SOLD | TH#23 1281 W CORDOVA STREET | CALLISTO | 14 | 3 | 3 | 2,156 | 2 | 4/8/2019 | \$3,348,000 | \$2,927,000 | 114.38% | \$3,125,000 | 108.76% | 4/14/2019 | \$1,449.44 | 0.93 | \$1,449.44 | 6 | Townhome with large patio. |
| R2309597 | SOLD | 306 1560 HOMER MEWS | THE ERICKSON | 9 | 2 | 3 | 2,244 | 2 | 9/25/2018 | \$3,880,000 | \$4,556,000 | 85.16% | \$3,520,000 | 77.26% | 2/7/2019 | \$1,568.63 | 0.91 | \$1,568.63 | 135 | 2 car garage. |
| R2339143 | SOLD | PH#300 1500 HORNBY STREET | 888 Beach - Beach Tower | 26 | 3 | 4 | 2,606 | 1 | 2/5/2019 | \$3,999,000 | \$4,304,000 | 92.91% | \$3,800,000 | 88.29% | 4/8/2019 | \$1,458.17 | 0.95 | \$1,458.17 | 186 | Penthouse. Not renovated. |
| R2354295 | SOLD | PH#2801 1277 MELVILLE STREET | The Filtrion | 12 | 2 | 3 | 2,710 | 3 | 4/11/2019 | \$5,998,000 | \$6,215,000 | 96.51% | \$5,700,000 | 91.71% | 4/19/2019 | \$2,103.32 | 0.95 | \$2,103.32 | 8 | 2 level with double-height living. 1400 SF of outdoor. |
| R2358623 | SOLD | 503 535 NICOLA STREET | Bahunia | 21 | 3 | 4 | 3,882 | 4 | 1/28/2019 | \$5,300,000 | \$5,745,000 | 92.25% | \$6,050,000 | 87.90% | 2/23/2019 | \$1,300.88 | 0.95 | \$1,300.88 | 26 | Renovated. 1500 SF patio. |
| R2311092 | SOLD | 1003 535 NICOLA STREET | Bahunia | 22 | 3 | 3 | 3,161 | 4 | 9/28/2018 | \$5,850,000 | \$5,252,000 | 111.39% | \$5,000,000 | 95.20% | 2/6/2019 | \$1,581.78 | 0.85 | \$1,581.78 | 347 | 3 car garage. |
| R2359453 | SOLD | 3101 499 PACIFIC STREET | The Chiffoness | 1 | 3 | 3 | 2,250 | 3 | 4/15/2019 | \$3,998,000 | \$4,379,000 | 91.30% | \$3,750,000 | 85.84% | 6/16/2019 | \$1,666.67 | 0.94 | \$1,666.67 | 42 | |
| R2297316 | SOLD | 1258 RICHARDS STREET | The Grace | 11 | 2 | 3 | 2,747 | 1 | 8/14/2018 | \$4,580,000 | \$3,383,000 | 135.39% | \$4,020,000 | 118.83% | 1/6/2019 | \$1,463.41 | 0.88 | \$1,463.41 | 145 | Townhome. |
| Totals and Averages - LISTINGS | | | | | | | | | | 64,009 | \$149,553,900 | | | | | | | \$2,304.08 | 103 | |
| Totals and Averages - LISTINGS | | | | | | | | | | 39,652 | \$69,426,800 | | | | | | | \$1,756.30 | 72 | |
| Totals and Averages - SALES | | | | | | | | | | 21,343 | | | \$36,370,000 | | | \$1,704.07 | | | | |
| Totals and Averages - SALES | | | | | | | | | | 7,707 | | | \$13,470,000 | | | \$1,747.76 | | | | |

Click Here to View Listings

SUMMARY STATISTICS:

| | LISTINGS | | | | SALES | | | |
|--------------------------------|----------|------------|------------|------------|------------|------------|------------|------------|
| | Direct | Low | High | Average | Direct | Low | High | Average |
| DOWNTOWN LOCATION | | \$1,363.02 | \$2,608.06 | \$1,755.30 | | \$1,463.41 | \$2,103.32 | \$1,747.76 |
| WATERFRONT LOCATION | | \$1,786.07 | \$3,380.76 | \$2,304.08 | | \$1,300.88 | \$3,242.39 | \$1,704.07 |
| DIRECTLY COMPARABLE PROPERTIES | | \$2,175.62 | | | \$2,103.32 | | | |
| | | \$2,055.46 | | | \$1,666.67 | | | |
| | | \$1,871.32 | | | | | | |
| | | \$1,862.88 | | | | | | |

Average Days on Market (DOM) for Downtown Sales *

103

Average Days on Market (DOM) for Waterfront Sales *

72

DOM statistics underline actual DOM as some agents cancel and re-list the same property whenever a price change occurs. Total DOM does not include previous DOM figures.

Sales are 94.16% of Assessed Value

4201-1028 Barclay Street is assessed at \$5,136,000

Estimated Sale Price based on sales versus assessed value is

Estimated Sale Price based on direct comparable sale of 1277 Melville is (\$2,103.32 x 2,657 SF)

\$5,588,521

Less: Outdoor space difference (1,400 SF x \$500/Buildable SF)

\$700,000

Less: Penthouse premium

\$200,000

APPENDIX B

APPRAISAL OF



"FORM APPRAISAL" REPORT OF THE SUBJECT PROPERTY

LOCATED AT:

**#4102 - 1028 Barclay Street
Vancouver, BC V6E 0B1**

FOR:

**Alvarez & Marsal Canada Inc.
#1680 - 400 Burrard Street
Vancouver, BC, V6C 3A6**

BORROWER:

N/A

AS OF:

July 29, 2019

BY:


Lisa Dingwall

RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

FILE NO.:

182365

| | | | | | | | | | | | | | |
|--|--|--|---|-------------------------------------|---|--------------------------|---|---|---|----------|------------|------|------|
| CLIENT | CLIENT: | Alvarez & Marsal Canada Inc. | | AIC MEMBER: | Lisa Dingwall | |  Appraisal Institute of Canada | | | | | | |
| | ATTENTION: | Vicki J. Chan | | COMPANY: | Niemi LaPorte & Dowle Appraisals Ltd. | | | | | | | | |
| | ADDRESS: | #1680 - 400 Burrard Street Vancouver, BC, V6C 3A6 | | ADDRESS: | #312 - 8678 Greenall Avenue Burnaby, B.C., V5J 3M6 | | | | | | | | |
| | E-MAIL: | vchan@advarezandmarsal.com | | E-MAIL: | ldingwall@nldappraisals.com | | | | | | | | |
| | PHONE: | 604 - 639 - 0847 | FAX: | | PHONE: | 604 - 438 - 1628 | FAX: | 604 - 438 - 2886 | | | | | |
| SUBJECT | PROPERTY ADDRESS: | #4102 - 1028 Barclay Street | | | CITY: | Vancouver | PROVINCE: | BC | POSTAL CODE: | V6E 0B1 | | | |
| | LEGAL DESCRIPTION: | Strata Lot 254, District Lot 185, Land District 36, Group 1, Plan# BCS 4016 PID# 028-447-263 Roll# 027605119840254 | | | | | | | | | | | |
| | | Source: BC Assessment/MLS | | | | | | | | | | | |
| | MUNICIPALITY AND DISTRICT: | City of Vancouver | | | | | | | | | | | |
| | ASSESSMENT: | Land \$ | 4,245,000 | Imps \$ | 891,000 | Total \$ | 5,136,000 | Assessment Date: | July 1, 2018 | Taxes \$ | 19,698.12 | Year | 2019 |
| | EXISTING USE: | Single Family Strata Unit in Multi-Family Residential Building | | | | | | OCCUPIED BY: | Vacant | | | | |
| ASSIGNMENT | NAME: | Hiroshi Morimoto | | | | | | | | | Name Type: | | |
| | PURPOSE: | <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input checked="" type="checkbox"/> "as is" court sale at the effective date of appraisal, subject to the attached assumptions & limiting conditions. | | | | | | | | | | | |
| | INTENDED USE: | <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Asset Valuation only as court sale, not for financing purposes - See Attached Addendum. | | | | | | | | | | | |
| | INTENDED USERS (by name): | Client as stated above. Use is authorized only to the client and as stated in the attached Letter of Reliance, if applicable. | | | | | | | | | | | |
| | REQUESTED BY: | <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other Use of this report by anyone other than the Client and Intended User is not permitted by the appraiser(s), and liability in this respect is denied. | | | | | | | | | | | |
| | VALUE: | <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective | | | | | | | | | | | |
| | | <input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____ | | | | | | | | | | | |
| | PROPERTY RIGHTS APPRAISED: | <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input checked="" type="checkbox"/> Condominium/Strata <input checked="" type="checkbox"/> In BC, strata developments are considered freehold/fee simple, or leasehold. | | | | | | | | | | | |
| | MAINTENANCE FEE (if applicable): | \$ 1,072.80 per month | | | | | | | | | | | |
| | CONDO/STRATA COMPLEX NAME (if applicable): | "Patina" | | | | | | | | | | | |
| | IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) _____ | | | | | | | | | | | |
| | APPROACHES USED: | <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH | | | | | | | | | | | |
| EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS | <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) | | | | | | | | | | | | |
| HYPOTHETICAL CONDITIONS | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption) | | | | | | | | | | | | |
| JURISDICTIONAL EXCEPTION | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum) | | | | | | | | | | | | |
| NEIGHBOURHOOD | NATURE OF DISTRICT: | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Agricultural | <input type="checkbox"/> | AGE RANGE OF PROPERTIES (years): | From | New | To | 85+ | | |
| | TYPE OF DISTRICT: | <input checked="" type="checkbox"/> Urban | <input type="checkbox"/> Suburban | <input type="checkbox"/> Rural | <input type="checkbox"/> Recreational | <input type="checkbox"/> | PRICE RANGE OF PROPERTIES: | \$ | 150,000 | \$ | 11,000,000 | | |
| | TREND OF DISTRICT: | <input type="checkbox"/> Improving | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Transition | <input type="checkbox"/> Deteriorating | <input type="checkbox"/> | Note: Price range above represents the subject property type. | | | | | | |
| | BUILT-UP: | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> 25 - 75% | <input type="checkbox"/> Under 25% | <input type="checkbox"/> Rural | | | | | | | | |
| | CONFORMITY Age: | <input type="checkbox"/> Newer | <input checked="" type="checkbox"/> Similar | <input type="checkbox"/> Older | <input type="checkbox"/> | MARKET OVERVIEW: Supply: | <input type="checkbox"/> High | <input checked="" type="checkbox"/> Average | <input type="checkbox"/> Low | | | | |
| | Condition: | <input type="checkbox"/> Superior | <input checked="" type="checkbox"/> Similar | <input type="checkbox"/> Inferior | <input type="checkbox"/> | Demand: | <input type="checkbox"/> High | <input checked="" type="checkbox"/> Average | <input type="checkbox"/> Low | | | | |
| | Size: | <input checked="" type="checkbox"/> Larger | <input type="checkbox"/> Similar | <input type="checkbox"/> Smaller | <input type="checkbox"/> | PRICE TRENDS: | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input checked="" type="checkbox"/> Declining | | | | |
| | COMMENTS: | <input type="checkbox"/> Detrimental Conditions Observed | | | | | | | | | | | |
| | Value trends, market appeal, proximity to employment and amenities, anticipated public/private improvements, apparent detrimental conditions (railroad tracks, unkempt properties, major traffic arteries, hydro facilities, commercial/industrial sites, landfill sites) | | | | | | | | | | | | |
| | The subject is located in the " West End " area of Vancouver's West side. This is an urban neighbourhood in the City of Vancouver and is located within reasonable proximity to urban amenities such as public transportation, shopping, public schools, hospital services, and police and fire protection services. The subject property is located on a street which experiences a typically light to moderate traffic flow throughout the day, and is close to arterial route access. | | | | | | | | | | | | |
| SITE | SITE DIMENSIONS: | Strata Interest - Irregular Site Area | | | | | | | | | | | |
| | LOT SIZE: | Strata Area Unit of Measurement square feet | | | | | | | | | | | |
| | Source: | BC Assessment and/or Municipal website, MLS system | | | | | | | | | | | |
| | TOPOGRAPHY: | Generally level and situated at road grade | | | | | | | | | | | |
| | CONFIGURATION: | Strata lot, see strata plan for parent parcel shape & dimensions | | | | | | | | | | | |
| | ZONING: | CD - 1 (444) Comprehensive Development District | | | | | | | | | | | |
| | | Source: BC Assessment/Zoning Map | | | | | | | | | | | |
| | OTHER LAND USE CONTROLS (see comments): | OCP: N/A | | | | | | | | | | | |
| | USE CONFORMS: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) _____ | | | | | | | | | | | |
| | ASSEMBLAGE | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) _____ | | | | | | | | | | | |
| | TITLE SEARCHED: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions) See comments below. | | | | | | | | | | | |
| | COMMENTS: | <input type="checkbox"/> Detrimental Conditions Observed | | | | | | | | | | | |
| Include features such as zoning, official community plans, local area plans, flood plains, EPA, greenbelt, reserves, heritage, easements, title restrictions such as judgments or liens, assemblage, known documentation of environmental contamination, tanks, etc. | | | | | | | | | | | | | |
| The subject property appears to conform to the zoning bylaw in terms of use, unless otherwise indicated. A title search has not been completed in conjunction with this appraisal (unless otherwise indicated). Therefore, this appraisal invokes an extraordinary limitation under the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). There were no observed environmental hazards on the subject property or neighboring properties, however an in-depth analysis in this regard has not been undertaken and is not within the scope of this appraisal (as per Assumptions and Limiting Conditions, Part 7 & 8). There is no known environmental contamination of the subject site, however we have not inspected or tested the soil or subsoil and we are unable to report any such part of the subject property is free from defect or in such condition as to render the subject property less valuable. | | | | | | | | | | | | | |

RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

REFERENCE:

FILE NO.:

182365

| | | | | | | | | | | | | | | | |
|---|---|---|------------------|---------|--------|----------|-----|-----------|-----------|---------|---------|---------|--|------------|-------|
| YEAR BUILT (estimated): 2011 | PROPERTY TYPE: Strata Condo | ROOFING: Tar and gravel | | | | | | | | | | | | | |
| YEAR OF ADDITIONS: N/A | DESIGN/STYLE: Apartment | Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | | | | | | | | | | | |
| EFFECTIVE AGE: 8 years | CONSTRUCTION: Concrete | Roof viewed from street only. Assumed average or better condition. | | | | | | | | | | | | | |
| REM. ECONOMIC LIFE: 57 years | WINDOWS: Double glazed, Aluminum sash | | | | | | | | | | | | | | |
| COMMENTS: CONSTRUCTION COMPLETE: 100% | BASEMENT: No Basement - strata unit | EXTERIOR FINISH: Concrete | | | | | | | | | | | | | |
| ADDITIONS COMPLETE: N/A | ESTIMATED BASEMENT AREA: N/A <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. | Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | | | | | | | | | | | |
| | ESTIMATED BASEMENT FINISH: N/A % | No known deficiencies with the roof or building envelope, therefore we invoke an extraordinary assumption that the roof and envelope are free from defects. | | | | | | | | | | | | | |
| | FOUNDATION WALLS: Concrete foundation | | | | | | | | | | | | | | |
| BEDROOMS(##) Large 1 2-piece XXX Good Drywall <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 3 Average 1 3-piece Average Plaster <input type="checkbox"/> <input type="checkbox"/> Small 4-piece Fair Paneling <input type="checkbox"/> <input type="checkbox"/> 2 5-piece Poor <input type="checkbox"/> <input type="checkbox"/> | CLOSET: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space Info Source: Owner, and/or assumed as per building code. | | | | | | | | | | | | | | |
| FLOORING: Engineered Hardwood/Tile/Carpet | PLUMBING LINES: Pex/Copper/ABS - Assumed Info Source: As per bldg code. | FLOOR PLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | | | | | | | | | | | |
| ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Assumed adequate service & compliant with bldg code. | BUILT-IN/EXTRA: <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garburator <input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium <input type="checkbox"/> HR Ventilator <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted Tub <input type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Microwave | | | | | | | | | | | | | | |
| ESTIMATED RATED CAPACITY OF MAIN PANEL: 100 amps | Please see Attached Narrative Addendum for further details | | | | | | | | | | | | | | |
| HEATING SYSTEM: Forced Air Fuel type: Gas | OVERALL INT. COND: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | | | | | | | | | | | | |
| WATER HEATER: Type: Common Heat Exchanger | | | | | | | | | | | | | | | |
| ROOM ALLOCATION | | | | | | | | | | | | | | | |
| LEVEL: | ENTRANCE | LIVING | DINING | KITCHEN | FAMILY | BEDROOMS | DEN | FULL BATH | PART BATH | LAUNDRY | Storage | Sitting | | ROOM TOTAL | AREA |
| MAIN | 1 | 1 | 1 | 1 | | 3 | 1 | 3 | 1 | Closet | 1 | 1 | | 9 | 2,658 |
| SECOND | | | | | | | | | | | | | | | |
| THIRD | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| ABOVE GRADE TOTALS | ROOMS: 9 | BEDROOMS: 3 | BATHROOMS: 3F 1H | | | | | | | | | | | 9 | 2,658 |
| BASEMENT | | | | | | | | | | | | | | | |
| UNIT OF MEASUREMENT: <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. | | | | | | | | | | | | | | | |
| SOURCE OF MEASUREMENT: Strata Plans | | | | | | | | | | | | | | | |
| BASEMENT FINISH: The subject property is a strata titled condominium unit constructed over a concrete foundation and secured parkade with no basement area. Building mechanical and utility areas are located at parkade level(s). | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| GARAGES/CARPORT/PARKING FACILITIES: The subject has three underground parking stalls located in the common area parkade. | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): Balcony off the master bedroom and a balcony off the den. | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed | | | | | | | | | | | | | | | |
| Building, appearance, quality, condition, services, extras, personal property, etc. | | | | | | | | | | | | | | | |
| The subject dwelling appears to have been constructed using a standard quality of materials and workmanship, and conforms to the surrounding neighbourhood. | | | | | | | | | | | | | | | |
| Please see the attached Narrative Addendum for further details regarding the Regional Description, Neighbourhood Description, Site Description, Description of Improvements - Exterior & Interior, and Conclusions. | | | | | | | | | | | | | | | |
| The intended user is cautioned that the appraiser(s) have not inspected or checked the drainage and drain tiles, or the heating, septic, sewer, air conditioning, electrical, plumbing, and other systems as may be applicable and are therefore unable to report any such features on such systems are free from defect. For the purpose of this report the appraiser(s) have assumed such features and systems are in good working order. The appraiser(s) have not inspected or tested the soil or subsoil, or the foundation, or woodwork, or framework of any structure and the parts of any structure and the appraiser(s) are therefore unable to report any such part of the property is free from rot, beetles or other defects or is in such condition as to render the property less valuable. For the purpose of this report the appraiser(s) have assumed there are no inadequacies, insufficiencies, or faults in the property and assume no responsibility for such conditions or for any inspection or testing which might be required to discover such conditions. | | | | | | | | | | | | | | | |
| Unless otherwise noted in this report, the subject strata development is assumed to be in good overall condition, with no building deficiencies, and no current or pending special assessments required. If building deficiencies do exist, or if special assessments are outstanding or required, we reserve the right to adjust our opinion of value accordingly, and any legal liability in this regard is expressly denied. If the building condition is of concern to the intended user, the services of a professional building inspector/engineer are recommended, as well as a review of the strata minutes of the subject strata corporation. See the additional Addendum Pages for additional assumptions and limiting conditions. | | | | | | | | | | | | | | | |

RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

FILE NO.: 182365

REFERENCE:

HIGHEST AND BEST USE

LAND VALUE AS IF VACANT: ☐ N/A \$ N/A- Strata Site SOURCE OF DATA: N/A Comment: N/A

EXISTING USE: Single Family Strata Unit in Multi-Family Residential as described herein.

HIGHEST AND BEST USE OF THE LAND AS IF VACANT: ☒ Residential ☐ Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED: ☒ Existing Residential Use ☐ Other

ANALYSES AND COMMENTS: See Attached Addendum for further details, including Highest & Best Use Analysis and Comments (as per CUSPAP 2018) including defining, analyzing and resolving.

DIRECT COMPARISON APPROACH

| SUBJECT | | | COMPARABLE NO. 1 | | COMPARABLE NO. 2 | | COMPARABLE NO. 3 | |
|--|---------------------|-------|---|---------------|--|---------------|--|---------------|
| | | | Description | \$ Adjustment | Description | \$ Adjustment | Description | \$ Adjustment |
| #4102 - 1028 Barclay Street Vancouver, BC | | | #3101 - 499 Pacific Street Vancouver, BC | | #PH2901 - 1277 Melville St. Vancouver, BC | | #1003 - 535 Nicola Street Vancouver, BC | |
| DATA SOURCE | | | MLS - R2359453 | | MLS - R2358285 | | MLS - R2311092 | |
| DATE OF SALE | Day-Month-Year | | 16-Jun-2019 | | 19-Apr-2019 | | 06-Feb-2019 | |
| SALE PRICE | \$ | | \$ 3,750,000 | | \$ 5,700,000 | | \$ 5,000,000 | |
| DAYS ON MARKET | | | 62 | | 8 | | 131 | |
| LIST PRICE | | | \$3,998,000 | | \$5,998,000 | | \$5,850,000 | |
| Approx KMs to Subject | | | 1 | | .6 | | 1 | |
| LOCATION | West End | | Yaletown/Inferior | | Coal Harbour/Super. | | Coal Harbour/Super. | |
| SITE DIMENSIONS/LOT SIZE | Stratified | | Stratified | | | | Stratified | |
| BUILDING TYPE | Strata Condo | | Strata Condo | | Strata Condo | | Strata Condo | |
| DESIGN/STYLE | 3 Bedroom Apt. | | 3 Bedroom Apt. | | 2 Bedroom Apt. | | 3 Bedroom Apt. | |
| AGE/CONDITION | 8 years Good | | 1 year Good | | 12 years Updated | | 22 years Updated | |
| LIVABLE FLOOR AREA | 2,658 square feet | | 2,250 square feet | | 2,710 square feet | | 3,161 square feet | |
| ROOM COUNT | Total Rooms | Bdrms | Total Rooms | Bdrms | Total Rooms | Bdrms | Total Rooms | Bdrms |
| | 9 | 3 | 8 | 3 | 6 | 2 | 7 | 3 |
| BATHROOMS | 3F 1H | | 3F | | 2F 1H | | 2F 1H | |
| BASEMENT | None | | None | | None | | None | |
| PARKING FACILITIES | 3 - U/G Stalls | | 3 - U/G Stalls | | 3 - U/G Stalls | | 4 - U/G Stalls | |
| Quality/Appeal | | | Inferior | | Superior | | Inferior | |
| Fl. Lv./View | 41st (Sub-PH) | | 31st/Inferior | | 29th (PH)/Comparable View | | 10th/Inferior | |
| Corner Unit | End Unit/Half Floor | | Corner/Inferior | | Only unit on floor/Sup. | | Corner/Inferior | |
| Outdoor Areas | Balconies | | Balconies/Similar | | V. Lg. Balconies/Sup. | | Balconies/Similar | |
| Complex | Patina | | The Charleson | | The Flatiron | | Bauhinia | |
| BCAA | \$5,136,000 | | \$4,379,000 | | \$6,215,000 | | \$5,252,000 | |
| ADJUSTMENTS (Gross%, Net%, Dollar) | | | 0.0 % 0.0 % \$ 0 | | 0.0 % 0.0 % \$ 0 | | 0.0 % 0.0 % \$ 0 | |
| ADJUSTED VALUES | | | \$ Inferior Overall | | \$ Superior Overall | | \$ Superior Overall | |
| ANALYSES AND COMMENTS: | | | | | | | | |
| Include qualitative or quantitative explanation for sale conditions, expenditures, market conditions and property adjustments including location, physical/economic characteristics, use, non-realty, rationale for most appropriate comparables. | | | | | | | | |
| All sales analyzed are the most comparable known to have occurred and are taken from the MLS system (unless otherwise noted) and are assumed to be arm's length in nature. The charted adjusted value range by Direct Comparison was determined. Please note: The amount of days on market that have been referenced are for the current listing(s) only, for potential total days on market please refer to listing(s) history. Due to the lack of recent large square footage/higher end apartment comparable sales in the Downtown Vancouver neighbourhood, sales 2-4 although somewhat dated are still considered to give a good indication of value, with a downwards time adjustment to reflect current market conditions. | | | | | | | | |
| The Direct Comparison Approach is based upon the principle of substitution which states a prudent investor would pay no more for a property than the cost of acquiring an alternative property with the same utility. The Direct Comparison Approach involves the investigation and analysis of recent, similar sales and listings of properties coupled with a process of comparison with the subject. Adjustments are made to account for relevant differences between each comparable sale and the subject. Such an adjustment process derives from each comparable an expected price that it would have sold for had it possessed the relevant characteristics that the subject possesses. From these adjusted sales prices, a defensible estimate of value for the subject may be made. "The Direct Comparison Approach looks at the differences in the legal, physical, locational and economic characteristics of comparable sales and listings and more closely on differences in the property rights, the sales dates, the listing dates, the motivation of parties involved and the financing. The Direct Comparison Approach is directly related to the prices of comparable, competitive properties, which then determine its market value."(Basics of Real Estate Appraising, Fourth Edition 1995, Page 232). | | | | | | | | |
| See additional comparables 4 to 6 page for additional Direct Comparison Approach analysis and description. | | | | | | | | |
| Based upon the analysis of the comparable sales, with consideration given to reflect various marketable differences between the comparable properties and the subject, a value range for the subject from \$ 4,550,000 to \$4,950,000 was estimated. Therefore, the estimated value range for the subject property, based upon the findings of the Direct Comparison Approach at the effective date of appraisal, and subject to the assumptions and limiting conditions as detailed in this report, is estimated to be supported by the range of: | | | | | | | | |
| | | | | | | | | |
| ****PLEASE SEE ADDITIONAL DIRECT COMPARISON APPROACH**** (\$4,550,000 to \$4,950,000) with a mid-point of \$4,750,000 | | | | | | | | |
| ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 4,750,000 Four Million Seven Hundred and Fifty Thousand Dollars (Mid-Point) | | | | | | | | |

RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

FILE NO.: 182365

REFERENCE:

DIRECT COMPARISON APPROACH

| SUBJECT | | COMPARABLE NO. 4 | | | COMPARABLE NO. 5 | | | COMPARABLE NO. 6 | | |
|--|----------------------|--|----------|---------------|---|----------|------------------|---------------------------|--|---------------|
| | | Description | | \$ Adjustment | Description | | \$ Adjustment | Description | | \$ Adjustment |
| #4102 - 1028 Barclay Street Vancouver, BC | | #3805 - 667 Howe Street Vancouver, BC | | | #5202 - 1128 West Georgia St Vancouver, BC | | | | | |
| DATA SOURCE | | MLS - R2307625 | | | MLS - R2233567 | | | | | |
| DATE OF SALE | Day-Month-Year | 16-Oct-2018 | | Superior | 22-Aug-2018 | | Superior | | | |
| SALE PRICE | \$ | \$ 4,838,000 | | | \$ 5,846,000 | | | \$ | | |
| DAYS ON MARKET | | 29 | | | 215 | | | | | |
| LIST PRICE | | \$5,280,000 | | | \$6,280,000 | | | | | |
| Approx KMs to Subject | | .5 | | | .4 | | | | | |
| LOCATION | West End | Downtown | | | West End/Superior | | Superior | | | |
| SITE DIMENSIONS/LOT SIZE | Stratified | Stratified | | | Stratified | | | | | |
| BUILDING TYPE | Strata Condo | Strata Condo | | | Strata Condo | | | | | |
| DESIGN/STYLE | 3 Bedroom Apt. | 2 Bedroom Apt. | | | 2 Bedroom Apt. | | | | | |
| AGE/CONDITION | 8 years Good | 5 years Good | Superior | | 10 years Good | Inferior | | | | |
| LIVABLE FLOOR AREA | 2,658 square feet | 2,289 square feet | | Inferior | 2,680 square feet | | Superior | | | |
| | Total Rooms Bdrms | Total Rooms Bdrms | | | Total Rooms Bdrms | | | Total Rooms Bdrms | | |
| ROOM COUNT | 9 3 | 7 2 | Inferior | | 6 2 | Inferior | | | | |
| BATHROOMS | 3F 1H | 2F 1H | | Inferior | 2F 1H | | Inferior | | | |
| BASEMENT | None | None | | | None | | | | | |
| PARKING FACILITIES | 3 - U/G Stalls | 2 - U/G Stalls | | Inferior | 2 - U/G Stalls | | Inferior | | | |
| Quality/Appeal | | Similar | | | Superior | | Superior | | | |
| Fl. Lv./View | 41st (Sub-PH) | 38th/Inferior | | Inferior | 52nd/Comparable view | | Superior/Similar | | | |
| Corner Unit | End Unit/Half Floor | Corner/Inferior | | Inferior | Corner/Inferior | | Inferior | | | |
| Outdoor Areas | Balconies | Balcony/Inferior | | Inferior | Balcony/Inferior | | Inferior | | | |
| Complex | Patina | Residences at Hotel Georgia | | Superior | Shangri-La | | Superior | | | |
| BCAA | \$5,136,000 | \$4,632,000 | | | \$5,969,000 | | | | | |
| ADJUSTMENTS (Gross%, Net%, Dollar) | | 0.0 % 0.0 % | | \$ 0 | 0.0 % 0.0 % | | \$ 0 | 0.0 % 0.0 % \$ 0 | | |
| ADJUSTED VALUES | | \$ Similar Overall | | | \$ Superior Overall | | | \$ 0 | | |
| ANALYSES AND COMMENTS: | | | | | | | | | | |
| Include qualitative or quantitative explanation for sale conditions, expenditures, market conditions and property adjustments including location, physical/economic characteristics, use, non-realty, rationale for most appropriate comparables. | | | | | | | | | | |
| Direct Comparison Approach Continued: | | | | | | | | | | |
| In a Quantitative Analysis, adjustments are made to account for relevant differences between each comparable sale and the subject. Such an adjustment process derives from each comparable an expected price it would have sold for had it possessed the relevant characteristics that the subject possesses. From these adjusted sales prices, a defensible estimate of value for the subject may be made. In applying this approach various units of comparison can be selected depending upon the nature of the property. Dollar value adjustments have been made in the comparable grid to reflect marketable differences between the subject property and each comparable property. Upwards comparable adjustments reflect the subject property being superior to the comparable in a particular attribute, whereas a downwards comparable adjustment reflects the subject property being inferior to the comparable property in a particular attribute. | | | | | | | | | | |
| | | | | | | | | | | |
| In a Qualitative Analysis, a relative comparison of each comparable to the subject is made, including a ranking analysis for the comparables. The value indication of these comparable properties is then concluded as a value estimate or a range of value. | | | | | | | | | | |
| | | | | | | | | | | |
| In the subject instance, a Quantitative Analysis has been undertaken, with a market value range for the subject determined and a market value estimate by Direct Comparison Approach concluded. | | | | | | | | | | |
| | | | | | | | | | | |
| The "Date of Sale" described for each comparable in the Direct Comparison Approach is typically the "Contract Date" as provided in the MLS listing, and not the "Completion Date" or "Transfer Date" of the sale. The AIC - CUSPAP Standards recommend that where possible, consistency be used in the selection of "Date of Sale", and that the preferred date be the date the price was agreed upon, which is typically "Contract Date". Please refer to the AIC CUSPAP Standards at http://www.aicanada.ca/wp-content/uploads/CUSPAP-2018-ENGLISH.pdf | | | | | | | | | | |
| | | | | | | | | | | |
| Verification of Third Party Information: In the preparation of this report, including the Direct Comparison Approach, information from sources which may include MLS listings, BC Assessment information, Municipal websites and databases, Developer websites and data sources, Property Managers, home owners, and/or Realtor provided data, among others, must be relied upon. The types of third party data provided may include information pertaining to the age, floor area, condition, quality of finish, date of sale, sale price, GST, special assessments, and other pertinent information regarding the comparable properties and/or the subject property. In addition, unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct. If any sources of third party provided information are subsequently found to be incorrect, this could have an impact on the estimate of value. The intended user is therefore cautioned that we reserve the right to adjust our opinion of value accordingly if incorrect data is found to have been provided, and liability in this regard is expressly denied. This forms an extraordinary assumption and limiting condition under CUSPAP. Please refer to the AIC CUSPAP Standards at http://www.aicanada.ca/wp-content/uploads/CUSPAP-2018-ENGLISH.pdf | | | | | | | | | | |
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RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

REFERENCE:

FILE NO.:

182365

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| SALES HISTORY | SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| | ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) The subject property has not been listed on the MLS system of the Real Estate Board of Greater Vancouver (other than as described below) over the past three (3) years prior to the effective date of appraisal. |
| | SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) The subject property has not been listed on the MLS system of the Real Estate Board of Greater Vancouver over the past one (1) year prior to the effective date of appraisal. |
| EXPOSURE TIME | ANALYSES OF REASONABLE EXPOSURE TIME: Exposure Time may be defined as the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the effective date of the appraisal. For the subject property, the exposure time has been estimated at 6 month to 12 months, provided that the subject is listed on the Multiple Listing Service at a price which is reasonable in relation to the value estimate herein. See http://www.aicanada.ca/wp-content/uploads/CUSPAP-2018-ENGLISH.pdf , Section 2.17 for details. In contrast, Marketing Time is defined as the estimated length of time the property interest would have to be offered on the market before actual consummation of a sale at the estimated value after the effective date of the appraisal. Exposure Time and Marketing Time may not be equal, depending on factors such as changing market conditions. See CUSPAP 2018 Practice Notes for details. |
| | RECONCILIATION AND FINAL ESTIMATE OF VALUE: Reconciliation is the application of the process of evaluating alternative conclusions from each of the approaches utilized in the appraisal, and selecting from these indicators to arrive at a final estimate of value. The relative significance, applicability and defensibility of the indication of value derived from each approach is weighed and reliance is placed on those approaches which best approximate the behaviour of the buyers and sellers currently in the market for properties of the subject's type. In the subject instance, the Direct Comparison Approach has been relied upon to arrive at the final estimate of value. The Cost Approach and Income Approach are not considered applicable to this analysis due to the subject being a stratified residential property. This is an Extraordinary Limiting Condition under CUSPAP. No Income Approach has been completed for the subject property, as analysis of this type is outside the scope of the residential form report, which is the format specifically requested by the client. If an Income Approach is considered to be applicable to the subject property type and is a requirement of the intended user, a Full Narrative Format appraisal rather than a Form Report would be required, and could be conducted for an appropriate fee. Further, inclusion of an Income Approach for applicable property types could result in a different value conclusion derived through that approach. Therefore if the Income Approach is considered a relevant valuation procedure/approach to value for the subject property type, this forms an extraordinary assumption and limiting condition under CUSPAP. |
| | UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <u>July 29, 2019</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <u>4,750,000</u> COMPLETED ON <u>August 16, 2019</u> (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT. |
| DEFINITIONS | DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition.2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. |
| | DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017) |
| | DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018) |
| SCOPE | The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures. The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report. The specific tasks and items necessary to complete this assignment include a summary of the following: 1. assembly and analyses of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analyses of land use controls pertaining to the subject property; 5. an analyses of Highest and Best Use, or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal. All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format. Other: See attached addendum. |
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RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

FILE NO.:

182365

REFERENCE:

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

Please see additional Assumptions & Limiting Conditions, as per AIC FULL 01/18 CUSPAP form content requirements, as attached in the Addendum. Ver. 01.01.18

CERTIFICATION

I certify that, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
8. ☒ No one has provided professional assistance to the members(s) signing this report;
☐ The following individual provided the following professional assistance:

9. As of the date of this report the undersigned has fulfilled the requirements of the Appraisal Institute of Canada (AIC)'s Continuing Professional Development Program:

10. The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

PROPERTY IDENTIFICATION

ADDRESS: #4102 - 1028 Barclay Street CITY: Vancouver PROVINCE: BC POSTAL CODE: V6E 0B1


LEGAL DESCRIPTION: Strata Lot 254, District Lot 185, Land District 36, Group 1, Plan# BCS 4016 PID# 028-447-263 Roll# 027605119840254

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT July 29, 2019 (Effective date of the appraisal) IS ESTIMATED AT \$ 4,750,000 ☒ As Is ☐ As If Complete

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT

APPRAISER

SIGNATURE: 

NAME: Lisa Dingwall

AIC DESIGNATION/STATUS: ☒ Candidate Member ☐ CRA,P.App ☐ AACI,P.App Membership # 903615

DATE OF REPORT/DATE SIGNED: August 16, 2019

PERSONALLY INSPECTED THE SUBJECT PROPERTY: ☒ YES ☐ NO

DATE OF INSPECTION: July 29, 2019

LICENSE INFO: (where applicable) Current AIC Membership & Insurance

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY: Digital signature(s) is/are provided by ACI/CRAL, this software form provider. Only a digitally signed electronic copy of this report may be relied upon.

ATTACHMENTS AND ADDENDA: ☒ ADDITIONAL SALES ☒ EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS ☒ NARRATIVE ☒ PHOTOGRAPHS ☐ BUILDING SKETCH ☐ PROGRESS INSPECTION

☒ MAPS ☐ COST APPROACH ☐ INCOME APPROACH ☐ MARKET RENT ☒ SCOPE OF WORK ☐ LIMITED USES/LIMITED DETRIMENTAL CONDITIONS ☒ PRIVACY POLICY

CO-SIGNING AIC APPRAISER (If applicable)

SIGNATURE: 

NAME: Michael LaPorte

AIC DESIGNATION/STATUS: ☐ CRA,P.App ☒ AACI,P.App Membership # 300782

DATE OF REPORT/DATE SIGNED: August 16, 2019

PERSONALLY INSPECTED THE SUBJECT PROPERTY: ☐ YES ☒ NO

DATE OF INSPECTION: N/A

LICENSE INFO: (where applicable) Current AIC Membership & Insurance


NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

REFERENCE:

FILE NO.:

182365


| | | | | | | |
|------------------------------|---|--|-------------|---|---|------------------|
| CLIENT | CLIENT: | Alvarez & Marsal Canada Inc. | AIC MEMBER: | Lisa Dingwall |  Appraisal Institute of Canada | |
| | ATTENTION: | Vicki J. Chan | COMPANY: | Niemi LaPorte & Dowle Appraisals Ltd. | | |
| | ADDRESS: | #1680 - 400 Burrard Street Vancouver, BC, V6C 3A6 | ADDRESS: | #312 - 8678 Greenall Avenue Burnaby, B.C., V5J 3M6 | | |
| | E-MAIL: | vchan@advarezandmarsal.com | E-MAIL: | ldingwall@nldappraisals.com | | |
| | PHONE: | 604 - 639 - 0847 | FAX: | | | |
| | | | PHONE: | 604 - 438 - 1628 | FAX: | 604 - 438 - 2886 |
| EXTRAORDINARY ITEMS ADDENDUM | EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches). The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected. It is assumed the subject improvements have been constructed, occupied and used in full compliance with, and without contravention of, all federal, provincial and municipal laws and regulations, including, but not limited to, all zoning bylaws, building codes and regulations, environmental laws and regulations, health regulations and fire regulations, except only where otherwise stated. It was further assumed, for any use of the subject property upon which this report is based, any and all required licences, permits, certificates, and authorizations have been or can be obtained and renewed, except only where otherwise stated. It is assumed the use of the land and improvements is confined within the boundaries or property lines of the subject property described and that there is no encroachment or trespass unless noted in the report. A title search has not been completed in conjunction with this appraisal (unless otherwise indicated). There are assumed to be no rights-of-way, easements, covenants or other documents registered over the subject property which would have a detrimental effect on value, unless otherwise indicated within this report. It is incumbent upon the intended user to confirm the legal description in this appraisal report matches the legal description on title and on any mortgage registration documents, and that the property has not been subsequently subdivided nor rezoned. Therefore, this appraisal invokes an extraordinary limitation under the Canadian Uniform Standards of Professional Appraisal Practice. The intended user is therefore cautioned that we reserve the right to adjust our opinion of value accordingly if incorrect assumptions have been made in these regards, and liability in these regards are expressly denied. It is further assumed that the property does not suffer from the presence of UFFI (Urea-Formaldehyde Foam Insulation), and if UFFI were at one time present, that it has been removed. There were no observed environmental hazards on the subject property or neighboring properties, however an in-depth analysis in this regard has not been undertaken and is not within the scope of this appraisal (as per Assumptions and Limiting Conditions, Part 7). There is no known environmental contamination of the subject site, however we have not inspected or tested the soil or subsoil and we are unable to report any such part of the subject property is free from defect or in such condition as to render the subject property less valuable. If the intended user relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised. Further, we have not carried out any investigation into the past or present uses of either the subject property or of any adjacent properties to establish whether there is any potential for contamination from any uses on any sites adjacent to the subject and therefore assume that none exists. See the additional Addendum Pages for additional assumptions and limiting conditions. | | | | | |
| | HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment. Required as per CUSPAP 2018 2.27 where applicable. | | | | | |
| | JURISDICTIONAL EXCEPTION The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions. There is no jurisdictional exception invoked in the preparation of this appraisal report. However, the Personal Information Protection Act (PIPA) of British Columbia sets out requirements for how organizations may collect, use, disclose and secure personal information. The preparation of this report and/or retention of records is subject to the requirements of PIPA, and restricts the use of this report to only the intended use and intended user outlined on page 1. Written authorization in advance must be requested for any proposed use in aggregated data model development, which must be done in conformity with PIPA and the Privacy Policy. For further information on the Act, contact the office of the Information & Privacy Commissioner for British Columbia, or access through the website: http://www.oipc.bc.ca/ | | | | | |

COST APPROACH ADDENDUM

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

FILE NO.:

182365

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| CLIENT | CLIENT: | Alvarez & Marsal Canada Inc. | | AIC MEMBER: | Lisa Dingwall | |  Appraisal Institute of Canada | | | |
| | ATTENTION: | Vicki J. Chan | | COMPANY: | Niemi LaPorte & Dowle Appraisals Ltd. | | | | | |
| | ADDRESS: | #1680 - 400 Burrard Street Vancouver, BC, V6C 3A6 | | ADDRESS: | #312 - 8678 Greenall Avenue Burnaby, B.C., V5J 3M6 | | | | | |
| | E-MAIL: | vchan@advarezandmarsal.com | | E-MAIL: | ldingwall@nldappraisals.com | | | | | |
| | PHONE: | 604 - 639 - 0847 | FAX: | | PHONE: | 604 - 438 - 1628 | FAX: | 604 - 438 - 2886 | | |
| COST APPROACH | PROPERTY ADDRESS: | | | | #4102 - 1028 Barclay Street | | | | | |
| | LAND VALUE | | As If Vacant | | SOURCE OF DATA | | Direct Comparison Research | | \$ | N/A- Strata Site |
| | SOURCE OF COST DATA: <input type="checkbox"/> MANUAL <input checked="" type="checkbox"/> CONTRACTOR <input type="checkbox"/> | | | | and/or additional data with respect to builder's costs are located in our work files. Under PIPEDA and PIPA, we cannot disclose the specific particulars of these sources. | | | | | |
| | BUILDING COST: | | <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. | | ESTIMATED COST NEW | | DEPRECIATED COST | | | |
| | Livable floor Area (above grade) | | | | @ \$ | \$ | \$ | \$ | | |
| | Basement | | | | @ \$ | \$ | \$ | \$ | | |
| | Garages/Carports | | | | @ \$ | \$ | \$ | \$ | | |
| | | | | | @ \$ | \$ | \$ | \$ | | |
| | | | | | @ \$ | \$ | \$ | \$ | | |
| | | | | | @ \$ | \$ | \$ | \$ | | |
| | OTHER EXTRAS INCLUDING SITE IMPROVEMENTS, LANDSCAPING, ETC | | | | \$ | \$ | \$ | \$ | | |
| | | | | | \$ | \$ | \$ | \$ | | |
| | | | | | \$ | \$ | \$ | \$ | | |
| | TOTAL REPLACEMENT COST | | | | \$ | \$ | 0 | | | |
| | ACCRUED DEPRECIATION: | | | | | | % \$ | 0 | \$ | 0 |
| DEPRECIATED VALUE OF THE IMPROVEMENTS | | | | | | | \$ | \$ | 0 | |
| | | | | | | | \$ | \$ | 0 | |
| ESTIMATED VALUE BY THE COST APPROACH (rounded) | | | | | | see Cost Approach Limitations | \$ | \$ | 0 | |
| NOTE: Unless otherwise noted the construction cost estimates contained herein were not prepared for insurance purposes and are invalid for that use. The Cost Approach is not applicable when appraising individual strata/condominium type dwelling units | | | | | | | | | | |
| ANALYSES/COMMENTS: † Cost Approach | | | | | | | | | | |
| The Cost Approach has not been completed as it is not considered an appropriate method for the valuation of residential strata titled property with a common area component. | | | | | | | | | | |
| Comments on Depreciation and Remaining Economic Life | | | | | | | | | | |
| Accrued Depreciation is defined in CUSPAP 2018 as "the difference between an improvement's cost new and its value as of any given date." (Section 2.3). The accrued depreciation calculation in a residential form report typically employs the Age-Life method of depreciation, which is the calculation of the Effective Age divided by the Economic Life, and is expressed as a percentage. | | | | | | | | | | |
| Remaining economic life is the difference between the estimate of economic life and the estimate of effective age. It may be described as "the remaining expected (future) economically productive life span of the structure. It changes due to market conditions and the building's overall maintenance. This may be important for mortgage lenders when determining amortization of a loan." (Sauder School of Business, Real Estate Division). Reliably predicting the future in 10, 20 or 30+ years is uncertain at best, and impossible in a practical sense. However, there is value in making projections as to the likelihood of redevelopment of a particular property (such as the subject), vs the likelihood of the existing improvements continuing under the current use into the foreseeable future. Not all properties offering the near term potential for redevelopment will in fact be redeveloped soon, therefore for residential properties which offer continued utility on an "as is" basis, consideration must also be given for the potential remaining lifespan assuming continued maintenance and occupation of the existing structure. Furthermore, as noted in the Sauder School of Business definition above, lending policy typically dictates there is a relationship between the estimated remaining life of a properties' improvements, and the maximum amortization of a loan. The appraiser(s) has/have used their best judgement as to the remaining economic life of the improvements assuming reasonable continued maintenance, and assume no liability where the amortization calculation is restricted by such estimates. | | | | | | | | | | |
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ADDENDUM

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|---|--------------|----------------------|
| Borrower: N/A | | File No.: 182365 |
| Property Address: #4102 - 1028 Barclay Street | | Case No.: |
| City: Vancouver | Province: BC | Postal Code: V6E 0B1 |
| Lender: Alvarez & Marsal Canada Inc. | | |

Intended Use of the Appraisal

For asset valuation purposes only - not for financing purposes. The intended user is recommended to read the report in full. Use of the report indicates acceptance of all assumptions, limiting conditions, methodology, use of applicable approaches to value, and liability limitations contained within the report.

Highest and Best Use Comments & Analysis:

Theory and Principle of Highest and Best Use

The Current Standards of the Appraisal Institute of Canada define Highest and Best Use as:

"That reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The highest and best use of a property is an economic concept that measures the interaction of five criteria: legal permissibility, physical possibility, probability, financial feasibility, and maximum profitability. It is to be recognized in cases where a site has existing improvement on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue unless and until land value in its highest and best use exceeds the total value of the property in its existing use. Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. It is customary the highest and best use of the land be determined separately from the highest and best use of the improvements.

Based upon the current zoning/land use controls and property description noted on page 1, along with land use in the subject neighbourhood, the current residential use is considered to offer utility to the subject site above that of vacant land value. Therefore, the Highest and Best Use of the subject property, at the effective date of appraisal, is considered to be "as is" unless otherwise noted.

ADDITIONAL APPRAISAL CONTENT

Terms of Reference

The Appraiser has been retained the by the addressed client to prepare an Appraisal Report on the subject property.

Property Rights Appraised

The Property Rights appraised in this report are the Fee Simple Title ownership, unless otherwise noted. The Fee Simple Title rights are defined as:

"The greatest interest an individual can own in land, or complete ownership in law, subject only to the governmental powers of taxation, expropriation, Escheat and police powers."

SCOPE OF APPRAISAL:

According to the 2018 AIC CUSPAP regulations, the Member must "define the scope of work necessary to complete the assignment" (CUSPAP 2018 6.2.4) Under Part 7.5, "Scope of Work" includes, but is not limited to, the following:

- inspection (inspection of the subject property is mandatory, subject to any Extraordinary Limiting Condition);
- research into physical, legal, social, political, economic or other factors that could affect the property;
- data research and verification, inspection of comparable data;
- analysis applied;
- any limitations to the assignment arising from the terms of the assignment, per the client's instructions. An extraordinary assumption or extraordinary limiting condition may be required to accommodate a client's instructions.

Data sources include the public records of the applicable Land Titles Office, listing and sale information from the applicable Real Estate Board and/or Real Estate Board Multiple Listing Service, the appraisers' office files, and discussions with Realtors active in the subject's market area. Unless otherwise stated in this report, the comparable properties used in the Direct Comparison Approach have not been inspected (physically or from the street) by the appraiser. A physical inspection of comparable properties does not fall within the scope of a residential "form" report. Exterior comparable photographs,

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|---|--------------|----------------------|
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| Lender: Alvarez & Marsal Canada Inc. | | |

if any, included within this report have been taken either from the MLS database, online street view databases, from the historic appraisal photo database compiled at the appraiser's office, and/or from a street photograph taken during the preparation of the appraisal report.

Statement of Competency

The Competence Provision of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) states:

"Prior to accepting an assignment or entering into an agreement to perform any assignment, an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently; or alternatively, disclose the lack of knowledge and/or experience to the client before accepting the assignment; and take all steps necessary or appropriate to complete the assignment competently; and if the Member lacks experience and/or knowledge to undertake an assignment, the Member must describe in the report, the steps taken to complete the assignment competently."

The appraiser has completed a variety of similar assignments in recent years. The appraiser and staff have sufficient knowledge and expertise to complete this assignment competently.

Definition of Market Value

The "Canadian Uniform Standards of Professional Appraisal Practice" (The Standards), defines Market Value as:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress." (The Appraisal of Real Estate. 2nd Canadian Edition. Vancouver: University of British Columbia Real Estate Division, 2002. p.2.3)

Implicit in this definition are the consummation of a sale as the specified date and passing of title from seller to buyer under conditions whereby;

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Motivational Consideration

When conditions motivating the Vendor or Purchaser are atypical, the price yielded in the sale transaction may differ from that involving a more normal transaction. Such circumstances may include a Vendor under pressure to sell quickly or an adjoining owner acquiring a property to enhance the development potential of the existing holding. This adjustment is typically required when the property is involved with these circumstances.

The subject property is currently involved in court proceedings. Under these circumstances, the typical definition of market value is not applicable. As

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ADDENDUM

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stated, the five tests of Market value are summarized as follows:

1. Buyer and seller are typically motivated; In the subject's case, this test is not met as the seller is not typically motivated to dispose of the asset.
2. Both parties are well informed or well advised, and acting in what they consider their best interests; In the subject's case, this test is not met as the seller is not acting in their best interest.
3. A reasonable time is allowed for exposure in the open market; In the subject's case, the test of reasonable exposures not met, as the property may be listed for a term not in line with the market dictated exposure time.
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; This test is typically met in the subject situation.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This test is occasionally met, as the courts endeavor to establish a market value which is similar to that unencumbered by this action.

Definition of Exposure Time

The "Canadian Uniform Standards of Professional Appraisal Practice" (The Standards), requires the appraiser to estimate the exposure time required to market the subject property to achieve the appraised value. The Standards hold the following definition: In an appraisal, the term means the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. It is always presumed to have preceded the effective date of the appraisal. It may be expressed as a range, and should appear in that section of the report that presents the discussion and analysis of market conditions, and with the final value conclusion. Exposure time is different for various types of real estate and under various market conditions. Rather than appear as an isolated estimate of time, it must refer to the property appraised, at the value estimated. The overall concept of reasonable exposure time encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable marketing effort. The distinction between exposure time (i.e. past) and marketing time (i.e. future) must be made clear if both are referred to in the report. (Canadian Uniform Standards of Professional Appraisal Practice)

Based on the analysis and conclusions of value within this report, the subject would require an exposure time as described in the Analysis of Reasonable Exposure Time section of this report. This estimate is based on the assumption the property would have been listed at a price conducive to achieving the sale and via typical marketing media for the property type. The reasonable marketing time is an estimate of the amount of time it might take to sell the property interest in real estate at the estimated market value level during the period immediately after the effective date of the appraisal. The reasonable marketing time is a function of price, time, use and anticipated market conditions and not an isolated estimate of time alone.

Foreclosure Limitation on Exposure Time

Reasonable exposure time is based on a series of conditions in most market value definitions. Exposure time is always assumed to precede the effective date of the appraisal, and is typically defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The reasonable exposure time is a function of price, time and use and not an isolation of time itself. When an appraisal is commissioned for foreclosure purposes, the presumption that exposure time occurs before the effective date of the appraisal may conflict with the function of the appraisal. In this instance, it is more practical to address the Marketing Time Estimate.

The reasonable marketing time is an estimate of the amount of time it might take to sell the property interest in real estate at the estimated market value level during the period immediately after the effective date of the appraisal. The reasonable marketing time is a function of price, time, use and anticipated market conditions and not an isolated estimate of time alone.

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Under the scope of this appraisal, the property has not been requested to be valued under the requirement of a limited marketing period. The market analysis will indicate if this is a shorter than typically expected marketing period under current conditions. If so, the estimate of market value must be adjusted to compensate for this limiting factor.

CANADIAN UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE - CUSPAP (The Standards)

This report is classified as a Form Report under The Standards. The research and analysis is contained in the appraiser's files and may be recalled to conduct a complete narrative appraisal at a later date. A title search has not been completed in conjunction with this appraisal. Therefore, this appraisal invokes an extraordinary assumption under the Canadian Uniform Standards of Professional Appraisal Practice. There were no observed environmental hazards on the subject property or neighbouring properties unless otherwise indicated, however an in-depth analysis in this regard has not been undertaken and is not within the scope of this appraisal. The Scope of the Appraisal encompasses the necessary research and analysis in order to determine an estimate of market value for the subject property in accordance with the Canadian Standards of Professional Appraisal Practice (CUSPAP) as adopted January 1st 2001 and amended to-date.

This appraisal assignment is being performed for the purpose of estimating the market value of the following: For existing completed improvements, the "as is" fee simple (or where applicable, leasehold/co-operative) interest in the subject property as described in this report; and for improvements under construction, the "upon 100% completion" value of the proposed improvements under the Hypothetical Conditions and subject to completion as per plans, quality of finish and materials, and specifications provided. The methods of valuation considered most applicable for the majority of residential properties are the Direct Comparison Approach and the Cost Approach. The Cost Approach is considered unreliable in valuing fractional interests such as most stratified properties.

The scope of this summary report is intended to comply with the reporting requirements set forth under CUSPAP. This report presents only summary discussion of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. This report was prepared for the exclusive use of the addressed client, and additional intended user, if named. The data contained herein reflects the appraiser's best judgement in light of the information available at the time of preparation. Any use to which a third party make of this report, or any reliance or decision to be made based on it, are the responsibility of such third parties. The appraiser's accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. The information contained in this report is specific to the needs of the intended user and for the stated intended use. The appraiser is not responsible for unauthorized use of this report. The Income Approach has not been undertaken as residential properties are not typically exchanged on the basis of their income earning potential.

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GST/HST NEW HOUSING REBATE

Excerpt below from Government of Canada website at:
<https://www.canada.ca/en/revenue-agency/services/tax/businesses/topics/gst-hst-businesses/gst-hst-home-construction/gst-hst-new-housing-rebate.html>)

The GST/HST new housing rebate allows an individual to recover some of the goods and services tax (GST) or the federal part of the harmonized sales tax (HST) paid for a new or substantially renovated house that is for use as the individual's, or their relation's, primary place of residence, when all of the other conditions are met. Additionally, other provincial new housing rebates may be available for the provincial part of the HST whether the GST/HST new housing rebate for the federal part of the HST is available or not.

In certain circumstances, a transitional new housing rebate may be available in addition to any GST/HST new housing rebate and provincial new housing rebate for which you may be eligible, even if the house is not your primary place of residence.

The new housing rebate is not available to a corporation or a partnership.

Eligibility Information:

The rebate is available for any of the following:

- building a home or contracting someone to build one
- buying a newly constructed or substantially renovated home from a builder
- buying a newly constructed house from a builder, where you lease the land from the builder under the same agreement to buy the house
- substantially renovating a home or building a major addition to one
- rebuilding a home destroyed by fire
- buying a share of the capital stock in a newly constructed cooperative housing project

BC NEW HOUSING REBATE

A BC new housing rebate may be available for some of the provincial part of the HST paid by an individual who purchases newly constructed or substantially renovated housing for use as the primary place of residence of the individual or a relation of the individual, where the HST became payable before April 2013. The BC new housing rebate may also be available to an individual who constructs or substantially renovates their own home, or hires someone else to do so for them, for such use.

As of April 1, 2013, the HST at the rate of 12% (5% federal part and 7% provincial part) no longer applies in British Columbia. The HST at the rate of 12% has been replaced by the GST at the rate of 5% and a provincial sales tax. An individual is entitled to claim both a BC new housing rebate and a GST new housing rebate where all of the conditions for claiming each rebate are met. The BC new housing rebate is available for the same types of housing for which a GST new housing rebate is available. Qualifying housing includes owner-built housing, co-operative housing, mobile homes, floating homes, and housing on leased land. To apply for this rebate, use Form RC7190-BC, GST190 British Columbia Rebate Schedule.

For the valuation of real estate in BC where GST/HST is applicable, our market value estimate will include the applicable GST/HST, unless the client specifically requests the value be shown excluding GST/HST, in which case we will typically show both the GST/HST included and GST/HST excluded value. See CUSPAP 2018 Part 17.34.2i.

PRIVACY POLICY:

Niemi LaPorte & Dowle Appraisals Ltd. and Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. and their subsidiaries take privacy very seriously. We collect personal information to better serve our customers, for security reasons, and to provide customers and potential customers with information about our services. We would like to have a lifelong relationship of good service with our customers, and for that reason we may retain personal information provided for as long as necessary to provide our services and respect our obligations to governmental agencies and other third parties. The information will remain confidential to Niemi LaPorte & Dowle Appraisals Ltd. and Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. and their

ADDENDUM

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subsidaries, to businesses working for us, and to any organization that acquires part or all of our business, provided that they agree to comply with our privacy policy. By accepting this report, you are agreeing to maintain the confidentiality and privacy of any personal information contained herein and to comply in all material respects with the contents of our Privacy Policy. As stated above, written authorization in advance must be requested for any proposed use in aggregated data model development, which must be done in conformity with PIPA and the Privacy Policy. If you wish to see a copy of our Privacy Policy, or have privacy questions or concerns, please contact the Privacy Officer by e-mail at: info@nldappraisals.com.

CLIENT DEFINITION:

As required by the Appraisal Institute of Canada (AIC) – CUSPAP guidelines, our “CLIENT” is the person(s) who have ordered the appraisal report, regardless of who provides payment. As such, our client will solely dictate who may receive a copy of the report, a verbal confirmation of value, or a letter of transmittal providing authorization to use the report. The definition of "Client and Intended Users" may be found on the AIC website for CUSPAP 2018 under section 2.13 and 2.39. For further information on the appraiser/client relationship and confidentiality/privacy requirements, contact the AIC at <http://www.aicanada.ca/> or by telephone at 613-234-6533.

ADDITIONAL LIMITATIONS

The liability (including all costs, total legal fees of all parties, damages, disbursements and taxes) of Niemi LaPorte & Dowle Appraisals Ltd. and/or Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. or their subsidiaries, for a claim related to professional services provided pursuant to this service in either contract negligent misrepresentation or tort, including the owners, directors, officers, employees and/or subcontractors of the firm is limited to the lesser of: three times the appraisal fee paid, or to the extent that such liability is fully covered by the Appraisal Institute of Canada’s errors and omissions insurance in effect from time to time, which is available to indemnify the company and its appraisers at the time the claim is made, (so long as the appraiser(s) is/are named in the action), and not more than two years after the appraisal services are rendered. The appraiser(s) are not liable for consequential damages.

We expressly deny any legal liability where an intended user relies upon an appraisal report in any capacity, where the appraisal report is more than 90 days old (based on the date of appraisal report completion) at the time of reliance. Further, no liability is accepted for the portion of any loss which is represented by the decrease in the subject property’s market value, between the effective date of appraisal and the date of loss, as measured by the change in the applicable Real Estate Board HPI (MLS Home Price Index) for the subject property area and property type [market segment].

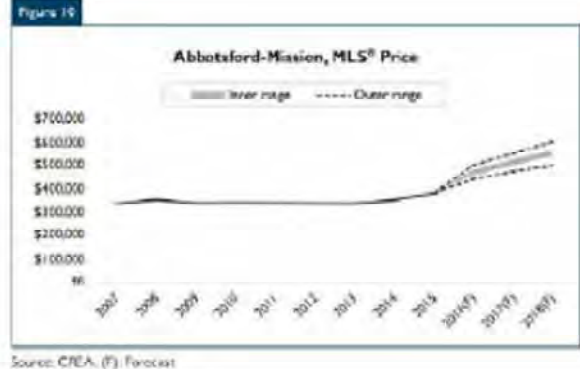
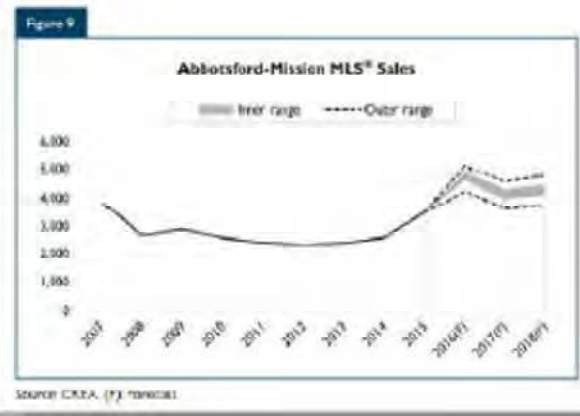
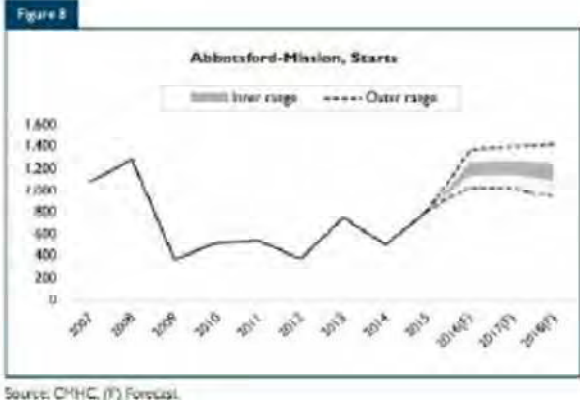
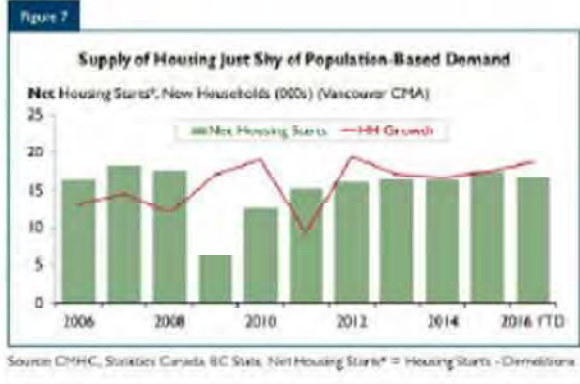
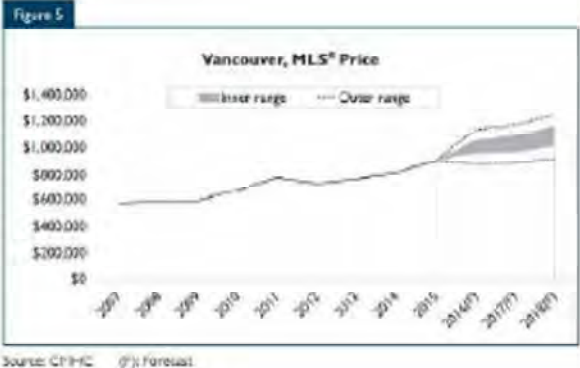
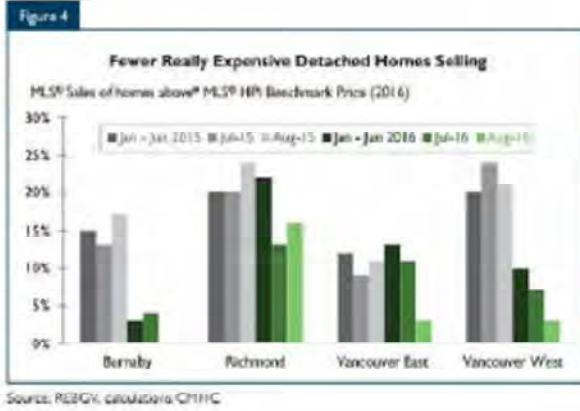
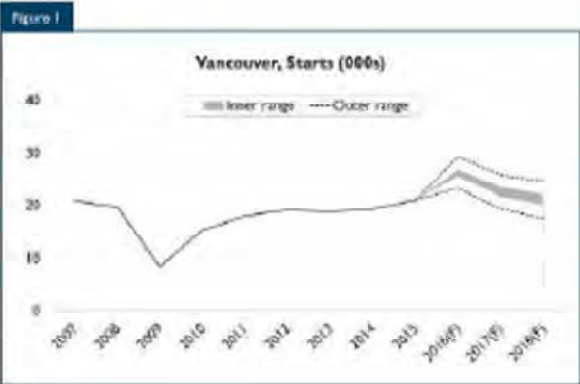
The intended user should be aware that when preparing an appraisal for financing purposes [financing is not the purpose of this appraisal report], appraisers do not investigate if the prospective loan and applicant satisfy prudent underwriting criteria. Consequently, we assume no responsibility for loans made where the borrower lacks the ability or motivation to repay the loan, or where the intended user has not followed prudent lending practices. This authorization is conditional on the intended user completing a thorough due diligence investigation that reasonably concludes that the borrower has the intention and capacity to repay the loan. Further, no liability is accepted where the intended user withheld or omitted pertinent information with respect to the requirements for the preparation of this appraisal report, or where the client or client’s staff (eg. owner, lender or where applicable a mortgage broker and/or brokerage staff) misconduct is found to have occurred in the mortgage application/approval process. This report has been undertaken at the client’s request on a fee basis, and may only be relied upon by the intended user stated herein if: the appraisal fee has been paid in full by the time the report has been relied upon. It is incumbent upon the intended user to confirm full payment has been made prior to relying on the report. If full payment of the report is not made, authorization for use of the report is deemed to be revoked, and any liability is expressly denied. For intended user’s for which credit is extended (up to 30 days), no liability with respect to this appraisal report is accepted where: delinquent balance(s) with respect to any appraisal report(s) conducted by Niemi LaPorte & Dowle Appraisals Ltd. and/or Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. or their subsidiaries, for the intended user remained outstanding at the time this appraisal report was relied upon, and/or the subject appraisal remained unpaid beyond a 30 day maximum credit period. No one else may rely on this report without the written consent of the appraiser(s), which we will not provide retroactively. The appraisal report is protected by copyright law.©

As the appraisal report has been completed using widely available and relied upon appraisal form software, the appraiser(s) make no warranty as to the complete accuracy of the software, and therefore reserve the right to make amendments or corrections to the report where a software error has occurred. No liability is accepted for errors and/or omissions attributable to software, regardless of version.

MARKET OVERVIEW CHARTS (data source: CMHC-SCHL)

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| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |

HOUSING MARKET OUTLOOK - VANCOUVER & ABBOTSFORD CMA

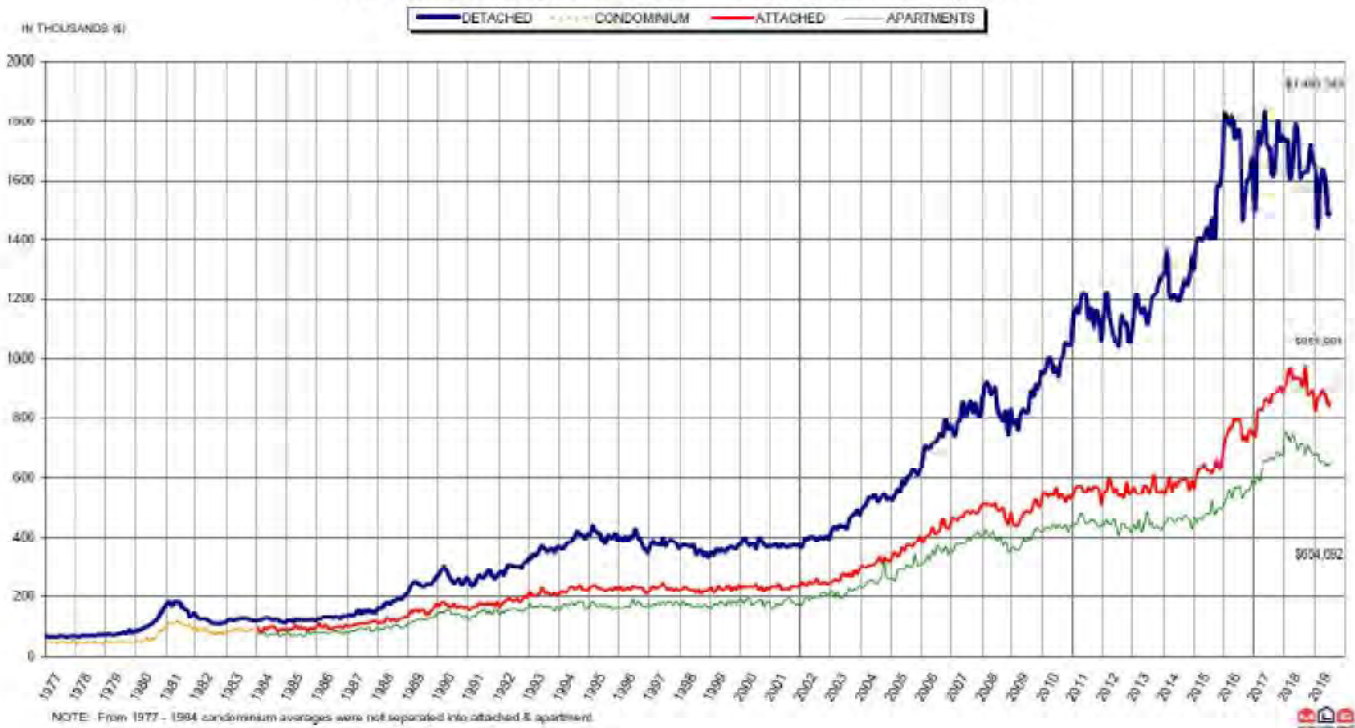


HISTORICAL AVERAGE PRICE GRAPH

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Residential Average Sale Prices - January 1977 to July 2019



NARRATIVE ADDENDUM

Additional commentary on the subject property including Regional, Neighbourhood, Site & Improvements Description, Rental Value (if requested), and Conclusions

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REGIONAL DESCRIPTION:

The City of Vancouver is located in the geographic center of Metro Vancouver, which is located in the southwestern region of British Columbia. Vancouver is bordered to the north by Burrard Inlet, to the west by the Strait of Georgia, to the south by the Fraser River, and to the east by the City of Burnaby. Vancouver was incorporated in 1886, and as of the 2006 census, had a population of 578,041 (Metro Vancouver population 2,116,581), ranking the region as the third most populous in Canada. The city proper has a geographic area of 114.67 square kilometres, with the Metro Vancouver region having an area of 5,335 square kilometres.

The 2006 Census also showed approximately 41.7% of the Metro Vancouver population were of visible minority origin. As Metro Vancouver represents about 50% of the Province's population, the result is that British Columbia is Canada's most ethnically diverse province. Some of the most statistically significant minority groups in the City of Vancouver include Chinese, South Asians, Filipinos, Koreans, Japanese, South-east Asians, West Asians, and Latin Americans. Vancouver's status as a Pacific Rim Gateway@ has contributed to the significant immigrant population from Asia in particular.

Further to the 2006 census, Vancouver is the third most populous city in North America in terms of density, with an estimated 5,335 people per square kilometre (outpaced by only New York City and San Francisco). This density is most concentrated in the neighbourhoods of the downtown peninsula, which includes the West End, Coal Harbour, Yaletown, Downtown, and False Creek North. The downtown peninsula is also home to Stanley Park, Rogers Arena, and BC Place. Vancouver ranks fifth in North America for the most high-rise buildings and is ranked highly from year to year as one of the world's most livable cities (just google world's best cities). However, as a result of high desirability of location and high demand, Vancouver also often ranks as one of the worlds least affordable cities. Internationally, Vancouver has had enormous and complementary exposure due to the Vancouver 2010 Winter Olympic and Paralympic Games.

NEIGHBOURHOOD DESCRIPTION:

The subject property is located in the City of Vancouver. It is close to shopping, recreation facilities, arterial routes, and all other urban amenities. The general location is considered to be average overall.

Properties immediately surrounding the subject are comprised mainly of multi-family, retail and commercial developments. Homes in the area have been constructed using an average/good quality of workmanship and materials overall. The neighbourhood is considered desirable overall.

SITE DESCRIPTION:

The subject property is located on a strata titled site which is generally level, situated at road grade, and is fully landscaped. Additional common area site improvements include underground parking. Overall site appeal is considered to be average.

DESCRIPTION OF IMPROVEMENTS - EXTERIOR & INTERIOR:

The subject property is a strata titled apartment unit located in the " Patina " concrete constructed, high-rise apartment complex. It has a concrete exterior finish and a tar & gravel roof. The common areas include lobby, elevators, hallways, fitness centre, concierge service, bike room, club house and storage lockers. Maintenance fees for the subject unit include management, common maintenance and hot water.

The subject unit is a three bedroom and den, 42nd floor (sub-penthouse), end unit (only two units per floor for 42st & 42nd levels). The main floor area is comprised of: a tile floored entry with a built-in a cabinet; engineered hardwood floored living/dining room with floor to ceiling windows; engineered hardwood floored kitchen with granite countertops, standard quality cabinets, large single stainless steel sink with a garborator, built-in dishwasher, microwave, espresso machine, oven & stove, Sub-Zero fridge, granite backsplash, eating bar and standard quality fixtures; carpeted master bedroom with built-in cabinets, door to a balcony, glass slider to a tile floored sitting room and a tile floored five piece ensuite with a separate multi-headed rain shower, soaker tub and two sinks; carpeted bedroom with a tile floored five piece ensuite with a separate shower, soaker tub and two sinks; carpeted bedroom with a tile floored three piece (shower) ensuite; engineered hardwood floored den with a door to a balcony; tile floored two piece powder room; tile floored storage room; and a laundry closet.

Overall condition is considered to be good with regular maintenance apparent. It has three secured underground parking stalls. Features include air conditioning, floor to ceiling windows with a 180 degree West/North/East views and only two units on its floor level.

CONCLUSIONS:

The subject property is located in an average Vancouver West location and conforms to the surrounding neighbourhood. After review of Home Price Index and the sale(s)/listing information provided by Real Estate Board, market activity and sale prices in the Vancouver West residential strata real estate market, have declined over the past several months. Saleability of the subject property is considered to be average under current market conditions.

SUBJECT PROPERTY PHOTO ADDENDUM

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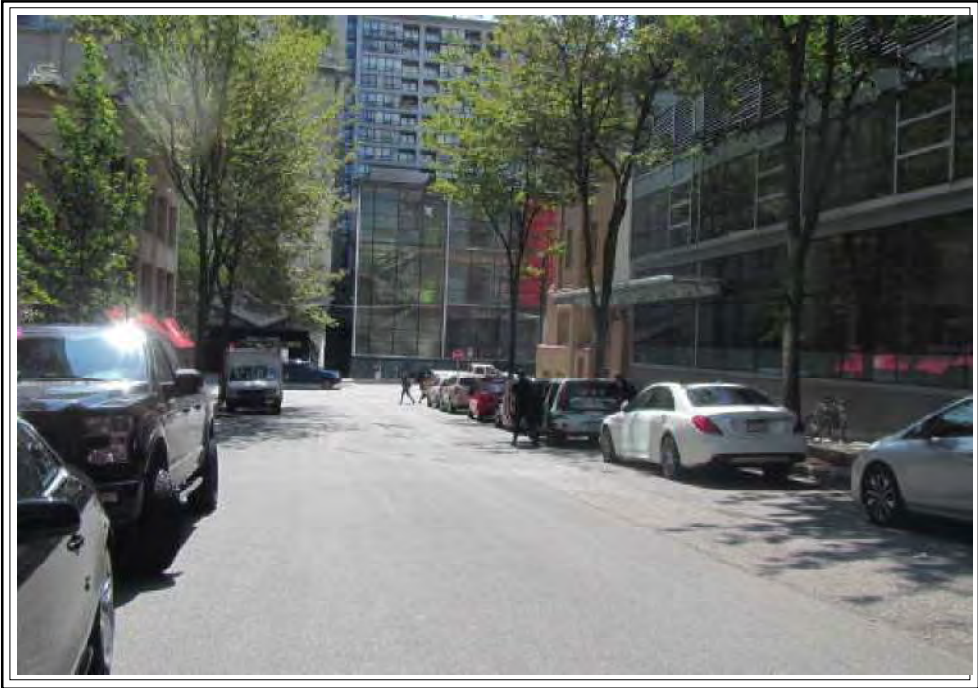


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 29, 2019



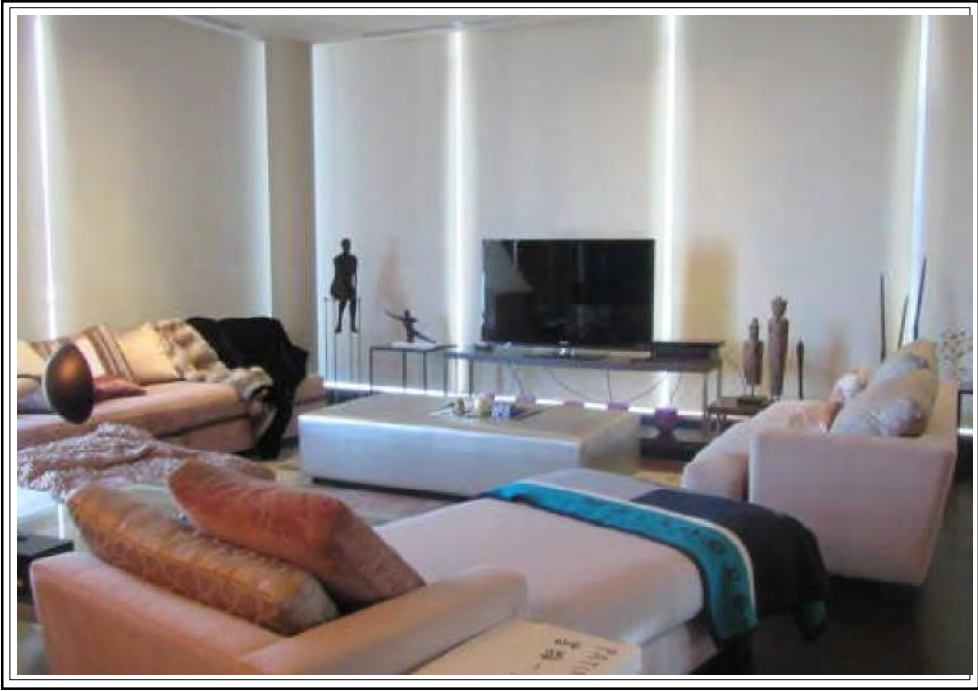
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

ADDITIONAL SUBJECT PHOTOS ADDENDUM

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LIVING ROOM

The homeowner(s)/occupant(s)/ representative(s) present during the inspection (where applicable) gave verbal consent to the appraiser to take photographs of the property. Liability in this regard is strictly denied.



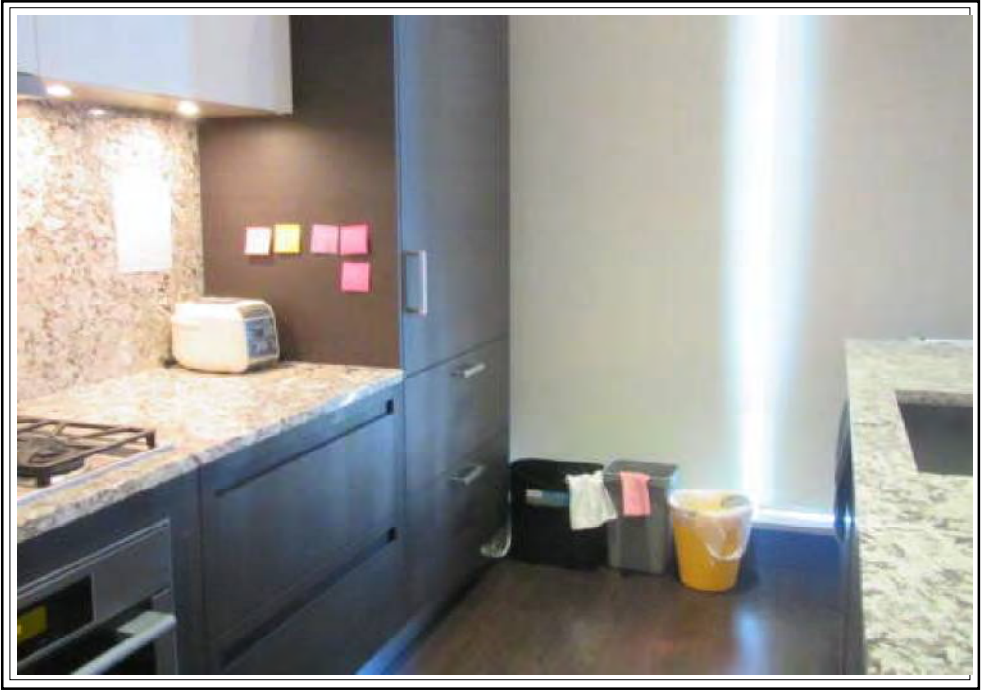
DINING ROOM



KITCHEN

ADDITIONAL SUBJECT PHOTOS ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



KITCHEN



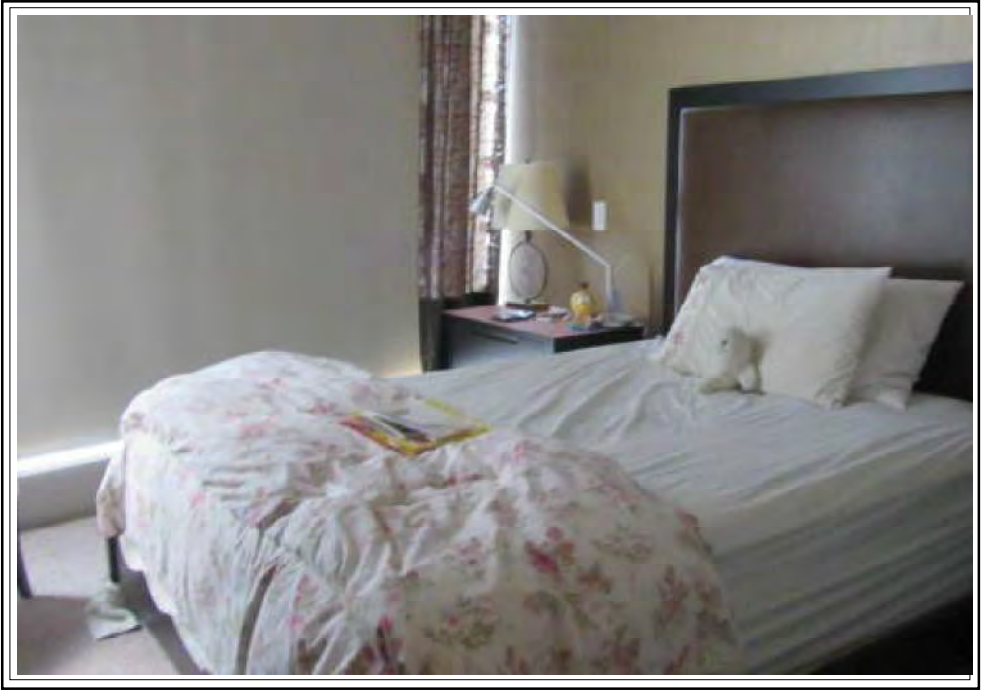
MASTER BEDROOM



ENSUITE

ADDITIONAL SUBJECT PHOTOS ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



BEDROOM



ENSUITE



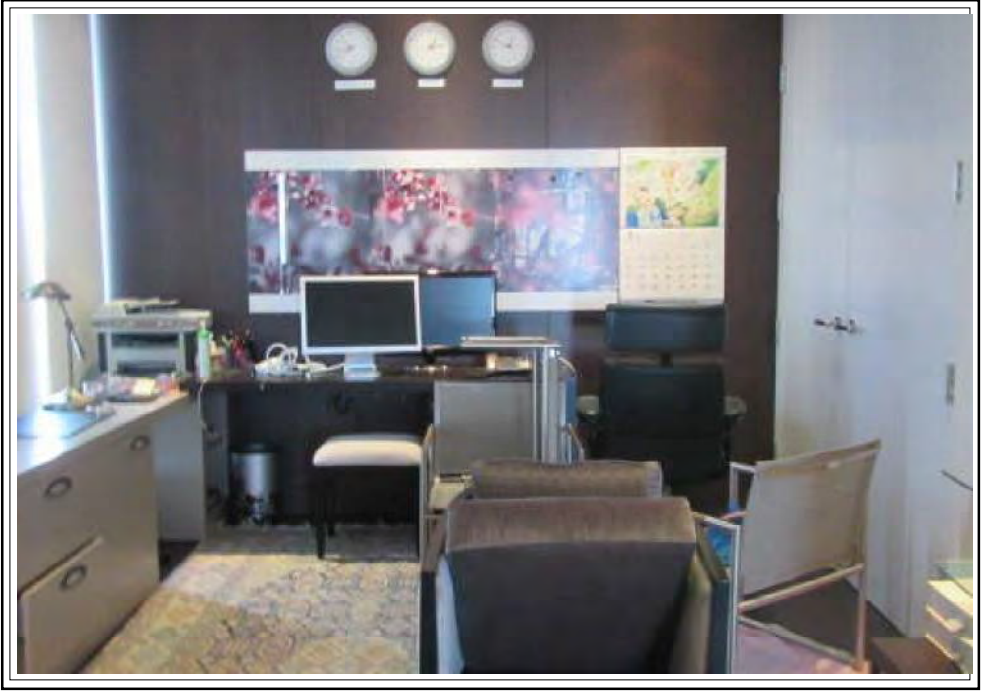
BEDROOM

ADDITIONAL SUBJECT PHOTOS ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



ENSUITE



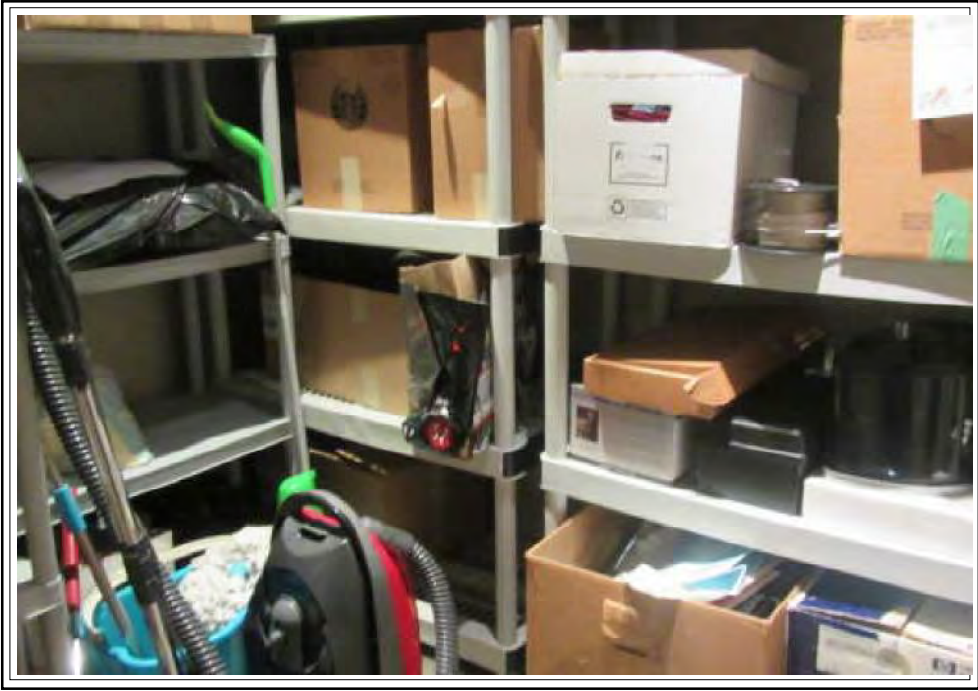
DEN



POWDER ROOM

ADDITIONAL SUBJECT PHOTOS ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



STORAGE ROOM



VIEW



VIEW

ADDITIONAL SUBJECT PHOTOS ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



VIEW



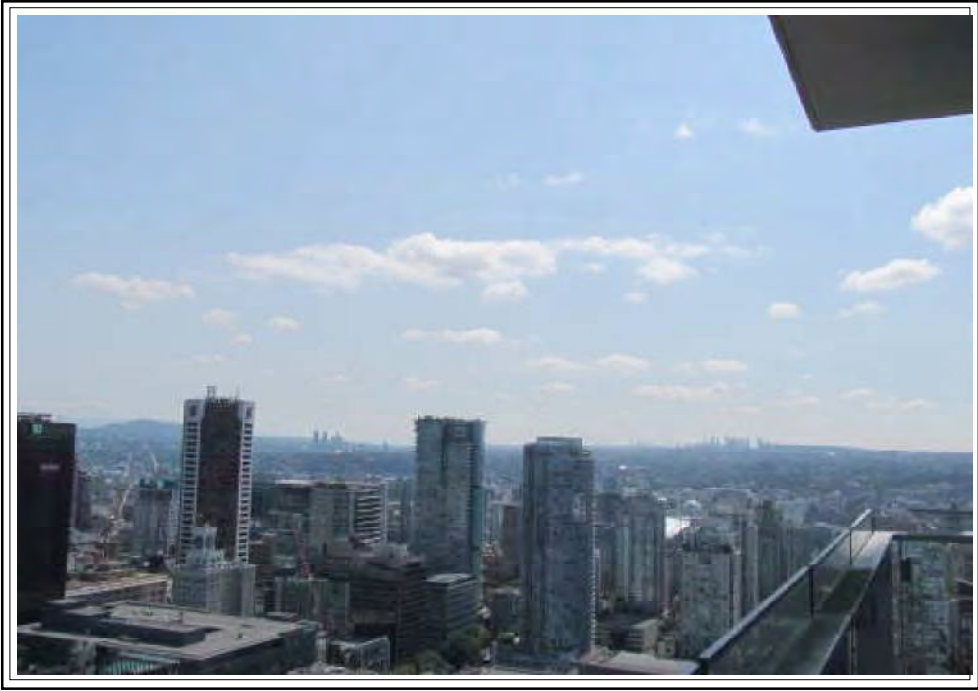
VIEW



VIEW

ADDITIONAL SUBJECT PHOTOS ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



VIEW FROM DEN BALCONY



VIEW FROM DEN BALCONY



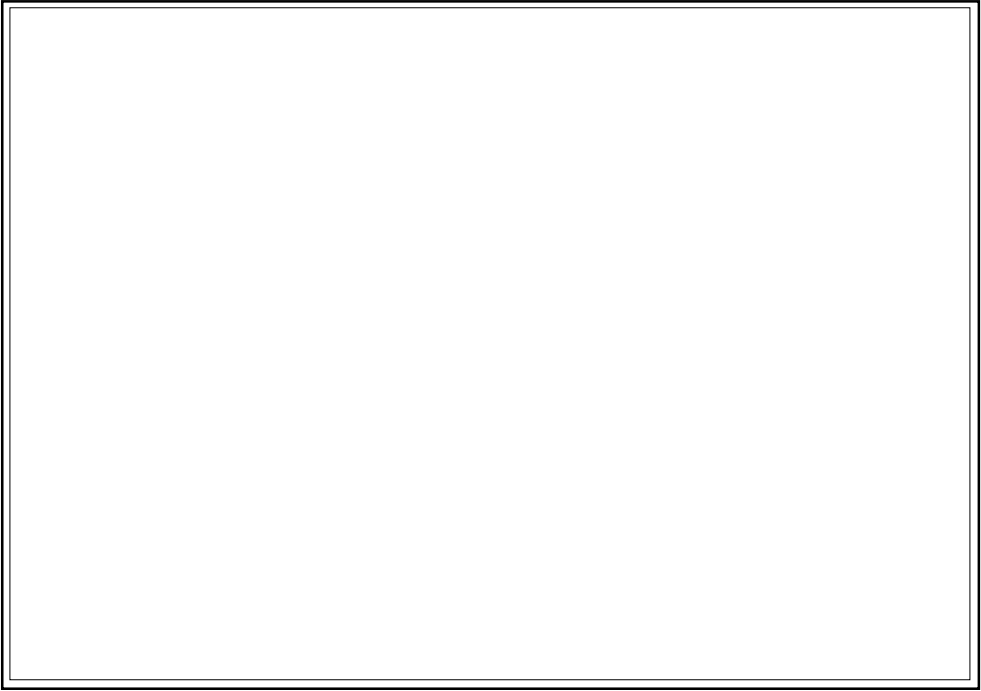
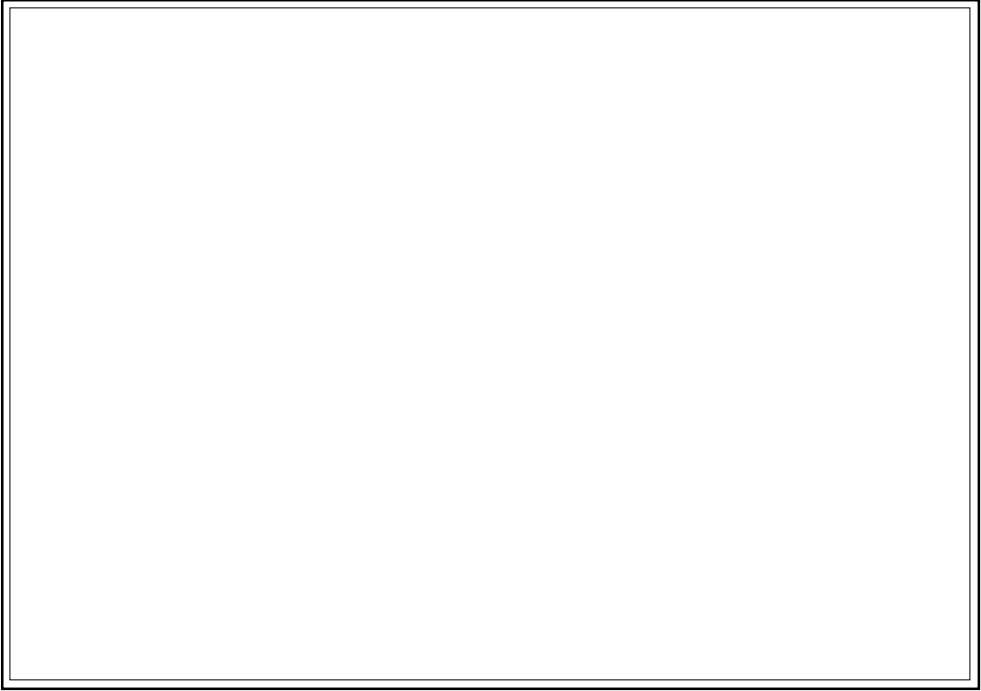
VIEW FROM DEN BALCONY

ADDITIONAL SUBJECT PHOTOS ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |

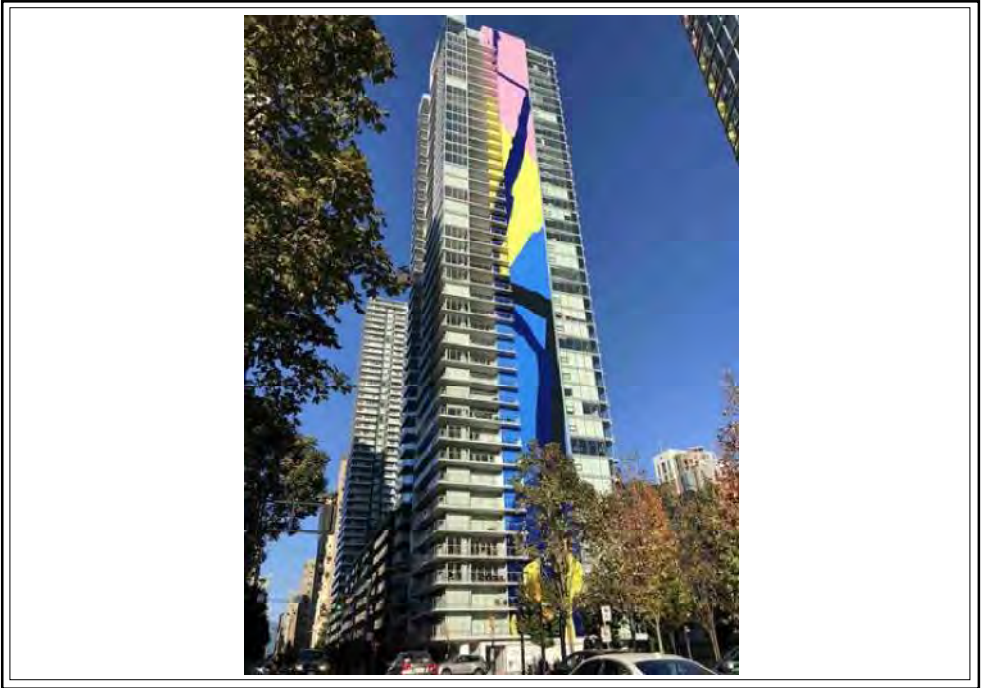


VIEW FROM DEN BALCONY



COMPARABLE PROPERTY PHOTO ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



COMPARABLE SALE #1

#3101 - 499 Pacific Street
Vancouver, BC
Sale Date: 16-Jun-2019
Sale Price: \$ 3,750,000



COMPARABLE SALE #2

#PH2901 - 1277 Melville St.
Vancouver, BC
Sale Date: 19-Apr-2019
Sale Price: \$ 5,700,000



COMPARABLE SALE #3

#1003 - 535 Nicola Street
Vancouver, BC
Sale Date: 06-Feb-2019
Sale Price: \$ 5,000,000

COMPARABLE PROPERTY PHOTO ADDENDUM

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



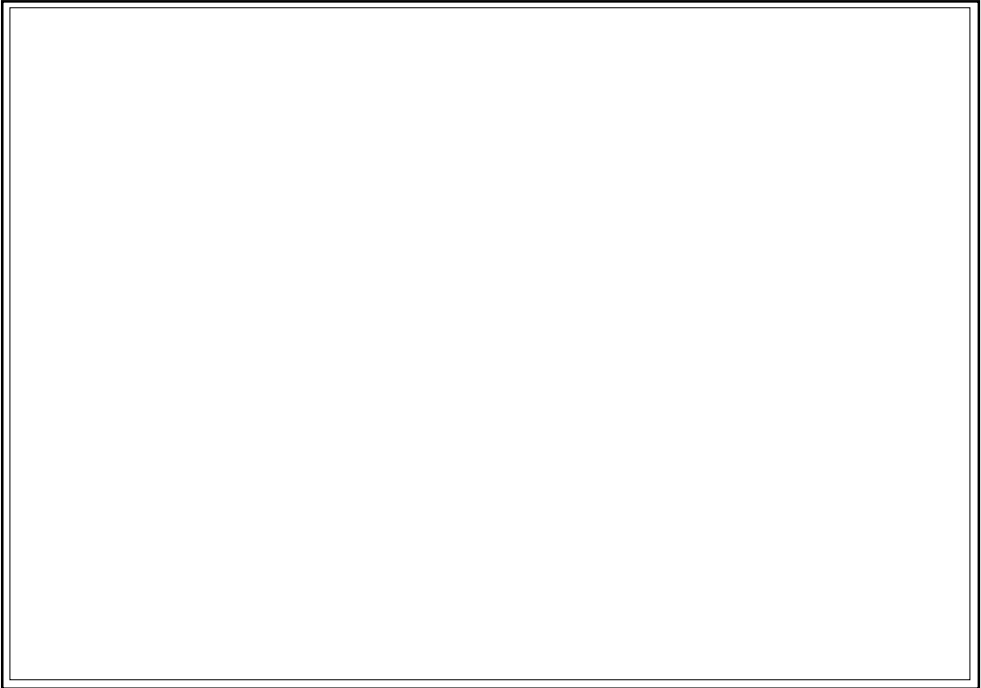
COMPARABLE SALE #4

#3805 - 667 Howe Street
Vancouver, BC
Sale Date: 16-Oct-2018
Sale Price: \$ 4,838,000



COMPARABLE SALE #5

#5202 - 1128 West Georgia St
Vancouver, BC
Sale Date: 22-Aug-2018
Sale Price: \$ 5,846,000

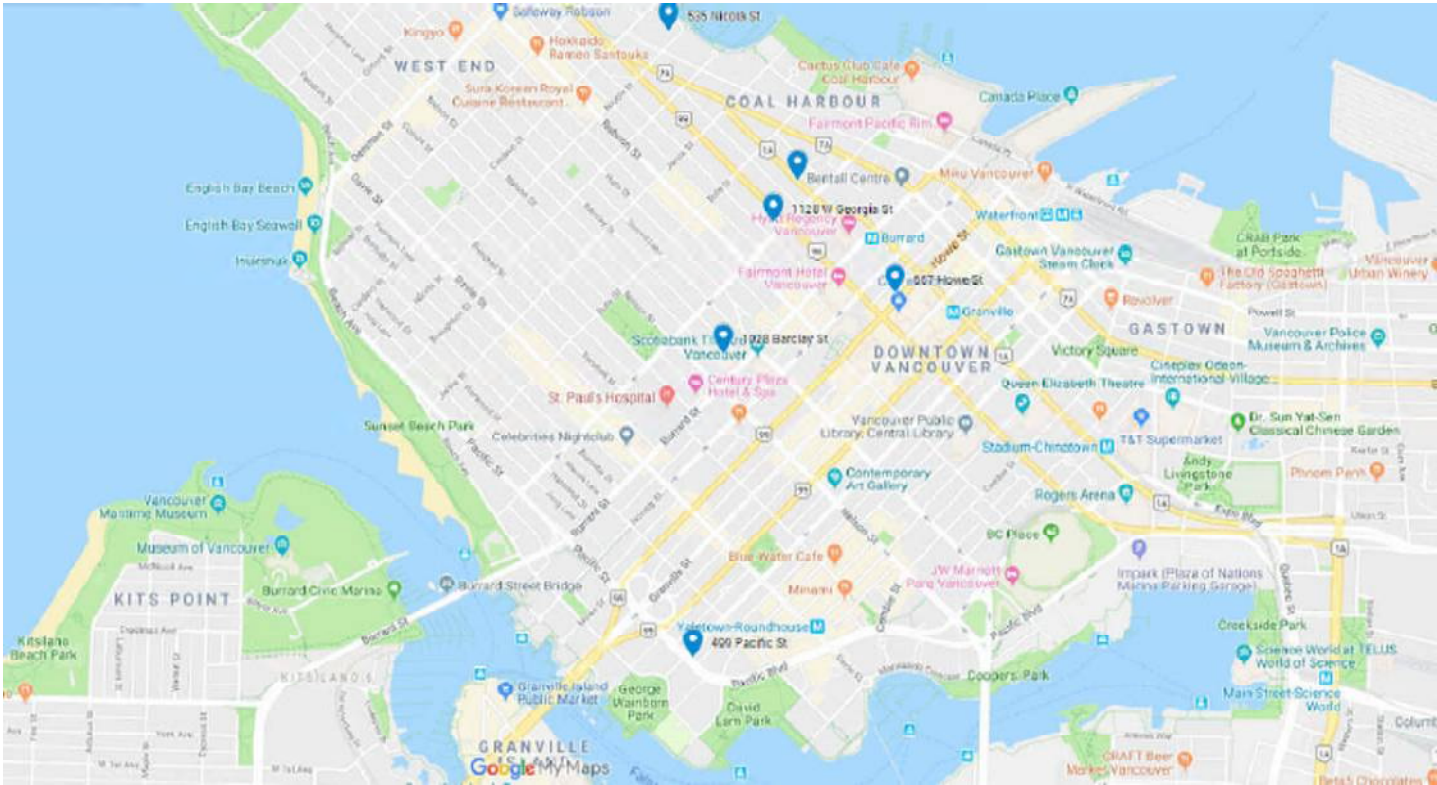


COMPARABLE SALE #6

Sale Date:
Sale Price: \$

LOCATION MAP

| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |

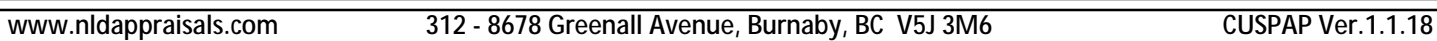


ZONING MAP

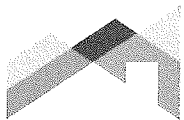
| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



| | | | |
|-------------------|-----------------------------|-----------|------------------------------|
| Borrower: | N/A | File No.: | 182365 |
| Property Address: | #4102 - 1028 Barclay Street | Case No.: | |
| City: | Vancouver | Prov.: | BC |
| Lender: | | P.C.: | V6E 0B1 |
| | | | Alvarez & Marsal Canada Inc. |



APPENDIX C



BC ASSESSMENT

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **09-Vancouver**

Jurisdiction: **200-City of Vancouver**

Roll: **027-605-119-84-0254**

CONFIDENTIAL PIN: 0006909496

School District: **39-Vancouver**
Neighbourhood: **027**



2020 PROPERTY ASSESSMENT NOTICE

Property Location & Description

4102 1028 BARCLAY ST

STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID: 028-447-263

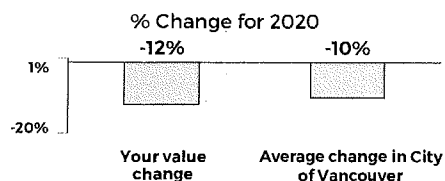
2020 Assessment – represents your property value as of July 1, 2019

| Assessed Value | Value | Class |
|----------------------------|--------------------|--------------------|
| Land | 3,633,000 | |
| Buildings | 891,000 | |
| 2020 Assessed Value | \$4,524,000 | Residential |
| 2020 Taxable Value | \$4,524,000 | |

This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities.

This notice contains important information about your property. Please review and keep for your records. No action is required unless you disagree with your assessment.

YOUR PROPERTY VALUE CHANGE



Visit bcassessment.ca/propertytax and refer to the back page to learn how your value change and average change relate to your property taxes.

YOUR PROPERTY VALUE HISTORY

| | | |
|------|------|--------------------|
| 2020 | -12% | \$4,524,000 |
| 2019 | +11% | \$5,136,000 |
| 2018 | +11% | \$4,608,000 |
| 2017 | +31% | \$4,164,000 |

Important messages about your 2020 Assessment

- Your property is considered a 'dwelling property' under the School Act and has a taxable value over \$3,000,000; thus, additional school tax may be payable. Visit gov.bc.ca/schooltax for more information.
- Your property value has changed due to sales activity in your area. Visit bcassessment.ca to review sales in your area.
- City of Vancouver 2020 tax due dates are February 4th and July 3rd. Learn more at vancouver.ca/property-tax

The Assessment Office for this property is:

Vancouver Assessment Office
200-2925 Virtual Way
Vancouver BC V5M 4X5
09-39-200-027-605-119-84-0254

The Owner/Lessee of this property is:

S-13
SUN MOON MANAGEMENT LTD
1900-885 GEORGIA ST W
VANCOUVER BC V6C 3H4

635843

IMPORTANT DATES

July 1, 2019

Assessed value is the property's market value as of this date.

October 31, 2019

Assessed value reflects property's physical condition and permitted use as of this date.

DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2020

Important information about the complaint process can be found on the back page.

CONTACT US

For more information about your Assessment Notice go to bcassessment.ca

From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.



APPENDIX D

PATINA SALES REPORT

#4102-1028 BARCLAY STREET



Ken Leong PREC* & Mary Porohowski
Oakwyn Realty Downtown Ltd.



OAKWYN REALTY
DOWNTOWN

MARKETING EFFORTS

PROPERTY PREPARATION

In order to prepare the property for listing, we enlisted the professional help of Judie Dahl of Dahl and Associates as well as our in-house home stager, Yone Hortensius to arrange for the removal of all personal items and stage the property. Our home stager was able to use the existing furniture and purchased a few additional accessories including fresh flowers. Home staging has been proven to contribute to achieving a higher value and a quicker sale than a home that is not well-presented. When the property was ready, we had our professional cleaning crew Cleaning4U come in and do a thorough clean of the property. The suite with the furnishings was brought back to it's original show home condition.

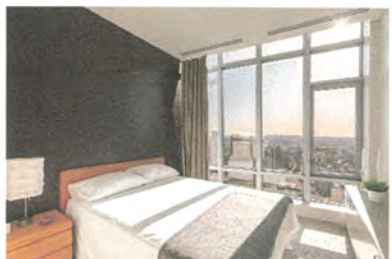
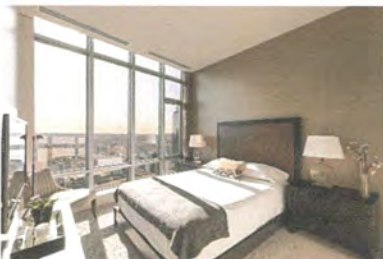
Please see below for BEFORE photos of the property.



LISTING PREPARATION

We hired a professional photographer and videographer to showcase the property and had the property professional measured.

PROFESSIONAL PHOTOS & VIDEO:





4102 - 1028 Barclay Street

More from SnowChimp Creative

[Autoplay next video](#)

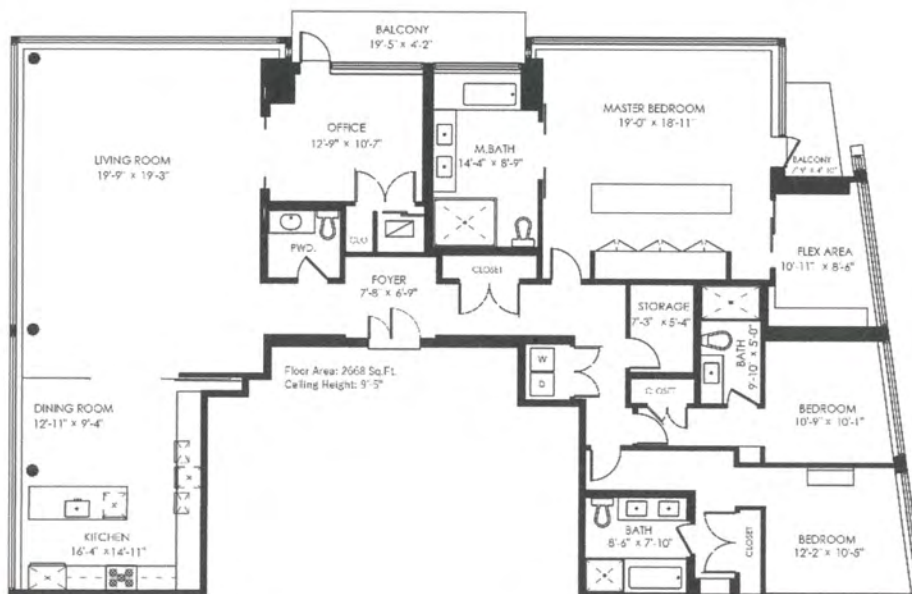
PROFESSIONAL FLOORPLAN:



4102-1028 Barclay St.
Vancouver, BC

Floor Area 2668 SQ.FT.

Balcony 115 SQ.FT.



Floor plan not suitable for architectural/construction purposes. ANSI Z 710 standard used to calculate square footages. Buyer to verify.

S SNOWCHIMP
CREATIVE

MARKETING EXECUTION

MLS LISTING:

Since the property was listed 101 days ago, the MLS Listing was automatically emailed out to 489 potential buyers and was viewed from email 369 times. (Please see below for 90 day activity report)



| | | | |
|-------------|--------------------------|------------|----------------------|
| ML # | R2411678 | List Price | \$4,999,000 |
| Address | 4102 1028 BARCLAY STREET | Status | Active |
| City | Vancouver | Class | Residential Attached |
| Province | BC | Type | Apartment/Condo |
| Postal Code | V6E 0B1 | Area | Vancouver West |

Listing Statistics

| | | | |
|-------------------------|------|--------------------|------|
| Matched Saved Searches | 308 | Total Hits | 1335 |
| Matched Contacts | 336 | Agent Hits | 936 |
| Property Details Viewed | 1335 | Unique Agent Hits | 605 |
| Views from Email | 379 | Client Hits | 399 |
| Favorite/Possible/Cart | 6 | Unique Client Hits | 265 |
| Emailed from System | 520 | | |

4102 1028 BARCLAY STREET \$4,999,000 (LP) (SP)

R2411678 Board: V, Attached Apartment/Condo

4102 Prev. Price: **\$0** List Date: **10/7/2019** Original Price: **\$4,999,000** Expiry Date: **3/31/2020** Sold Date:

Mass. Type: Frontage (feet): **8** Approx. Year Built: **2011**
 Depth/Size: Frontage (inches): **8** Age: **8**
 Sq. Footage: **0.00** Bedrooms: **3** Zoning: **CD-1**
 Flood Plain: Bathrooms: **4** Great Taxes: **\$19,698.12**
 Exposure: Full Baths: **3** For Tax Year: **2019**
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities:
 P.I.D.: **028-447-261** Council Approv: Maint. Fee: **\$1,072.80**
 View: **Yes: City, Water, Mountains** Tour: **Virtual Tour URL**
 Mgmt. Co Name: **Gateway PM** Mgmt. Co #: **604-635-5000**
 Complex / Subdiv: **PATINA**

Services Connect: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

State of Home: **1 Story** Total Parking: **3** Covered Parking: **3** Fencing Access: **Front**
 Construction: **Concrete, Glass** Parking: **Garage Underground** Lockup: **No**
 Exterior: **Concrete, Glass** Dbl. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Perimeter** Units in Development: **256** Total Units in Strata: **256**
 Rain Scope: **City/Municipal** Tile to Land: **Freehold Strata**
 Renovations: **Forced Air** Seller's Interest: **Count Ordered Sale**
 Water Supply: **Forced Air** Property Desc.: **No: I seller never lived at property**
 Fireplace Fuel: **Forced Air** Pictures Listed: **No: 2**
 (Full Bathing: **Forced Air** Floor Equip.: **Hardwood, Tile, Wall/Wall/PStone**
 Outdoor Area: **Other**

Plant Pot. Inc: **Carpet, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 254, PLAN B234016, DISTRICT LOT 285, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenties: **Air Cond./Blowup, Clothes Washer/Dryer, Dishwasher, Grapes/Windows Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Cond./Blowup, Clothes Washer/Dryer, Dishwasher, Grapes/Windows Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|----------------|-------|---------|---------------|-------|------|------------|
| Main | Foyer | 7'6" x 6'9" | Main | Bedroom | 12'2" x 10'5" | | | |
| Main | Kitchen | 10'4" x 14'11" | | | | | | |
| Main | Eating Area | 12'11" x 9'4" | | | | | | |
| Main | Dining Room | 7'6" x 15'3" | | | | | | |
| Main | Living Room | 18'9" x 18'3" | | | | | | |
| Main | Office | 12'9" x 10'7" | | | | | | |
| Main | Master Bedroom | 13'0" x 18'11" | | | | | | |
| Main | Bed Room | 10'11" x 8'6" | | | | | | |
| Main | Storage | 7'2" x 5'4" | | | | | | |
| Main | Bedroom | 10'9" x 10'1" | | | | | | |

Finished Floor (Main): **2,668** # of Rooms: **11** # of Bathrooms: **1** # of Levels: **1** Bath: **1** Floor: **4** of Pieces: **Brass/Steel** Outbuildings:
 Finished Floor (Below): **0** Cow/Best: **None** Kitchen: **Yes** Cols: **Yes** Dugs: **Yes** 1: **Male** 2: **Yes** 3: **Yes** 4: **Yes** 5: **Yes** 6: **Yes** 7: **Yes** 8: **Yes** 9: **Yes** 10: **Yes**
 Finished Floor (Basement): **0** # of Peds: **0** Cols: **Yes** Dugs: **Yes** 1: **Male** 2: **Yes** 3: **Yes** 4: **Yes** 5: **Yes** 6: **Yes** 7: **Yes** 8: **Yes** 9: **Yes** 10: **Yes**
 Finished Floor (Total): **2,668** sq. ft. # of Peds: **0** Cols: **Yes** Dugs: **Yes** 1: **Male** 2: **Yes** 3: **Yes** 4: **Yes** 5: **Yes** 6: **Yes** 7: **Yes** 8: **Yes** 9: **Yes** 10: **Yes**
 Unfinished Floor: **0** # of Peds: **0** Cols: **Yes** Dugs: **Yes** 1: **Male** 2: **Yes** 3: **Yes** 4: **Yes** 5: **Yes** 6: **Yes** 7: **Yes** 8: **Yes** 9: **Yes** 10: **Yes**
 Grand Total: **2,668** sq. ft. Basement: **None**

LIST Broker: **Gaiwyn Realty Downtown Ltd. - OPC: 604-662-8611** LIST Broker: **Gaiwyn Realty Downtown Ltd. - OPC: 604-662-8611**
 LIST Agent: **Rae Laing REEC - Phone: 604-228-9332** LIST Agent: **Rae Laing REEC - Phone: 604-228-9332**
 LIST Agent: **Mary Furdowski - Phone: 604-608-7933** LIST Agent: **Mary Furdowski - Phone: 604-608-7933**
 Self Broker: Self Broker:
 Self Sales Rep: Self Sales Rep:
 Co-Sales: **Alvina & Mansel Canada Inc.** Co-Sales: **Alvina & Mansel Canada Inc.**
 Commission: **3.25% ON THE 1ST \$100,000; 1.1825% ON THE BALANCE.** Commission: **3.25% ON THE 1ST \$100,000; 1.1825% ON THE BALANCE.**

Occupancy: **Vacant**

Remarks: **Measurements are approximate and to be verified by Buyer if important. Professionally measured at 2,668 sq. ft. + 115 sq. ft. of outdoor space. Strata Reserve: Plan shows 2,657 sq. ft. This listing is with a loan and fees disclosure must accompany all offers, please use attached addendum in Docs tab. NO DOUBT PLEASE!**

PATINA, 508 PENTHOUSE w/unimpeded views to English Bay, N. Shore mountains & cityscapes that will mesmerize you. 2,668 sq. ft. of Classic Elegance infused w/Contemporary Style. Not enough words to describe this MAGNIFICENT property w/Grand living and dining areas. Large den or a fabulous addition off the living room w/access to the balcony. Shalero Kitchen w/Innovative bar features Silestone & Miele appliances, wine fridge & capacious maker. Luxurious master w/a cozy den & exquisite ensuite w/marble & exotic wood w/ floating vanity. 3.5 baths. Engineered floors & carpet in the bedrooms. 10' ceilings, A/C, power blinds and smart home light. 3 parking & storage. Amenities include 24 hr. Concierge, lounge, gym & roof garden. Centrally located in the very best of shopping and restaurants.

REA Full Result: The received information, while deemed to be correct, is not guaranteed. 01/16/2020 11:41 AM
 REEC* indicates Personal Real Estate Corporation.

Active
R2411678
 Board: V, Attached
 Apartment/Condo

4102 1028 BARCLAY STREET

Vancouver West
 West End VW
 V6E 0B1

\$4,999,000 (LP)
 (SP)



DOM: **102** List Date: **10/7/2019** Expiry Date: **3/31/2020**
 Prev. Price: **\$0** Original Price: **\$4,999,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **2011**
 Depth/Size: Frontage (metres): Age: **8**
 Sq. Footage: **0.00** Bedrooms: **3** Zoning: **CD-1**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$19,698.12**
 Exposure: Full Baths: **3** For Tax Year: **2019**
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?:
 P.I.D.: **028-447-263** Council Apprv?: Maint. Fee: **\$1,072.80**
 View: **Yes: City, Water, Mountains** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **Gateway PM** Mgmt. Co #: **604-635-5000**
 Complex / Subdiv: **PATINA**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

| | | | |
|---------------------------------------|-------------------------------------|--|-----------------------------------|
| Style of Home: 1 Storey | Total Parking: 3 | Covered Parking: 3 | Parking Access: Front |
| Construction: Concrete | Parking: Garage; Underground | | |
| Exterior: Concrete, Glass | Locker: No | | |
| Foundation: Concrete Perimeter | Dist. to School Bus: CLOSE | | |
| Rain Screen: | Reno. Year: | Dist. to Public Transit: CLOSE | Total Units in Strata: 256 |
| Renovations: | R.I. Plumbing: | Units in Development: 256 | |
| Water Supply: City/Municipal | R.I. Fireplaces: | Title to Land: Freehold Strata | |
| Fireplace Fuel: | # of Fireplaces: 0 | Seller's Interest: Court Ordered Sale | |
| Fuel/Heating: Forced Air | Metered Water: | Property Disc.: No : Seller never lived at property | |
| Outdoor Area: Balcony(s) | | Fixtures Leased: No : | |
| Type of Roof: Other | | Fixtures Rmvd: No : | |
| | | Floor Finish: Hardwood, Tile, Wall/Wall/Mixed | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Air Cond./Central, Bike Room, Club House, Exercise Centre, In Suite Laundry, Concierge**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main | Foyer | 7'8 x 6'9 | Main | Bedroom | 12'2 x 10'5 | | | x |
| Main | Kitchen | 16'4 x 14'11 | | | x | | | x |
| Main | Eating Area | 12'11 x 9'4 | | | x | | | x |
| Main | Dining Room | 7'8 x 19'3 | | | x | | | x |
| Main | Living Room | 16'9 x 19'3 | | | x | | | x |
| Main | Office | 12'9 x 10'7 | | | x | | | x |
| Main | Master Bedroom | 19'0 x 18'11 | | | x | | | x |
| Main | Flex Room | 10'11 x 8'6 | | | x | | | x |
| Main | Storage | 7'3 x 5'4 | | | x | | | x |
| Main | Bedroom | 10'9 x 10'1 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 2,668 | # of Rooms: 11 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Main | 3 | Yes | Pool: |
| Finished Floor (Total): 2,668 sq. ft. | # or % of Rentals Allowed: | | | 4 | Main | 5 | Yes | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Door Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 2,668 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

List Broker 1: **Oakwyn Realty Downtown Ltd. - OFC: 604-662-8611**
 List Desig Agt 1: **Ken Leong PREC* - Phone: 604-328-9333**
 List Desig Agt 2: **Mary Porohowski - Phone: 604-908-7653**
 Sell Broker 1:
 Sell Sales Rep 1:
 Owner: **Alvarez & Marsal Canada Inc.**
 Commission: **3.255% ON THE 1ST \$100,000; 1.1625% ON THE BALANCE.**

List Broker 2: **Oakwyn Realty Downtown Ltd. - OFC: 604-662-8611**
info@exclusivevancouver.com
 Appointments: **Phone Other**
 Call: **Ashley Macintosh**
 Phone: **604-315-9933**

Occupancy: **Vacant**

Realtor Remarks: **Measurements are approximate and to be verified by Buyer if important. Professionally measured at 2,668sf + 115sf of outdoor space. Strata Plan shows 2,657sf. This listing is with a team and team disclosure must accompany all offers, please use attached addendum in Docs tab. NO TOUCHBASE PLEASE!**

PATINA, SUB PENTHOUSE w/unimpeded views to English Bay, N. Shore mountains & cityscapes that will mesmerize you. 2668 sf of Classic Elegance infused w/Contemporary Style. Not enough words to describe this MAGNIFICENT property w/Grand living and Dining areas. Large den or a fabulous addition off the living room w/access to the balcony. Snaidero kitchen w/breakfast bar features Subzero & Miele appliances, wine fridge & cappuccino maker. Impressive master w/a cozy den & exquisite ensuite wrapped in marble & exotic wood w/ floating vanity. 3.5 baths. Engineered floors & carpet in the bedrooms. 10' ceilings, A/C, power blinds and smart home light. 3 parking & storage. Amenities include 24 hr. Concierge, lounge, gym & roof garden. Centrally located to the very best d/t shopping and restaurants.

Detailed Tax Report

Property Information

| | | | |
|---------------------|----------------------------|---------------------|-------------------|
| Prop Address | 1028 BARCLAY ST UNIT# 4102 | Jurisdiction | CITY OF VANCOUVER |
| Municipality | CITY OF VANCOUVER | Neighborhood | WEST END |
| Area | VANCOUVER WEST | SubAreaCode | VVWWE |
| PropertyID | 028-447-263 | BoardCode | V |
| PostalCode | V6E 0B1 | | |

Property Tax Information

| | | | |
|-----------------------|-----------------|---------------------------|-------------|
| TaxRoll Number | 027605119840254 | Gross Taxes | \$19,698.12 |
| Tax Year | 2019 | Tax Amount Updated | 07/22/2019 |

More PIDS

028-447-263

More PIDS2

Legal Information

| PlanNum | Lot | Block | LotDist | LandDist | Section | Twndship | Range | Meridian |
|---------|-----|-------|---------|----------|---------|----------|-------|----------|
| BCS4016 | 254 | | 185 | 36 | | | | |

Legal FullDescription

STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Land & Building Information

| | | | |
|------------------------|---------------------------------------|-----------------|--------------------------------|
| Width | | Depth | |
| Lot Size | | Land Use | |
| Actual Use | STRATA-LOT RESIDENCE (CONDOMINIUM) | | |
| Year Built | 2011 | | |
| BCA Description | STRATA APARTMENT - HI-RISE | Zoning | CD-1 (444) COMPREHENSIVE DEVEL |
| WaterConn | | | |
| BCAData Update | 04/09/2019 | | |

Supplementary Property Info

| | | | |
|-------------------|---|-------------------|---|
| BedRooms | 3 | Foundation | |
| Full Bath | 2 | Half Bath2 | 1 |
| Half Bath3 | 1 | Stories | |
| Pool Flg | | Carport | 0 |
| Garage S | 0 | Garage M | 0 |

Actual Totals

| Land | Improvement | Actual Total |
|----------------|--------------|----------------|
| \$4,245,000.00 | \$891,000.00 | \$5,136,000.00 |

Municipal Taxable Totals

| Gross Land | Gross Improve | Exempt Land | Exempt Improve | Municipal Total |
|----------------|---------------|-------------|----------------|-----------------|
| \$4,245,000.00 | \$891,000.00 | \$0.00 | \$0.00 | \$5,136,000.00 |

School Taxable Totals

| Gross LandSch | Gross ImproveSch | Exempt LandSch | Exempt ImproveSch | School Total |
|----------------|------------------|----------------|-------------------|----------------|
| \$4,245,000.00 | \$891,000.00 | \$0.00 | \$0.00 | \$5,136,000.00 |

Sales History Information

| Sale Date | Sale Price | Document Num | SaleTransaction Type |
|-----------|----------------|--------------|---|
| 3/29/2012 | \$3,400,000.00 | CA2459133 | IMPRV SINGLE PROPERTY CASH TRANSACTION |
| 1/12/2011 | \$0.00 | BB1735747 | REJECT NOT SUITED SALE ANALYSIS |

EMAIL MARKETING:

We sent an email blast to our entire Exclusive Vancouver database which totals approximately 4,000 announcing the new listing.



PATINA **#4102-1028 Barclay Street**



Offered at \$4,999,000

3 BEDROOM | 3.5 BATHROOM | 2,668 SQ.FT.

R2411678

PATINA, SUB PENTHOUSE with unimpeded views to English Bay, North Shore mountains and cityscapes that will mesmerize you. This home has 2,668 sf of classic elegance infused with contemporary style. Not enough words to describe this MAGNIFICENT property with grand living and dining areas. Large den, office or a fabulous addition off the living room with access to one of two balconies. Snaihero kitchen with breakfast bar features Subzero and Miele appliances including a wine fridge and cappuccino maker. Impressive master with a cozy den and exquisite ensuite wrapped in marble and exotic wood with floating vanity. Engineered hardwood floors and carpet in the bedrooms. 10' ceilings, air-conditioning, power blinds and smart home lighting. 3 side-by-side parking included. Amenities include 24 hour concierge services, lounge, gym & roof garden. Centrally located to the very best downtown shopping and restaurants.

CLICK HERE FOR MORE INFORMATION





[CLICK HERE TO DOWNLOAD FLOORPLAN](#)

FOR FURTHER INQUIRIES, PLEASE CONTACT:

Ken Leong PREC* **Mary Porohowski**
604 328 9333 **604 908 7653**
info@exclusivevancouver.com



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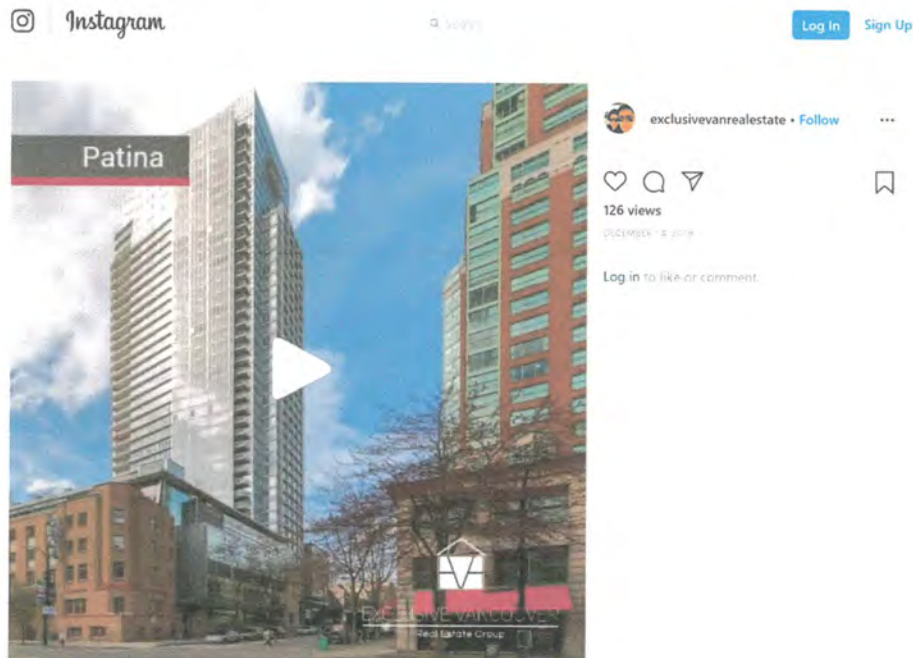
Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



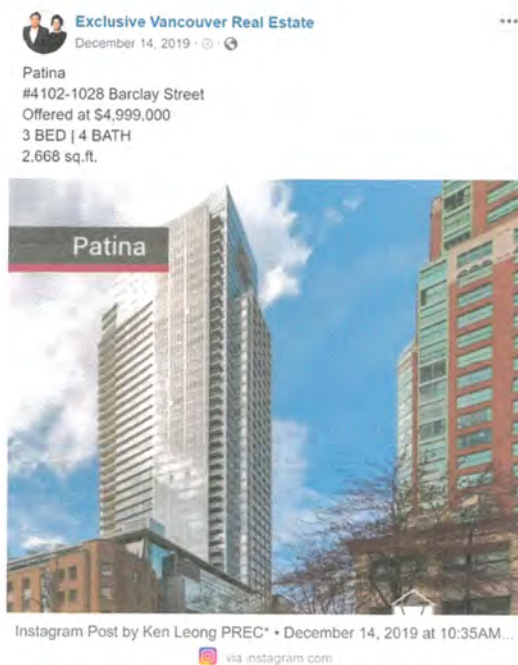
SOCIAL MEDIA MARKETING:

We advertised the listing on both Instagram in both stories and a post as well as on our Facebook business page.

INSTAGRAM POST (DECEMBER 14, 2019)



FACEBOOK POST (DECEMBER 14, 2019)



Please see full size 4-page feature sheet on the next page.

EXCLUSIVE VAN COUVER
Real Estate Group

DON LINDOR PRESIDENT
VAN 328 7611

KAREN FRUTKIN VICE PRESIDENT
VAN 908 7440

Exclusive Agents & Associates Inc.
 3535 136th St. Unit 100, Richmond, B.C. V6V 2T5
 (604) 276-1000 or (604) 276-1001

Corporate Office: 604-276-1000

For a complete list of services, visit our website at www.vancouverrealty.com
 or call us at (604) 276-1000

[illegible]

The collage consists of eight individual photographs arranged in a 4x2 grid, showcasing different interior spaces of a modern apartment. The top-left photo shows a long, narrow hallway with a dark ceiling, light-colored walls, and a long wooden bench. The top-right photo depicts a bright dining area with a large table, chairs, and a chandelier, adjacent to a large window. The second row, left photo shows a kitchen area with a dark island and a large window overlooking a city. The second row, right photo shows a kitchen with a large sink, a modern faucet, and a window. The third row, left photo shows a bedroom with a large bed, a nightstand, and a large window. The third row, right photo shows a bathroom with a large bathtub, a glass shower enclosure, and a large window. The bottom-left photo shows a bedroom with a large bed, a nightstand, and a large window. The bottom-right photo shows a bedroom with a large bed, a nightstand, and a large window.



Unimpeded views to English Bay, North Shore mountains and
Lakeshores that will mesmerize you.

2,650 sq.ft. of classic elegance infused with contemporary
 style. Masterpiece construction, including the 3rd floor penthouse.

Large den or a fabulous sitting room off the living room with access to the kitchen.

Smokeroo features with beautiful bar features, Soto Zeno and Minko appliances including a wine fridge and cappuccino machine.

Impassive Master suite with a rosy den and en-suite ensuite wrapped in marble and exotic wood with a floating vanity.

In-ground hardwood flooring and carpet in the bedrooms, 10' ceilings, air-conditioning, power blinds and smart home lighting. 2 parking and a storage locker.

Centrally located to the very best downtown shopping and

rev-tatpqr15

1212

10 | P

LISTING LAUNCH

WINE & CHEESE OPEN HOUSE

On October 9, 2019 we hosted an exclusive **High Altitude Wine & Cheese Agent's Open House**. We introduced the property to the top luxury realtors in Vancouver. We had over 50 Realtors view the property, some of which brought their clients along to view. We had a professional sommelier, Crystal Hamilton, serving specialty high altitude wines which were accompanied by cheese and fruit platters provided by Culinary Capers. The feedback was ultra positive, and realtors were posting photos of the event on their own social media platforms. Many of them contacted their potential clients and emailed the listing to them.

PLEASE JOIN US AT

THE PATINA

SUB-PENTHOUSE

#4102-1028 BARCLAY STREET

HIGH ALTITUDE WINE & CHEESE

ENJOY THE BEAUTIFUL VANCOUVER SKYLINE
FROM THE HIGHEST ELEVATION ON THE
DOWNTOWN PENINSULA AT
THE PATINA SUB-PENTHOUSE.

BRING YOUR CLIENTS FOR
AN EXCLUSIVE EVENING OF
HIGH ALTITUDE WINES OF THE WORLD
AND LOCAL CHARCUTERIE.

WEDNESDAY

OCTOBER 9TH

FROM 4:30-6:30pm



CRYSTAL HAMILTON, CERTIFIED SOMMELIER WILL
PROVIDE EXPERTISE ON EACH OF THE WINES GIVING
GUESTS A PERSONALIZED TASTING EXPERIENCE
THROUGH BACKGROUND STORIES & KNOWLEDGE ON
THE REGION AND VARIETALS.

ENTER TO WIN A BOTTLE OF HIGH ALTITUDE WINE SELECTED BY CRYSTAL

WINE & CHEESE EVENT PHOTOS



PRIVATE SHOWINGS

Since the listing went live on MLS (October 7, 2019) we have had a total of 10 private showings of which 3 groups came for a second showing.

ONGOING ACTIVITY REPORTS:

We provided ongoing activity summaries and competition reports to Alvarez on October 23rd and November 25th.

| #4102-1028 Barclay Street – Showing Activity Report | | |
|---|-----------------|---|
| Date | Source | Notes/Follow-up |
| December 23, 2019 | Showing | A Realtor brought his clients, a family from Maple Ridge who would like to purchase a condo in the city. They were very impressed with the floorplan and loved the views. They did not seem to be concerned with the Butterfly coming up as there are views from every window in the home. This group wrote the offer on the property and came back for a second showing on December 23 rd . |
| December 18, 2019 | Showing | A Realtor brought his clients, a family from Maple Ridge who would like to purchase a condo in the city. They were very impressed with the floorplan and loved the views. They did not seem to be concerned with the Butterfly coming up as there are views from every window in the home. This group wrote the offer on the property and came back for a second showing on December 23 rd . |
| November 15, 2019 | Showing Request | A Realtor contacted Mary to request a showing of the penthouse but the client was from out of town and had to delay their trip so will reschedule. |
| November 6, 2019 | Showing | A Realtor brought his client, a woman in the late-30's to early 40's. She was very impressed with the home - especially the views, she loved how the living areas are separate from the bedrooms as they enjoy entertaining. She seemed to be very interested however her partner is currently travelling in LA and NY for business and will return in approximately a week and a half. She took all feature sheets for the home and asked for a copy of the video to share with her partner. The video link was shared with the Realtor who advised they will schedule another viewing when the partner is back in town. |
| November 6, 2019 | Showing | A Realtor brought her clients, two Asian women in their 50's to view Patina. They toured through the home quite quickly and only spoke Chinese. The realtor asked where the Butterfly will be located as they do not want their view to be blocked. We showed them the location and said that the home was priced for this obstruction. They did not seem to be very interested. |

| | | |
|------------------|---------|---|
| October 30, 2019 | Showing | A Realtor brought her client, an Asian family, to view Patina as they were touring penthouses in the Downtown area. They were very impressed with the view but did not like that the Butterfly building will block the view. They only want unobstructed views. |
| October 26, 2019 | Showing | A team of Realtors brought their clients back for a 2nd viewing of Patina. They are downsizing from West Vancouver and the husband thinks the suite is perfect for them. The wife was quite impressed with the view but did not make any other comments. They were out on a second tour of the area and saw the listing at Kings Landing again. |
| October 22, 2019 | Showing | A Realtor brought his clients, a Chinese couple in their early 60's with their two daughters. They absolutely love the views and their first impression was a lot of "ooh's and aah's". After touring the entire suite, they spent most of their time in the kitchen trying to figure out how much of a view they would be losing with the new Butterfly building. The father did not seem to be too pleased with a building coming up right by the living area. |
| October 22, 2019 | Showing | A team of Realtors brought their clients, an older Asian man with a young Asian woman. They both really loved the layout of the home and were wow'd by the stunning views. They were out touring a number of buildings today including King's Landing and Residences at Hotel Georgia. They did mention their concerns about the view being blocked by the new Butterfly building. |
| October 15, 2019 | Showing | A Realtor brought the couple from China back for a 2nd viewing of the sub-penthouse as they wanted to see the views again. They were quite concerned as to how the new Butterfly building would obstruct the current outlook. Elaine advised after the showing that they took a walk around the neighbourhood and noticed a few Development Permits and realized several more buildings will be coming up in the area which will also take away from the current Patina view. Mary followed up with the Realtor once more but has not yet heard back. |
| October 9, 2019 | Showing | A Realtor brought her clients, a couple from China, in to view the sub-penthouse prior to our evening event. The agent later returned to the wine & cheese event with her clients and asked for all of the strata documents. |

Please see Active and Sold Competition Reports on the next page.

Patina #4102-1028 Barclay Street - Market Summary (Actives) - January 16, 2019

| ML # | Status | Sub-Area/Community | Address | Building | List Price | \$/SF | BR | BA | Area | Mt. Fee | Year | Age | Parking | Locker | List Date | DOM | CDOM |
|----------------------------------|----------|--------------------|---------------------------------|---------------------------------|--------------------|-------------------|----------|----------|--------------|-------------------|--------------|----------|----------|-----------|------------------|------------|------------|
| R2406030 | A | Coal Harbour | 1181 W CORDOVA STREET | One Harbour Green | \$4,980,000 | \$2,088.05 | 2 | 3 | 2,385 | \$1,774.74 | 2,006 | 14 | 2 | Yes | 9/13/2019 | 126 | 279 |
| R2396870 | A | Coal Harbour | 107 323 JERVIS STREET | ESCALA | \$6,550,000 | \$1,966.38 | 4 | 3 | 3,331 | \$2,010.88 | 2,002 | 17 | 3 | Yes | 8/13/2019 | 157 | 373 |
| R2420980 | A | Coal Harbour | 5606 1151 W GEORGIA STREET | | \$4,199,000 | \$2,683.07 | 2 | 3 | 1,565 | \$1,224.52 | 2,016 | 3 | 2 | | 11/19/2019 | 59 | 240 |
| R2416390 | A | Coal Harbour | L302 1550 COAL HARBOUR | | \$4,580,000 | \$2,376.75 | 4 | 3 | 1,927 | \$1,248.01 | 1,998 | 21 | 2 | Yes | 10/29/2019 | 80 | 80 |
| R2426615 | A | Coal Harbour | 2901 1077 W CORDOVA STREET | SHAW TOWER | \$4,680,000 | \$2,337.66 | 2 | 3 | 2,002 | \$1,204.69 | 2,005 | 15 | 2 | Yes | 1/6/2020 | 11 | 148 |
| R2426636 | A | Coal Harbour | 2301 1077 W CORDOVA STREET | Shaw Tower | \$4,849,000 | \$2,422.08 | 2 | 3 | 2,002 | \$1,181.08 | 2,005 | 15 | 2 | | 1/6/2020 | 11 | 74 |
| R2411117 | A | Coal Harbour | 903 1139 W CORDOVA STREET | HARBOUR GREEN TWO | \$4,860,000 | \$1,951.81 | 2 | 3 | 2,490 | \$1,439.07 | 2,008 | 11 | 2 | Yes | 10/3/2019 | 106 | 374 |
| R2345156 | A | Coal Harbour | 1502 1790 BAYSHORE DRIVE | BAYSHORE GARDENS | \$4,980,000 | \$1,722.59 | 3 | 4 | 2,891 | \$1,616.98 | 1,997 | 22 | 4 | Yes | 3/1/2019 | 322 | 322 |
| R2429061 | A | Coal Harbour | 503 1139 W CORDOVA STREET | TWO HARBOUR GREEN | \$4,995,000 | \$2,006.02 | 2 | 3 | 2,490 | \$1,439.07 | 2,008 | 12 | 2 | Yes | 1/13/2020 | 4 | 4 |
| R2426834 | A | Coal Harbour | 5303 1151 W GEORGIA STREET | | \$5,270,000 | \$3,346.03 | 2 | 3 | 1,575 | \$1,150.00 | 2,016 | 4 | | Yes | 1/6/2020 | 11 | 11 |
| R2368239 | A | Coal Harbour | 401 1169 W CORDOVA STREET | ONE HARBOUR GREEN | \$5,298,000 | \$2,441.47 | 2 | 3 | 2,170 | \$1,582.88 | 2,006 | 13 | 2 | | 5/9/2019 | 253 | 253 |
| R2366680 | A | Coal Harbour | 5803 1151 W GEORGIA STREET | TRUMP TOWER | \$5,880,000 | \$3,752.39 | 3 | 3 | 1,567 | \$1,150.49 | 2,017 | 2 | 2 | Yes | 5/6/2019 | 256 | 256 |
| R2404031 | A | Coal Harbour | 2901 1228 W HASTINGS STREET | Palladio | \$5,888,000 | \$2,382.84 | 3 | 4 | 2,471 | \$1,359.41 | 2,002 | 18 | 2 | No | 9/10/2019 | 129 | 129 |
| R2419346 | A | Coal Harbour | 2808 1011 W CORDOVA STREET | | \$6,180,000 | \$2,663.79 | 2 | 3 | 2,320 | \$1,734.35 | 2,011 | 8 | 3 | Yes | 11/6/2019 | 72 | 72 |
| R2348999 | A | Coal Harbour | 4406 1011 W CORDOVA STREET | Fairmont Pacific Rim Residences | \$6,398,000 | \$2,756.57 | 2 | 3 | 2,321 | \$1,692.04 | 2,010 | 10 | 2 | Yes | 3/14/2019 | 309 | 309 |
| R2416154 | A | Coal Harbour | 3601 1011 W CORDOVA STREET | Fairmont Pacific Rim Estates | \$6,580,000 | \$2,941.44 | 2 | 3 | 2,237 | \$1,670.11 | 2,010 | 10 | 2 | No | 10/28/2019 | 81 | 81 |
| R2394416 | A | Coal Harbour | 1102 1139 W CORDOVA STREET | | \$6,999,000 | \$2,910.19 | 2 | 3 | 2,405 | \$1,395.46 | 2,008 | 11 | 2 | Yes | 8/5/2019 | 165 | 165 |
| R2413994 | A | Coal Harbour | 3101 1281 W CORDOVA STREET | CALLISTO | \$7,500,000 | \$2,921.70 | 3 | 3 | 2,567 | \$1,453.73 | 2,004 | 15 | 3 | Yes | 10/15/2019 | 94 | 299 |
| R2406211 | A | Downtown VW | 4601 1372 SEYMOUR STREET | THE MARK | \$6,499,000 | \$2,104.60 | 3 | 4 | 3,088 | \$1,236.89 | 2,014 | 5 | 5 | Yes | 9/17/2019 | 122 | 122 |
| R2423980 | A | Downtown VW | 1401 1238 SEYMOUR STREET | THE SPACE | \$5,888,000 | \$898.25 | 7 | 7 | 6,555 | \$2,400.00 | 1,996 | 23 | 5 | Yes | 12/9/2019 | 39 | 39 |
| R2412257 | A | Downtown VW | PH3603 838 W HASTINGS STREET | Jameson House | \$5,350,000 | \$2,259.29 | 3 | 3 | 2,368 | \$1,406.51 | 2,011 | 8 | 2 | | 10/7/2019 | 102 | 102 |
| R2425788 | A | Downtown VW | 3604 838 W HASTINGS STREET | JAMESON HOUSE | \$5,380,000 | \$1,862.88 | 3 | 3 | 2,888 | \$1,845.00 | 2,011 | 8 | 2 | Yes | 12/30/2019 | 18 | 283 |
| R2424395 | A | Downtown VW | 2602 885 CAMBIE STREET | THE SMITHE | \$5,488,900 | \$2,424.43 | 4 | 3 | 2,264 | \$977.70 | 2,020 | - | 2 | | 12/10/2019 | 38 | 38 |
| R2420474 | A | Downtown VW | PH1 777 RICHARDS STREET | Telus Garden | \$5,499,000 | \$1,950.69 | 3 | 4 | 2,819 | \$1,671.00 | 2,016 | 4 | 2 | No | 11/18/2019 | 60 | 60 |
| R2416159 | A | Downtown VW | 3904 667 HOWE STREET | RESIDENCES AT HOTEL GEORGIA | \$4,399,000 | \$1,996.82 | 2 | 3 | 2,203 | \$1,613.28 | 2,013 | 6 | 2 | No | 10/28/2019 | 81 | 81 |
| R2429173 | A | Downtown VW | 4902 1128 W GEORGIA STREET | Shangri-La Estates | \$5,780,000 | \$2,155.91 | 2 | 3 | 2,681 | \$2,067.02 | 2,008 | 12 | 2 | Yes | 1/15/2020 | 2 | 64 |
| R2389579 | A | West End VW | 1704E 1385 DAVIE STREET | MIRABEL BY MARCON | \$5,850,900 | \$2,744.32 | 3 | 4 | 2,132 | \$809.73 | 2,021 | - | 2 | Yes | 7/15/2019 | 186 | 186 |
| R2348268 | A | West End VW | 5604 1128 W GEORGIA STREET | SHANGRI-LA ESTATES | \$5,780,000 | \$2,421.45 | 2 | 3 | 2,387 | \$1,769.47 | 2,009 | 10 | 2 | Yes | 3/12/2019 | 311 | 311 |
| R2411678 | A | West End VW | 4102 1028 BARCLAY STREET | PATINA | \$4,999,000 | \$1,873.69 | 3 | 4 | 2,668 | \$1,072.80 | 2,011 | 8 | 3 | No | 10/7/2019 | 102 | 102 |
| R2389600 | A | West End VW | 1804W 1180 BROUGHTON STREET | MIRABEL BY MARCON | \$7,850,900 | \$2,952.58 | 3 | 4 | 2,659 | \$1,010.12 | 2,021 | - | 2 | Yes | 7/15/2019 | 186 | 186 |
| R2428511 | A | Yaletown | 110 1328 MARINASIDE CRESCENT | The Concord | \$7,498,000 | \$2,623.51 | 3 | 4 | 2,858 | \$1,415.93 | 2,003 | 17 | 2 | Yes | 1/13/2020 | 4 | 4 |
| R2359670 | A | Yaletown | 203 426 BEACH CRESCENT | KING'S LANDING | \$6,658,000 | \$2,388.09 | 3 | 4 | 2,788 | \$1,860.00 | 2,005 | 15 | 2 | No | 4/16/2019 | 276 | 276 |
| R2399880 | A | Yaletown | 1801 1560 HOMER MEWS | THE ERICKSON | \$6,688,000 | \$3,226.24 | 3 | 3 | 2,073 | \$1,963.52 | 2,010 | 10 | 3 | No | 8/26/2019 | 144 | 144 |
| R2329522 | A | Yaletown | 4801 1480 HOWE STREET | Vancouver House | \$6,899,000 | \$2,528.96 | 3 | 5 | 2,728 | \$1,547.57 | 2,019 | - | 2 | Yes | 1/4/2019 | 378 | 733 |
| R2414411 | A | Yaletown | 501 428 BEACH CRESCENT | Kings Landing | \$4,200,000 | \$2,089.55 | 3 | 3 | 2,010 | \$1,341.67 | 2,005 | 14 | 2 | | 10/18/2019 | 91 | 297 |
| R2337141 | A | Yaletown | 1103 1328 MARINASIDE CRESCENT | THE CONCORD | \$5,750,000 | \$2,359.46 | 3 | 4 | 2,437 | \$1,216.73 | 2,003 | 16 | 2 | Yes | 1/30/2019 | 352 | 352 |
| Coal Harbour Averages: | | | | | \$5,592,556 | \$2,472.39 | 2 | 3 | 2,262 | \$ 1,462.64 | 2,007 | 12 | 2 | | | 125 | 193 |
| Downtown Averages: | | | | | \$5,535,488 | \$1,780.90 | 3 | 4 | 3,108 | \$ 1,652.18 | 2,011 | 8 | 3 | | | 58 | 99 |
| West End Averages: | | | | | \$6,120,200 | \$2,486.37 | 3 | 4 | 2,462 | \$ 1,165.53 | 2,016 | 5 | 2 | | | 196 | 196 |
| Yaletown Averages: | | | | | \$6,282,167 | \$2,530.75 | 3 | 4 | 2,482 | \$ 1,557.57 | 2,008 | 12 | 2 | | | 208 | 301 |
| Total Averages (CH, DT, WE, YT): | | | | | \$5,753,436 | \$2,293.17 | 3 | 3 | 2,509 | \$ 1,487.57 | 2,009 | 10 | 2 | | | 132 | 190 |

Patina #4102-1028 Barclay Street - Market Summary (Sales) - January 16, 2019

| ML # | Status | S/A | Address | Building | Assessed Value | Price | Sale Price | \$/SF | SP/AV | SP/LP | BR | BA | Area | Mt. Fee | Year | Age | Parking | Locker | List Date | DOM | CDOM |
|-----------|--------|--------------|-----------------------------|-------------------------|----------------|--------------|--------------|----------|-------|-------|----|----|-------|-------------|-------|-----|---------|--------|-----------|-----|------|
| R2348538 | S | Downtown | 2503 889 PACIFIC STREET | THE PACIFIC GROSVENOR | \$ - | \$3,925,000 | \$3,925,000 | \$ 2,490 | - | 1.00 | 3 | 3 | 1,576 | \$ 774.48 | 2,021 | - | 2 | N | 3/11/2019 | 192 | 192 |
| R2407945 | S | Downtown | 3601 838 W HASTINGS STREET | JAMESON HOUSE | \$ 5,937,000 | \$5,488,000 | \$5,175,000 | \$ 1,806 | 0.87 | 0.94 | 3 | 3 | 2,865 | \$ 1,842.73 | 2,011 | 8 | 2 | N | 9/24/2019 | 56 | 202 |
| R2375373 | S | Coal Harbour | 2101 1077 W CORDOVA STREET | SHAW TOWER | \$ 4,912,000 | \$4,488,000 | \$4,100,000 | \$ 2,048 | 0.83 | 0.91 | 2 | 3 | 2,002 | \$ 1,181.08 | 2,005 | 14 | 2 | Y | 5/31/2019 | 115 | 115 |
| R2376937 | S | Coal Harbour | 1803 277 THURLOW STREET | THREE HARBOUR GREEN | \$ 4,914,000 | \$5,299,000 | \$4,400,000 | \$ 2,333 | 0.90 | 0.83 | 2 | 3 | 1,886 | \$ 955.38 | 2,012 | 7 | 2 | Y | 6/3/2019 | 179 | 179 |
| R2358285 | S | Coal Harbour | PH2901 1277 MELVILLE STREET | THE FLATIRON | \$ 6,215,000 | \$5,998,000 | \$5,700,000 | \$ 2,103 | 0.92 | 0.95 | 2 | 3 | 2,710 | \$ 1,504.00 | 2,007 | 12 | 3 | Y | 4/11/2019 | 8 | 8 |
| R2305749 | S | West End | 5401 1128 W GEORGIA STREET | SHANGRI-LA | \$ 5,500,000 | \$5,750,000 | \$5,050,000 | \$ 2,005 | 0.92 | 0.88 | 2 | 3 | 2,519 | \$ 1,942.50 | 2,009 | 10 | 2 | Y | 9/11/2018 | 396 | 396 |
| R2408966 | S | West End | PH2501 1020 HARWOOD STREET | CRYSTALLIS | \$ 7,270,000 | \$6,980,000 | \$6,300,000 | \$ 1,363 | 0.87 | 0.90 | 3 | 4 | 4,623 | \$ 2,416.93 | 1,988 | 31 | 6 | Y | 9/26/2019 | 1 | 239 |
| R2400957 | S | Yaletown | 801 1515 HOMER MEWS | KING'S LANDING | \$ 5,419,000 | \$4,997,000 | \$4,750,000 | \$ 2,176 | 0.88 | 0.95 | 3 | 4 | 2,183 | \$ 1,456.67 | 2,005 | 14 | 2 | Y | 9/1/2019 | 53 | 53 |
| R2391619 | S | Yaletown | PH 1245 HOMER STREET | THE ILIAD | \$ 4,737,000 | \$4,650,000 | \$4,000,000 | \$ 1,411 | 0.84 | 0.86 | 3 | 3 | 2,834 | \$ 812.96 | 2,000 | 19 | 2 | N | | | |
| R2339143 | S | Yaletown | PH3302 1500 HORNBY STREET | 888 BEACH - BEACH TOWER | \$ 4,304,000 | \$3,999,000 | \$3,800,000 | \$ 1,458 | 0.88 | 0.95 | 3 | 4 | 2,606 | \$ 1,507.03 | 1,993 | 26 | 4 | Y | 2/5/2019 | 62 | 62 |
| Averages: | | | | | \$ 4,920,800 | \$ 5,157,400 | \$ 4,720,000 | \$ 1,829 | 0.96 | 0.92 | 3 | 3 | 2,580 | \$ 1,439.38 | 2,005 | 14 | 3 | | | 118 | 161 |

MARKET FEEDBACK AND INTEREST

All groups who came to view the property loved the floorplan and finishings of the home. The primary setback is the upcoming Butterfly building by Westbank which will impede the views of English Bay from the kitchen and dining area.



OFFER SUMMARY

December 19, 2019: An offer was received for \$4,200,000.

December 23, 2019: Alvarez sent a counter back for \$4,700,000.

December 24, 2019: The Buyer countered back for \$4,300,000 including furniture.

December 27, 2019: Alvarez sent a counter for \$4,480,000.

December 31, 2019: The final counter from the Buyer was accepted for \$4,330,000.

January 5, 2020: The Buyers conducted their property inspection at 10:00 am.

January 9, 2020: All Buyer subjects were removed and deposit was received in trust.

SUMMARY COMMENTS

After many showings, most of the potential buyers were concerned with the upcoming future developments. The Butterfly building by Westbank is currently under construction and several towers have already been approved by the City and are to be built on the West side of the Patina building blocking the English Bay views. The other comments were that the amenities such as the gym was not large enough and that the building being located off of Burrard was difficult to get in and out of with traffic. Otherwise, most of the potential buyers really liked the floorplan and the building in general.

APPENDIX E

CONTRACT OF PURCHASE AND SALE INFORMATION ABOUT THIS CONTRACT

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. **READ IT CAREFULLY.** The parties should ensure that everything that is agreed to is in writing.
2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:
 - (a) The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.
 - (b) The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.
 - (c) The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
 - (d) The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents AT LEAST TWO DAYS before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged **NOT** to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Section 5) the Buyer should make arrangements through the real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Section 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.
6. **CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller

Lawyer or Notary Fees and Expenses:
 - attending to execution documents.
 Costs of clearing title, including:- investigating title,
 - discharge fees charged by
 encumbrance holders,
 - prepayment penalties.
 Real Estate Commission (plus GST).
 Goods and Services Tax (if applicable).

Costs to be Borne by the Buyer

Lawyer or Notary Fees and Expenses:
 - searching title,
 - drafting documents.
 Land Title Registration fees.
 Survey Certificate (if required).
 Costs of Mortgage, including:
 - mortgage company's Lawyer/Notary.

- appraisal (if applicable)
 - Land Title Registration fees.
 Fire Insurance Premium.
 Sales Tax (if applicable).
 Property Transfer Tax.
 Goods and Services Tax (if applicable).

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In addition to the above costs there may be financial adjustments between the Seller and the Buyer pursuant to Section 6 and additional taxes payable by one or more of the parties in respect of the Property or the transaction contemplated hereby (eg. empty home tax and speculation tax).

7. **CLOSING MATTERS:** The closing documents referred to in Sections 11, 11A and 11B of this Contract will, in most cases, be prepared by the Buyer's Lawyer or Notary and provided to the Seller's Lawyer or Notary for review and approval. Once settled, the lawyers/notaries will arrange for execution by the parties and delivery on or prior to the Completion Date. The matters addressed in the closing documents referred to in Sections 11A and 11B will assist the lawyers/notaries as they finalize and attend to various closing matters arising in connection with the purchase and sale contemplated by this Contract.
8. **RISK:** (Section 16) The Buyer should arrange for insurance to be effective as of 12:01 am the Completion Date.
9. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, other special circumstances (including the acquisition of land situated on a First Nations reserve)
 Additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.
10. **REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her Immediate Family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. **Real Estate Council Rules 5-9:** If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.
11. **RESIDENCY:** When completing their residency and citizenship status, the Buyer and the Seller should confirm their residency and citizenship status and the tax implications thereof with their Lawyer/Accountant.
12. **AGENCY DISCLOSURE:** (Section 21) all Designated Agents/Licensees with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

PAGE 1 of 8 PAGES

CONTRACT OF PURCHASE AND SALE

BROKERAGE: Oakwyn Realty Ltd. DATE: 12/19/2019
ADDRESS: 3195 Oak Street Vancouver PC: V6H2L2 PHONE: (604) 620-6788
PREPARED BY: Jason Shang MLS® NO: R2411678

| | |
|---|-----------------------------|
| SELLER: <u>Alvarez & Marsal Canada Inc.</u> | BUYER: <u>YONGLING DUAN</u> |
| SELLER: _____ | BUYER: _____ |
| ADDRESS: <u>4102 1028 BARCLAY</u> | ADDRESS: <u>C/O Agency</u> |
| <u>Vancouver</u> <u>BC</u> | |
| PC: <u>V6E 0B1</u> | PC: <u>V6H2L2</u> |
| PHONE: _____ | PHONE: _____ |
| | OCCUPATION: _____ |

PROPERTY:

4102 1028 BARCLAY STREET
UNIT NO. ADDRESS OF PROPERTY V6E 0B1
Vancouver
CITY/TOWN/MUNICIPALITY POSTAL CODE
028-447-263
PID OTHER PID(S)

STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions: 4,330,000.00

1. **PURCHASE PRICE:** The purchase price of the Property will be Three Million Three Hundred Thirty Thousand Four Million Three Hundred Thirty Thousand DOLLARS \$ 4,330,000.00 (Purchase Price)
2. **DEPOSIT:** A deposit of \$ 250,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: within 24 hours upon subject removal in the form of a bank draft

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Oakwyn Realty Ltd in Trust and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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1028 BARCLAY STREET
PROPERTY ADDRESS

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Vancouver

BC V6E 0B1 PAGE 2 of 8 PAGES

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

FINANCING

Subject to a new first mortgage being made available to the Buyer on or before SUBJECT REMOVAL DATE , in the amount of \$ HOW MUCH THE CLIENT IS MORTGAGING at an interest rate not to exceed % per annum.

INSPECTION

Subject to the Buyer, on or before Jan 9, 2020 at the Buyer's expense, obtaining and approving an inspection report against any defects whose cumulative cost of repairs exceeds \$ 500.00 and which reasonably may adversely affect the Property's use or value. The Seller will allow access to the Property for this purpose on reasonable notice.

INSURANCE

This offer is subject to the Buyer obtaining approval for fire/property insurance, on terms and at rates, satisfactory to the Buyer, on or before Jan 9, 2020.

DOCUMENTS

Subject to the Buyer, on or before Jan 9, 2020 receiving and being satisfied with the following documents with respect to information that reasonably may adversely affect the use or value of the Strata Lot, including any bylaw, item for repair or maintenance, special levy, judgment or other liability, whether actual or potential:

1. a Form "B" Information Certificate, issued within the last 30 days, attaching the Strata Corporation rules, current budget, the developer's Rental Disclosure Statement, and Depreciation Report if any;
2. a copy of the registered Strata Plan, any amendments to the Strata Plan, and any resolutions dealing with changes to common property;
3. the current bylaws, rules, financial statements of the Strata Corporation, and any section to which the Strata Lot belongs;
4. the minutes of any meeting held between the period from NOV 2017 to NOV 2019 by the Strata Council, and by the members in annual, extraordinary or special general meetings, and by the members or the executive of any section to which the Strata Lot belongs;
5. all copies of any engineers', depreciation reports or other consultants' reports concerning the Strata Corporation;
6. a copy of the title search and with any charge or other feature, whether registered or not, that reasonably may affect the Property's use or value; and
7. a copy of the Property Disclosure Statement (PDS), issued within the last 30 days, dated which is incorporated into and forms part of this Contract.

Immediately upon acceptance of this offer or counter-offer the Seller will authorize the Seller's Designated Agent/Licensee, to request, at the Seller's expense, complete copies of the documents listed above from the Strata Corporation or other sources and to immediately, upon receipt, or within 3 days of the acceptance of this offer or counter-offer, deliver the documents to the Buyer's Designated Agent/Licensee. In the event the Seller provides the documentation listed above after the date specified, but before the subject removal date, then the original date for subject removal will be extended to 3 business days after receipt of the documents.

The above conditions are for the sole benefit of the Buyer. All subjects written above will be satisfied or waived on or before the dates indicated above and failing which this Contract will be terminated, the parties will have no further obligations toward each other, and the Deposit, if any, will be immediately returned to the Buyer.

TITLE

The Buyer acknowledges and accepts that on the Completion Date, the Buyer will receive Title containing, in addition to any encumbrance referred to in Clause 9 (TITLE) of this contract:

1. any non-financial charge, and
 2. any financial charge payable by a utility on its right-of-way restrictive covenant, easement or other interest
- set out in the copy of the title search results that is attached to and forms part of this Contract.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

INITIALS

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PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

SPECIAL LEVIES in the amount lesser of the actual amount levied or \$50,000.00 of DS
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If a special levy is approved before the Completion Date, the Seller will credit the Buyer with 100% of the special levy that the Buyer is obligated to pay under the Strata Property Act, regardless of whether the special levy is due or payable by lump sum or installments over time. The Seller hereby directs the Buyer to hold back such credit from the sale proceeds and to remit it to the Strata Corporation. If a special assessment has been proposed by way of Notice of Special General Meeting or by way of Notice of Annual General Meeting, but not passed by the Strata Corporation before the Completion Date, the Buyer may hold back the amount of the proposed assessment and either pay the amount to the Strata Corporation or, if the proposed special assessment is defeated, pay the amount to the Seller. as limited above AT UD

AMENDMENT OF BYLAWS OR RULES

If prior to the Completion Date the Seller becomes aware of any notice of a resolution to amend the bylaws or rules of the Strata Corporation, or the bylaws or rules of a section to which the Strata Lot belongs, or any amendment to such bylaws or rules, that the Seller has not previously disclosed to the Buyer, the Seller will promptly deliver a copy of the relevant resolution or notice of resolution to the Buyer. DS
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~~**ALTERATIONS AND MODIFICATIONS**~~

~~The Seller represents and warrants that during the time the Seller has owned the Property, there have been no unauthorized alterations or modifications to the Property and to the best of the Seller's knowledge and belief, there have never previously been any unauthorized alterations or modifications to the Property.~~ DS
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PROPERTY TRANSFER TAX

The Buyer acknowledges that at the time of this agreement Property Transfer Tax is applicable on the Purchase Price of the Property at a rate of 1% on the first \$200,000 and 2% on the portion of the fair market value greater than \$200,000 and up to and including \$2,000,000 and 3% on the portion of the fair market value greater than \$2,000,000, and if the property is residential, a further 2% on the portion of the fair market value greater than \$3,000,000 as required by the Property Transfer Tax Act. DS
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~~**GST**~~

~~In the event GST is payable on the purchase of the Property, the GST is included in the Purchase Price. The Seller agrees to remit GST to the CRA. The Seller will indemnify and hold harmless the Buyer for the payment of GST.~~ DS
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OTHER TAXES

The Buyer is aware that the Provincial and Federal Government may implement or change tax regulations from time to time. At the time of this agreement, the Buyer is made aware of the BC Speculation and Vacancy Tax and of the City of Vancouver Empty Home Tax. The Buyer has been advised to seek independent accounting advice on the application of these taxes.

~~**ILLEGAL SUBSTANCES**~~

~~The Seller represents and warrants that, during the time the Seller has owned the strata lot, neither the strata lot nor any limited common property associated with the strata lot has been used for the illegal growth of any substances or for the growth or manufacture of any illegal substances. This warranty shall survive and not merge on the completion of this transaction. Further, the Seller represents that, to the best of the Seller's knowledge and belief, neither the strata lot nor any limited common property associated with the strata lot has ever been used for the illegal growth of any substances, or growth or manufacture of illegal substances.~~ DS
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MEASUREMENTS

The Buyer is aware that the square footage as advertised is approximate and not guaranteed and the Buyer is satisfied with size of the Property as viewed.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

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PROPERTY ADDRESS

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

PARKING

The Purchase Price includes the exclusive use of parking stall # 50,51,52 (the "Parking Stall"). The Seller represents and warrants the Parking Stall is designated under the following arrangement (select one):

☐ as limited common property of the Strata Lot;
☒ as common property of the Strata Corporation ~~under a long term lease which expires on~~

☐ as common property of the Strata Corporation under a short term exclusive use agreement or special privilege;
☐ as a separate Strata Lot; or
☐ as part of the Strata Lot.

CLEAN CONDITION

The Seller will remove all personal possessions that are not included in the sale of the Property and leave the Property in a clean condition free of garbage or debris. The Seller will professionally clean the Property including the insides of all cabinets and appliances and will steam clean carpets (if any) in the Property. The Seller covenants and agrees that all appliances will be in good working order on the Completion Date.

KEYS

On the Possession Date the Seller will provide the Buyer with at least two sets of keys and/or fobs, for the unit including, but not limited to, the strata lot, the building, parking areas, ~~storage areas, storage locker, mailbox,~~ building amenities and if the building features a garage door, all remote controls for the garage door.

STRATA FEES

The Seller ~~represents and warrants~~ the monthly strata fees are \$1072.80 *currently*

RESTRICTIONS

The Seller ~~represents and warrants~~ the following restrictions apply:

~~Pets Allowed w/Rest., Rentals Allwd w/Restrctns~~

ACCESS

The Seller shall allow the Buyer to access the property on 2 occasions after subject removal (if any) and prior to the Completion Date. The Buyer shall provide to the Seller or Seller's representative at least 24 hours notice to access the Property. The Buyer agrees to indemnify and save harmless the Seller from any claims, actions, damages or costs that result from the Seller's access of the Property under this clause.

LEGAL & OTHER PROFESSIONAL ADVICE

The Buyer and Seller acknowledge that the Brokerage and Designated Agents do not provide legal or other expert advice in matters beyond the common standard of care in the Real Estate Industry. The parties have been advised to seek independent legal advice prior to executing this Contract of Purchase and Sale.

CONFIDENTIALITY OF TERMS

The Buyer and Seller agree that the terms and conditions of any offer or counter-offer with respect to the Property shall not be disclosed to any other potential Buyer of the property without the prior written consent of the Buyer.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on March 9th yr. 2020
(Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at 11 a. m. on
March 10 yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of March 10th yr. 2020 (Adjustment Date).

7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection. INCLUDING:

Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler, all light fixtures.
All indoor and outdoor furnitures, home decoration (pots, paintings, mirrors, clocks, etc.), rugs, lamps, TVs.
All items in the property.

BUT EXCLUDING:

Textile, books, computer.

8. **VIEWED:** The Property and all Included Items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on December 18th yr. 2019

9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5. If any, and except as otherwise set out herein.

10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.

11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

11A. **SELLER'S PARTICULARS AND RESIDENCY:** The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing: (1) particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return); (2) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and (3) if the Seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the *Income Tax Act*, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under section 116 of the *Income Tax Act*.

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PROPERTY ADDRESS

- 11B. GST CERTIFICATE:** If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.
- 12. TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
- 13. BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
- 14. CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
- 15. COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
- 16. RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
- 17. PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
- 18. REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
- 19. PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
- A. for all purposes consistent with the transaction contemplated herein:
 - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

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INITIALS

1028 BARCLAY STREET 4102 Vancouver BC V6E 0B1 PAGE 7 of 8 PAGES
PROPERTY ADDRESS

- C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. ASSIGNMENT OF REMUNERATION: The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

20A. RESTRICTION ON ASSIGNMENT OF CONTRACT: The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

21. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

AT
INITIALS

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with

Ken Leong PREC* (Designated Agent(s)/Licensee(s))

who is/are licensed in relation to Oakwyn Realty Downtown Ltd. (Brokerage).

DS
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INITIALS

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with

Jason Shang (Designated Agent(s)/Licensee(s))

who is/are licensed in relation to OAKWYN REALTY LTD (Brokerage).

INITIALS

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC form entitled "*Disclosure of Risks Associated with Dual Agency*" and hereby confirm that they each consent to a dual agency relationship with

_____ (Designated Agent(s)/Licensee(s))

who is/are licensed in relation to _____ (Brokerage),

having signed a dual agency agreement with such Designated Agent(s)/Licensee(s) dated _____.

INITIALS

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

INITIALS

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

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CREA WEBForms

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1028 BARCLAY STREET 4102 Vancouver BC V6E 0B1 PAGE 8 of 8 PAGES
PROPERTY ADDRESS

22. **ACCEPTANCE IRREVOCABLE** (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:

- A. fulfill or waive the terms and conditions herein contained; and/or
B. exercise any option(s) herein contained.

23. **THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN**

24. **OFFER:** This offer, or counter-offer, will be open for acceptance until 8 o'clock p. m. on Jan 02, yr 2020
~~December 31, 2019~~ (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

X
WITNESS

Witnessed by:
Yongling Duan
333AF958C22481...

SEAL YONGLING DUAN
PRINT NAME

X
WITNESS

BUYER

SEAL
PRINT NAME

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

Yes ☒ LD
INITIALS

No ☐
INITIALS

25. **ACCEPTANCE:** The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated _____, yr. _____

The Seller declares their residency:

RESIDENT OF CANADA ☒ AT
INITIALS

NON-RESIDENT OF CANADA ☐
INITIALS

as defined under the *Income Tax Act*,

X [Signature]
WITNESS

[Signature]
SELLER

SEAL Alvarez & Marsal Canada Inc.
PRINT NAME

X
WITNESS

SELLER

SEAL
PRINT NAME

*PREG represents Personal Real Estate Corporation:

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and the quality of services they provide (MLS®).

BC2057 REV. DA FEB 2019

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Feb/2019

CRCA WCB Forms

**SCHEDULE "A" TO CONTRACT OF PURCHASE AND SALE
FOR THE PROPERTY DESCRIBED IN THE ATTACHED CONTRACT OF
PURCHASE AND SALE (THE "PROPERTY")**

The following terms and conditions replace, modify, and where applicable override, the terms of the attached contract of purchase and sale, and any modifications, additions or addenda thereto (collectively, the "**Contract**"). Where any conflict arises between the terms of this Schedule "A" and the Contract, the terms of this Schedule "A" will apply.

The following terms and conditions shall not merge, but shall survive, the completion of any sale of the Property to the Buyer.

The references in Schedule "A" to specific clauses in the Contract are references to the clause numbers in the contract of purchase and sale used by the Real Estate Board of Greater Vancouver (the "**Real Estate Board Contract**"). If the Contract attached hereto has different clause numbers than the Real Estate Board Contract the terms of Schedule "A" will apply with the necessary changes and with equal effect to the equivalent clauses of the Contract, notwithstanding the different clause numbers.

All references to the "Seller" in the Contract and in this Schedule "A" will be read as references to Alvarez & Marsal Canada Inc., in its capacity as the Court appointed receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and not in its personal capacity (the "**Receiver**").

1. Clause 22 of the Contract is deleted, and replaced by the following:

The acceptance of this offer by the Seller is pursuant to a Court Order made in a receivership proceeding in the Supreme Court of British Columbia (the "**Court**") in Action No. S-1813807 (Vancouver Registry) (the "**Proceedings**") and not as seller or owner of the Property. The acceptance of this offer by the Seller is subject to the approval of the Supreme Court of British Columbia (the "**Court**") and will become effective from the time an Order is made by the Court approving this offer. The Buyer acknowledges and agrees that the date of the application for that Order will be at the sole discretion of the Seller. The Buyer also acknowledges and agrees that the Seller's obligations in connection with this offer, until it is approved by the Court, are limited to putting this offer before the Court. Thereafter, the Seller is subject to the jurisdiction and discretion of the Court to entertain other offers and to any further Orders the Court may make regarding the Property. Given the Seller's position and the Seller's relationship to other parties in the Receivership, the Seller may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Property. Seller gives no undertaking to advocate the acceptance of this offer. In that regard, the Buyer must make its own arrangements to support this offer in Court.

The Buyer acknowledges and agrees that the Seller can disclose the amount of this offer, once accepted, to any person.

If the Court vacates, sets aside or varies an Order approving this offer for any reason whatsoever (except any willful misconduct of the Seller), then the Seller shall not be liable to the Buyer or any other person in any way whatsoever, in connection therewith.

2. Clause 9 of the Contract is deleted, and replaced by the following:

" Free and clear of all encumbrances of the parties with notice of the Proceedings, in accordance with an Order of the Court (the "**Vesting Order**") except: subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, and except as otherwise set out herein."

- 2 -

3. This offer (and any contract formed by its acceptance) may be terminated by the Seller at any time prior to the completion date in the Contract if any Order of the Court or other court of competent jurisdiction renders the completion impossible or inadvisable, and in that event the Seller will have no further obligations or liability to the Buyer.
4. If the Vesting Order is made, and if the Seller does not terminate this offer or any contract formed by its acceptance, then the Buyer must complete the sale on the completion date in the Contract (or such other date as might be in the Vesting Order), time being of the essence, regardless of any appeal or application for leave to appeal, vary or set aside the Vesting Order, by any person.
5. The Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "**CBA Standard Undertakings**") are of no application whatsoever, to the Contract or a sale of the Property by the Seller.
6. Clause 10 of the Contract is deleted, and replaced by the following:

"Tender or payment of monies by the Buyer to the Seller, and all deposits paid by the Buyer, will be by certified cheque, bank draft, or lawyer's or notary's trust cheque, only."
7. The Buyer acknowledges and agrees the Property includes real property only, and no personal, intangible or other property, unless otherwise addressed by further addendum.
8. Clauses 7 and 8 of the Contract are deleted, and replaced by the following:

"The Buyer acknowledges and agrees that the Seller is selling the Property and the Buyer is buying the Property on a strictly "as is, where is" basis as of the time of actual possession. Without limiting the generality of the foregoing, the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever with respect to the Property, and no such warranty or representation is expressed or can be implied including, without limitation, any warranty or representation as to environmental condition, size, dimensions, fitness, design or condition for any particular purposes, quality, or the existence of any defect, whether latent or patent. The Buyer acknowledges and agrees that it has conducted any inspections with respect to the condition of the Property, including in relation to environmental issues, that the Buyer deems appropriate, and has satisfied itself with regard to such matters.

If the Seller has provided the Buyer with any reports or information regarding the Property (the "**Information**"), the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever regarding the Information, including the accuracy or completeness of the Information, and any use that the Buyer or others may make of the Information is strictly at the Buyer's own risk".
10. Clause 12 of the Contract is deleted, and replaced by the following:

"Time will be of the essence hereof, and unless the balance of the cash payment is paid on or before the Completion Date, the Seller may at the Seller's option, either terminate or reaffirm the Contract, and the deposit will be non-refundable and absolutely forfeited to the Seller, without prejudice to the Seller's other rights and remedies. These terms and conditions are for the sole benefit of the Seller".
11. No property condition disclosure statement concerning the Property forms part of the Contract, whether or not such a statement is attached to the Contract.
12. Clause 18 of the Contract is deleted and replaced by the following:

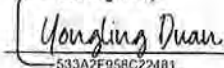
"There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract."

- 3 -

13. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
14. Clause 5 of the Contract is modified, by adding the following:
 - a) Possession will be by operation of and pursuant to the terms of the Order.
 - b) No adjustments, including but not limited to adjustments for rents or security deposits, will be made to the purchase price on account of any tenancies.
 - c) If any occupant of the Property does not vacate the Property by the possession date, then the Seller will apply for a Writ of Possession and instruct a Court Bailiff to deliver possession to the Buyer. This is the Seller's only obligation as regards possession. The Seller will not be liable to the Buyer or any other person in any way whatsoever (apart from the Seller's obligation to apply for a Writ of Possession and instruct a Court Bailiff), if possession cannot be delivered to the Buyer on the possession date. The Buyer acknowledges that considerable time is often required, to obtain Writs of Possession. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
15. The Vesting Order will describe the Buyer exactly as the Buyer appears at the upper right on the first page of the Contract, so the Buyer as described at the upper right on the first page of the Contract will appear as the owner of the Property after completion of a sale of the Property. Seller will not be bound by any term in the Contract describing the Buyer otherwise, or allowing the Buyer to complete the sale with a different name.
16. The Buyer is responsible, immediately on completion of the sale of the Property to the Buyer, for paying any and all taxes arising from or in connection with the sale (including Property Transfer Tax and GST). The Seller can, at its option, require the Buyer to pay it any such GST immediately on completion of the sale (and in that event the Seller will then remit such tax to Canada Revenue Agency).
17. The Buyer authorizes the Seller and its agents and insurers to disclose to third parties any personal and/or other information arising from or in any way connected with the Property, or the sale of the Property to the Buyer.

BUYER(S)

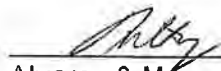
DocuSigned by:


533A2F958C224B1

Dec 19, 2019

Date: _____

SELLER


Alvarez & Marsal Canada Inc.,
in its capacity as the Court appointed
receiver over all of the assets,
undertakings and property owned
or beneficially owned by Masahiko
Nishiyama in Canada, and not in its
personal capacity

Date: Dec. 23, 2019

APPENDIX F

Search Criteria: WDDNG8GB0AA343089

No registered liens or encumbrances have been found on file that match to the search criteria listed above.

Some, but not all, tax liens and other Crown claims are registered at the Personal Property Registry (PPR) and if registered, will be displayed on this search result. HOWEVER, it is possible that a particular chattel is subject to a Crown claim that is not registered at the PPR. Please consult the Miscellaneous Registrations Act, 1992 for more details. If you are concerned that a particular chattel may be subject to a Crown claim not registered at the PPR, please consult the agency administering the type of Crown claim.

[illegible]

APPENDIX G

BILL OF SALE (ABSOLUTE)

THIS BILL OF SALE made effective the ____ day of _____, 2020.

BETWEEN:

ALVAREZ & MARSAL CANADA INC., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and having an office located at 1680 – 400 Burrard Street, Vancouver, British Columbia, V6C 3A6

(the “**Vendor**”)

AND:

MAYNARDS INDUSTRIES CANADA LTD., a company duly incorporated under the laws of the Province of British Columbia and having its registered and records offices located at _____.

(the “**Purchaser**”)

WHEREAS:

A. The Vendor is authorized by court orders made February 14, 2019, and July 19, 2019, in proceedings in the Supreme Court of British Columbia action number S-1813807 (Vancouver Registry) to market and sell any and all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada; and

B. The Vendor has agreed with the Purchaser for the absolute sale to the Purchaser of the Assets described in the attached Schedule “A” (the “**Purchased Assets**”).

NOW IN CONSIDERATION of the sum of \$16,000.00 (the “**Purchase Price**”) and other good and valuable consideration now paid by the Vendor to the Purchaser, the receipt and sufficiency of which is acknowledged, the parties covenant and agree as follows:

1. Transfer. The Vendor does hereby sell, assign, transfer and set over to the Purchaser the Purchased Assets and the appurtenances thereto free and clear of all liens, charges and encumbrances of every nature and kind whatsoever, all of which are in possession of the Vendor, and all right, title, interest, property claim and demand of the Vendor therein, to and for the Purchaser’s sole and only use forever.

2. As is, with no warranty. Purchaser agrees to accept the Purchased Assets on a strictly “as is where is” basis as they exist on the date of this Bill of Sale. The Purchaser agrees that the Vendor has not made and is not making any representations and/or warranties express or implied to the Purchaser as to description, value, fitness for any purpose (including intended purpose), merchantability, quantity, quality, state, condition, location, or any other matter concerning the Purchased Assets, or any part of them, or the completeness, accuracy or currency of any

material or documentation provided by or on behalf of the Vendor in relation to the Purchased Assets. The Purchaser agrees that no representation or warranty of any kind can be implied at law or in equity, by statute or otherwise, with respect to the Purchased Assets. The Purchaser acknowledges that it has inspected the Purchased Assets and has relied entirely on its own inspections and investigations. The description of the Purchased Assets contained in all schedules to this bill of sale is for the purpose of identification only and no representation or warranty is being given by the Seller concerning the accuracy of those descriptions. The Seller will not be liable, nor will the Purchaser have a remedy for recovery of any damages, including but not limited to economic loss of any kind, arising out of any claim that the Purchased Assets infringe the rights of any other person.

3. Responsibility for taxes. The Vendor and the Purchaser agree that the Purchaser will be liable for and will pay all taxes, including all retail sales and commodity taxes, properly payable by the Purchaser in connection with the sale and transfer of the Purchased Assets, unless a certificate of exemption is provided to the Vendor prior to, or upon, the Purchaser taking possession of the Purchased Assets.

4. Entire Agreement. This Bill of Sale constitutes the entire agreement between the Vendor and Purchaser pertaining to the purchase and sale of the Purchased Assets and supersedes all prior agreements, undertakings, negotiations and discussions, whether written or oral, of the Vendor and the Purchaser, and there are no warranties, representations, covenants, obligations or agreements between the Vendor and the Purchaser except as set forth in this Bill of Sale.

5. Enurement. It is expressly agreed between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this Bill of Sale shall be read and held as made by and with, and granted to and imposed upon the respective parties hereto, and their respective successors and assigns, the same as if the words successors and assigns had been inscribed in all proper and necessary places.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

6. Counterparts. This Bill of Sale may be signed by the parties in as many counterparts as may be necessary, each of which so signed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and, notwithstanding the date of execution, shall be deemed to bear the effective date as set out below.

IN WITNESS WHEREOF the parties hereto have executed this Bill of Sale as of the date first written above.

ALVAREZ & MARSAL CANADA INC.
in its capacity as court-appointed Receiver of
Masahiko Nishiyama and not in its personal capacity

Per: _____
Anthony Tillman
Senior Vice President

MAYNARDS INDUSTRIES LTD.

Per: _____
Authorized Signatory

Schedule A

Assets

1. Mercedes S550 vehicle, VIN WDDNG8GB0AA343089

DRAFT