



604.706.1710

Condos &amp; Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2620877

Active

Townhouse

Residential Attached

3F 1067 MARINASIDE CRESCENT

Vancouver West

Yaletown

Quaywest

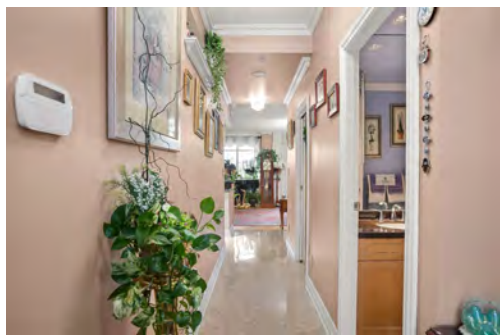
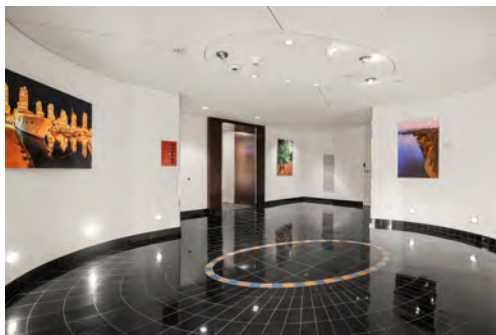
\$3,475,000 (LP)

(SP)

L\$/Sq

S\$/Sq

Sold Date:



Total Bedrooms 3

Total Baths 3

FIArTotFin 1,668

BB South

Outdoor Area BPD

View Yes

View - Specify Water Views of False Creek

Yr Blt 2002

#UntsStrat 394

MgtCosName First Services Residential

MgtCosPh 604-683-8900

MaintFee \$1,090.17

Maint Fee CRTKR, GBGPU, GRDEN,

Includes GAS, HOTW, MGMT,

RECFA

Days On Market 6

Occupancy Owner

Gross Taxes \$7,393.93

Locker No

TotalPrkng 2

#CovrdSpCs 2

Bylaw Restrictions PETR, RENY

#3F-1067 Marinaside Crescent "Concord's Quaywest " Waterfront development located at Vancouver's famous False Creek. This 2-level, 1668 s/f townhome features 3 Beds, 3 baths, 3 patios (450 sf) incl a private garden entrance at the back. Kitchen is equipped with new granite counters, gas stove & maple cabinets. Smaller Bed has a \$14K Murphy bed and bench. All lights replaced to LED incl in the Swarovski chandelier. Recent upgrades incl brand new W/D, new FP mantle & main floor HW Floors. Building has some of the finest amenities including 24hr concierge, meeting/board rooms, gym, 60ft lap pool, hot tub, sauna, steam room, theatre, party room & children's play area. Parking #286 (P2) & #42 (P1) - Sorry no storage. Contingency reserve \$. Insurance deductible \$200K, Pets and Rentals OK

RE/MAX Crest Realty

09/27/2021 04:24 PM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC\* indicates Personal Real Estate Corporation"



604.706.1710

# BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2620877****Active**

Townhouse

Residential Attached

**3F 1067 MARINASIDE CRESCENT**

Vancouver West

Yaletown

**Quaywest****\$3,475,000** (LP)

(SP)

**\$2,083.33** L\$/SF

S\$/SF

Sold Date:



Sold Date: Frontage (feet): Approx. Year Built: **2002**  
 Meas. Type: Frontage (metres): Age: **19**  
 Depth / Size (ft.): Bedrooms: **3** Zoning: **CD-1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Gross Taxes: **\$7,393.93**  
 Flood Plain: **No** Full Baths: **2** For Tax Year: **2021**  
 Approval Req?: **No** Half Baths: **1** Tax Inc. Utilities?: **No**  
 Exposure: **South** Maint. Fee: **\$1,090.17** P.I.D.: **025-206-605**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **First Services Residential**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: Water Views of False Creek**  
 Complex / Subdiv: **Quaywest**  
 Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey, End Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation:  
 Rain Screen: **No**  
 Renovations: **Partly**  
 Water Supply: **City/Municipal, Community**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

Reno. Year: **2015**

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Locker: **N**  
 Dist. to School Bus:  
 Total Units in Strata: **394**  
 Dist. to Public Transit:  
 Units in Development: **394**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 396, 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, 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, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom, Oven - Built In,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 18'			x			x
Main	Dining Room	7' x 14'			x			x
Main	Kitchen	8'4 x 10'5			x			x
Main	Flex Room	8'5 x 8'2			x			x
Main	Foyer	8' x 5'5			x			x
Main	Pantry	5'10 x 6'4			x			x
Above	Master Bedroom	11'6 x 20'11			x			x
Above	Bedroom	9'2 x 11'10			x			x
Above	Bedroom	9'11 x 8'			x			
Above	Den	8'3 x 4'9			x			

Finished Floor (Main): **834**  
 Finished Floor (Above): **834**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,668 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,668 sq. ft.**

# of Rooms: **10** # of Kitchens: **1** # of Levels: **2**  
 Crawl/Bsmt. Height:  
 Restricted Age:  
 # of Pets: **2** Cats: **Y** Dogs: **Y**  
 # or % of Rentals Allowed:  
 Bylaw Restrict: **Pets Allowed w/Rest., Rentals Allowed**  
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2	Above	4	No
3	Main	2	No
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

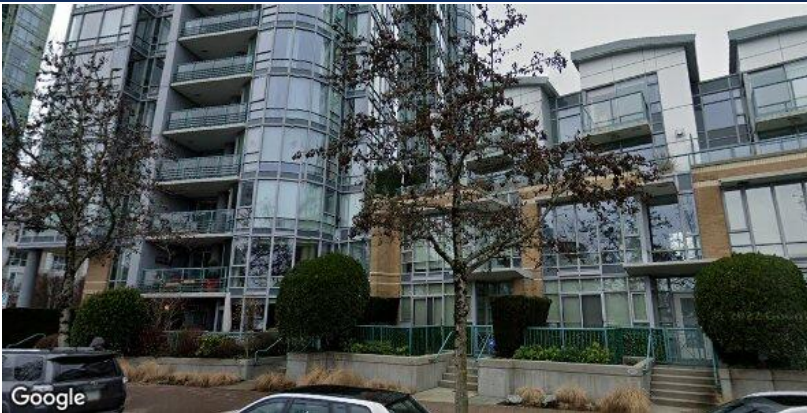
**#3F-1067 Marinaside Crescent "Concord's Quaywest" Waterfront development located at Vancouver's famous False Creek. This 2-level, 1668 s/f townhome features 3 Beds, 3 baths, 3 patios (450 sf) incl a private garden entrance at the back. Kitchen is equipped with new granite counters, gas stove & maple cabinets. Smaller Bed has a \$14K Murphy bed and bench. All lights replaced to LED incl in the Swarovski chandelier. Recent upgrades incl brand new W/D, new FP mantle & main floor HW Floors. Building has some of the finest amenities including 24hr concierge, meeting/board rooms, gym, 60ft lap pool, hot tub, sauna, steam room, theatre, party room & children's play area. Parking #286 (P2) & #42 (P1) - Sorry no storage. Contingency reserve \$. Insurance deductible \$200K, Pets and Rentals OK**



604.706.1710

**Condos & Homes Team**

www.bccondosandhomes.com | sales@bccondosandhomes.com



## 3F-1067 MARINASIDE CR Vancouver BC V6Z 3A4

PID	025-206-605			Legal Description	STRATA LOT 396 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN LMS4555 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
Zoning	CD-1 (324), 800-1100 Pacific Boulevard			Plan	LMS4555		
Registered Owner	-			Community Plans(s)	NCP: <a href="#">Downtown</a> , not in ALR		
Floor Area	1668 Ft²	Max Elevation	7.11 m	Year Built	2002	Transit Score	100 / Rider's Paradise
Lot Size	-	Min Elevation	5.47 m	Bedrooms	3	WalkScore	90 / Walker's Paradise
Dimensions	-	Annual Taxes	\$7,393.93	Bathrooms	2	Structure	ROW HOUSING (SINGLE UNIT OWNERSHIP)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2620877	Active 21/09/2021	173	\$3,475,000 / -	RE/MAX Crest Realty
R2551534	Expired 15/09/2021	185	\$3,475,000 / -	RE/MAX Crest Realty
R2498611	Expired 14/03/2021	181	\$3,475,000 / -	RE/MAX Crest Realty

### APPRECIATION

	Date	(\$)	% Change
List Price	21/09/2021	\$3,475,000	459.67 %
Sales History	22/01/2002	\$620,900	

### ASSESSMENT

	2021	2022	% Change
Building	\$510,000	\$566,000	10.98 %
Land	\$2,020,000	\$2,245,000	11.14 %
Total	\$2,530,000	\$2,811,000	11.11 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Elsie Roy	King George
District	SD 39	SD 39
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.

## Detailed Tax Report

Property Information			
Prop Address	1067 MARINASIDE CR UNIT# 3F	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	FALSE CREEK NORTH
Area	VANCOUVER WEST	SubAreaCode	VVWYA
PropertyID	025-206-605	BoardCode	V
PostalCode	V6Z 3A4		

Property Tax Information			
TaxRoll Number	030161606550396	Gross Taxes	\$7,393.93
Tax Year	2021	Tax Amount Updated	06/16/2021
More PIDS			
025-206-605			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
LMS4555	396		FC	36				
Legal FullDescription								

STRATA LOT 396, 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

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	ROW HOUSING (SINGLE UNIT OWNERSHIP)		
Year Built	2002		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (324) COMPREHENSIVE DEVEL
WaterConn			
BCADData Update	04/12/2021		

Supplementary Property Info			
BedRooms	3	Foundation	
Full Bath		Half Bath2	1
Half Bath3	1	Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$2,020,000.00	\$510,000.00	\$2,530,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,020,000.00	\$510,000.00	\$0.00	\$0.00	\$2,530,000.00

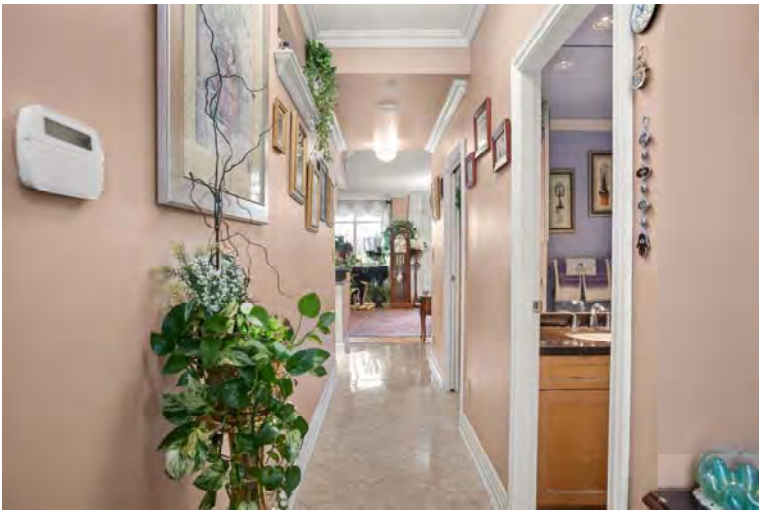
School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,020,000.00	\$510,000.00	\$0.00	\$0.00	\$2,530,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
1/22/2002	\$620,900.00	BT22872	IMPROVED SINGLE PROPERTY TRANSACTION
11/30/2001	\$0.00	BR323710	REJECT - NOT SUITABLE FOR SALES ANALYSIS



## Suite Features & Upgrades 3F – 1067 Marinaside Cr, Vancouver, BC

- Granite and marble flooring in entrance, kitchen and all washrooms
- Granite corner tops
- Stainless Sub-Zero and Bosch appliances
- Custom built water purifier
- Custom built maple breakfast bar with granite counter top and maple cabinets
- Custom built maple closet organizer in all closets
- Custom mirrors and doors on all closets
- Custom crown moulding through the residence and also custom base boards through-out
- Hard wood flooring through the residences
- Custom built mirrors and medicine cabinets in all 3 washrooms
- Laundry room
- Separate pantry with 2<sup>nd</sup> fridge
- Gas fire place
- Upgrade doors through the residences
- Central vacuum system on both levels
- Bose surround system
- Mountain view from 3<sup>rd</sup> bedroom and den
- Custom drapery throughout the residence



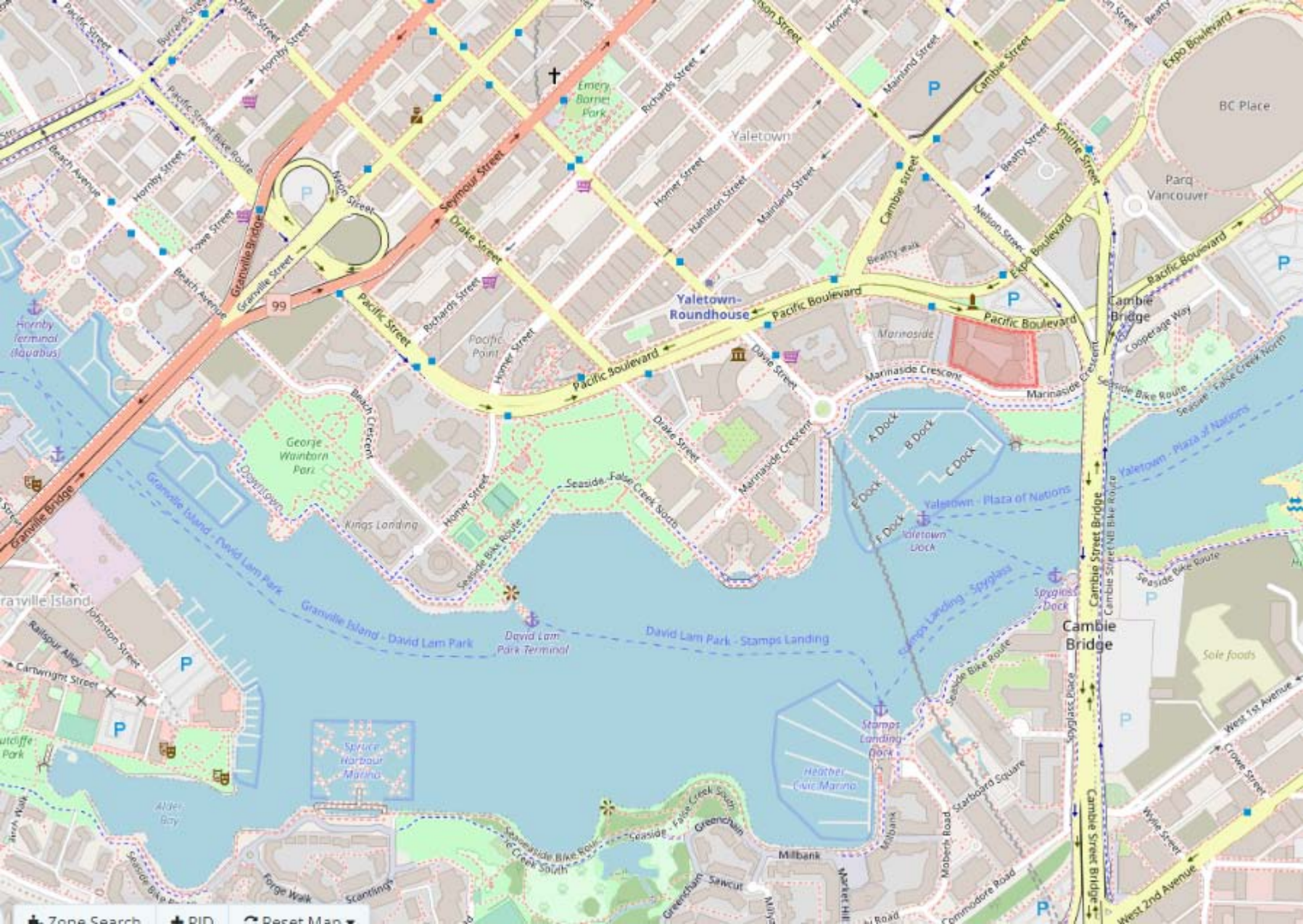












# Marinaside Resort & Quaywest Resort

Pacific Boulevard

Pacific Boulevard

Aquarius Mews

**193  
Aquarius  
Mews**  
32 Levels

Townhomes

Garden Residences

**Marinaside  
Resort**

Garden Residences

Townhomes

**1099  
Marina-  
side**  
15 Levels

Garden Residences

**1077  
Marina-  
side**  
26 Levels

Boathouse Mews (Pedestrian Walkway)

Compliments of Les Twarog  
and Sonja Pedersen. RE/MAX  
Crest Realty, 604-671-7000.  
Disclaimer

All information including floor plans  
was gathered from different sources  
and is deemed to be accurate as possible  
but not guaranteed.

The Webmaster/REMAX Crest Realty/Les  
Twarog/Sonja Pedersen are not held liable for  
any errors or omissions. The reader of this  
material to verify the accuracy of the content.

Garden Apartments

**Quaywest  
Resort**

(Landscaped  
Water Garden)

**1067  
Marina-  
side**  
24 Levels

Townhomes

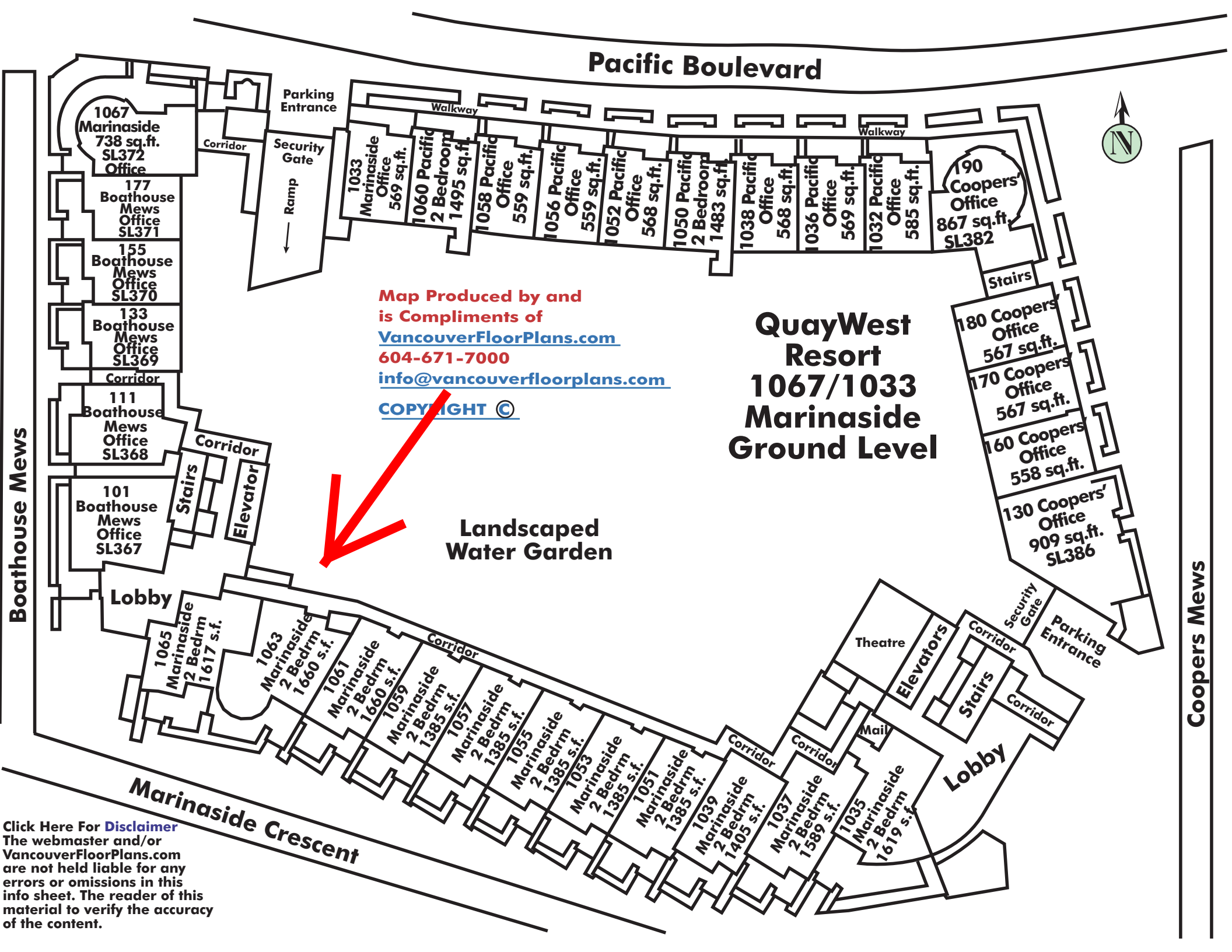
**1033  
Marina-  
side**  
34 Levels

Coopers Mews

Marinaside Crescent

Marinaside Crescent

Water/Marina



Pacific Boulevard



Map Produced by and  
is Compliments of  
[VancouverFloorPlans.com](http://VancouverFloorPlans.com)  
604-671-7000  
[info@vancouverfloorplans.com](mailto:info@vancouverfloorplans.com)  
COPYRIGHT ©

**QuayWest  
Resort  
1067/1033  
Marinaside  
Ground Level**

**Landscaped  
Water Garden**

**Boathouse Mews**

**Coopers Mews**

Marinaside Crescent

Click Here For [Disclaimer](#)  
The webmaster and/or  
VancouverFloorPlans.com  
are not held liable for any  
errors or omissions in this  
info sheet. The reader of this  
material to verify the accuracy  
of the content.

Pacific Boulevard



Map Produced by and  
is Compliments of  
[VancouverFloorPlans.com](http://VancouverFloorPlans.com)  
604-671-7000  
[info@vancouverfloorplans.com](mailto:info@vancouverfloorplans.com)  
COPYRIGHT ©

Roof

2N

3 Bedrm  
1702 sq.ft.  
SL390

Roof

1067  
Marinaside  
3rd Floor

QuayWest Resort

1033  
Marinaside  
3rd Floor

Click Here For [Disclaimer](#)  
The webmaster and/or  
VancouverFloorPlans.com  
are not held liable for any  
errors or omissions in this  
info sheet. The reader of this  
material to verify the accuracy  
of the content.

Walkway

Walkway

Marinaside Crescent

2C  
3 Bedroom  
1622 sq.ft.  
SL389

Roof

306

1 Bedroom  
761 sq.ft.

307

2 Bedroom  
936 sq.ft.

305

2 Bedroom  
974 sq.ft.

1067  
Marinaside

301

1 Bedroom  
728 sq.ft.

303

2 Bedroom  
1214 sq.ft.

302

3 Bedroom  
1186 sq.ft.

3F

3 Bedroom  
1668 sq.ft.

3E

3 Bedroom  
1552 sq.ft.

3D

3 Bedroom  
1554 sq.ft.

3C

3 Bedroom  
1552 sq.ft.

3B

3 Bedroom  
1552 sq.ft.

3A

3 Bedroom  
1612 sq.ft.

307

3 Bedroom  
1140 sq.ft.

306

2 Bedroom  
1270 sq.ft.

301

1 Bedroom  
752 sq.ft.

302

1 Bedroom  
582 sq.ft.

303

1 Bedroom  
772 sq.ft.

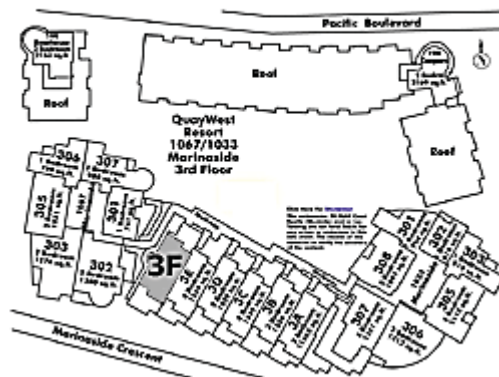
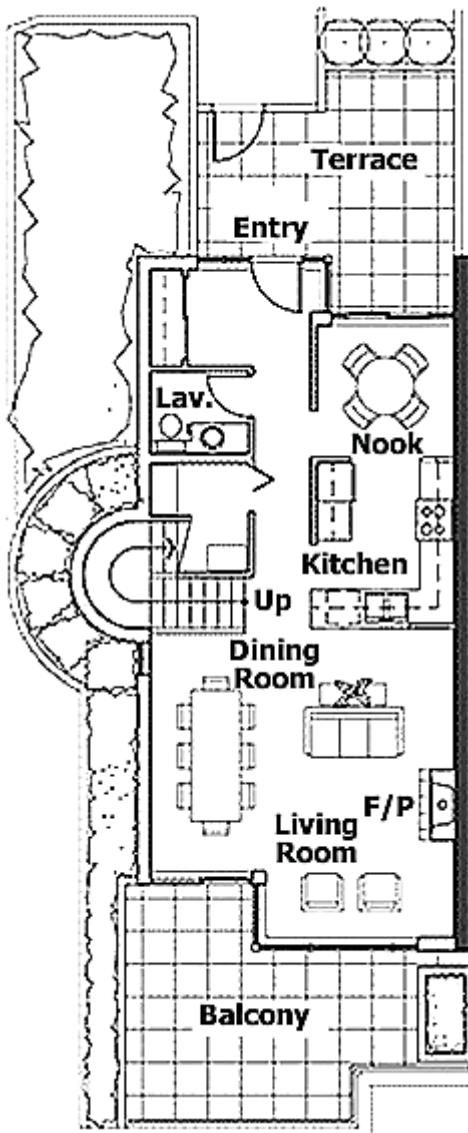
305

2 Bedroom  
1064 sq.ft.

QuayWest Resort  
1067 Marinaside  
3rd & 5th Floor

## Unit 3F

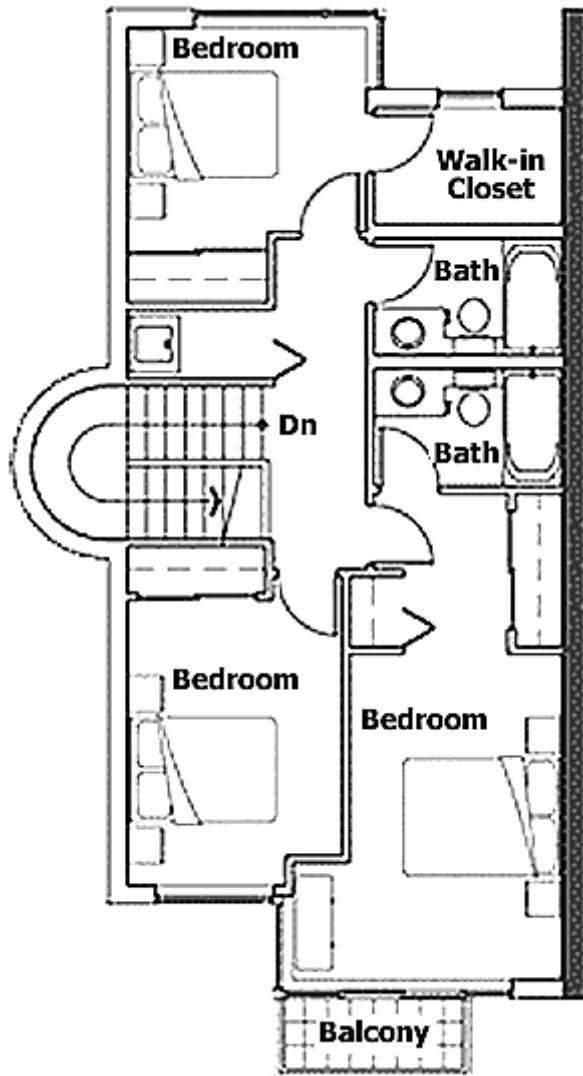
3 Bedroom + Nook  
1668 sq.ft.  
3rd Floor



QuayWest Resort  
1067 Marinaside  
3rd & 5th Floor

## Unit 3F

3 Bedroom + Nook  
1668 sq.ft.  
5th Floor



[Click Here For PDF Version Of Floor Plan](#)

Compliments of [VancouverFloorPlans.com](http://VancouverFloorPlans.com), 604-671-7000 [Copyright © 2009](#)

### Disclaimer

*These images may not be copied, distributed, altered or used in any manner not spelled out here without purchasing a license or obtaining written permission from Acclaim Images or the copyright owner. You may not publish an image from this site without purchasing a license. This includes but is not limited to; free sites, personal, sites, and not-for-profit sites.*

*All information including floor plans, floor plates, maps & suite numbers are gathered from different sources and is deemed to be accurate as possible but not guaranteed. The Webmaster and/or VancouverFloorPlans.com are not held liable for any errors or omissions in this info sheet. The reader of this material to verify the accuracy of the content.*

## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	0	NA
300,001 – 400,000	4	1	25%
400,001 – 500,000	9	5	56%
500,001 – 600,000	37	20	54%
600,001 – 700,000	60	52	87%
700,001 – 800,000	53	46	87%
800,001 – 900,000	41	28	68%
900,001 – 1,000,000	41	26	63%
1,000,001 – 1,250,000	74	36	49%
1,250,001 – 1,500,000	61	20	33%
1,500,001 – 1,750,000	49	13	27%
1,750,001 – 2,000,000	52	10	19%
2,000,001 – 2,250,000	24	5	21%
2,250,001 – 2,500,000	21	3	14%
2,500,001 – 2,750,000	19	3	16%
2,750,001 – 3,000,000	19	3	16%
3,000,001 – 3,500,000	23	8	35%
3,500,001 – 4,000,000	18	1	6%
4,000,001 – 4,500,000	13	0	NA
4,500,001 – 5,000,000	14	1	7%
5,000,001 & Greater	47	4	9%
TOTAL*	680	285	42%

0 to 1 Bedroom	253	145	57%
2 Bedrooms	311	118	38%
3 Bedrooms	103	22	21%
4 Bedrooms & Greater	13	0	NA
TOTAL*	680	285	42%

SnapStats®	January	February	Variance
Inventory	631	680	8%
Solds	190	285	50%
Sale Price	\$834,500	\$858,000	3%
Sale Price SQFT	\$1,098	\$1,089	-1%
Sale to List Price Ratio	98%	101%	3%
Days on Market	14	10	-29%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

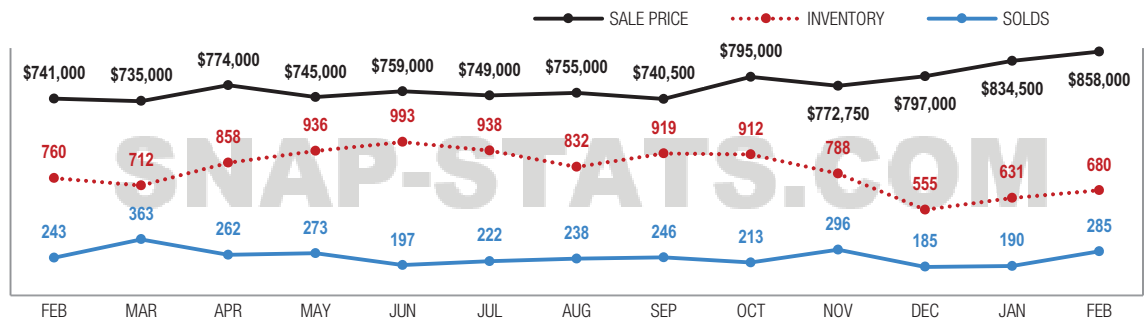
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	115	25	22%
Downtown	240	118	49%
Westend	143	60	42%
Yaletown	182	82	45%
TOTAL*	680	285	42%

## Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 42% Sales Ratio average (4.2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* \$600,000 to \$800,000 with average 87% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Downtown and up to 1 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

Les Twarog Team  
RE/MAX Crest Realty  
604.706.1760

bccondosandhomes.com  
info@bccondosandhomes.com





Les Twarog 604.671.7000  
 Sonja Pedersen 604.805.1283  
[www.lestwarog.com](http://www.lestwarog.com)



SHAUGHNESSY PROPERTIES

VANCOUVER LUXURY HOMES

[www.shaughnessyproperties.com](http://www.shaughnessyproperties.com)

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jenny Wu 778.776.7190



**SHAUGHNESSY 27,000 S/F LOT**  
 1080 Wolfe \$11,000,000

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house. Go to website for more info.



**SECOND SHAUGHNESSY 4500 S/F NEW HOME**  
 1050 W. 26th Avenue \$7,980,000

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaughnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.



**1138 MATTHEWS** OFFERED AT \$16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



**1975 W 18th – SHAUGHNESSY Lot** \$7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at \$5500/mo. Call for more info.



604.706.1710

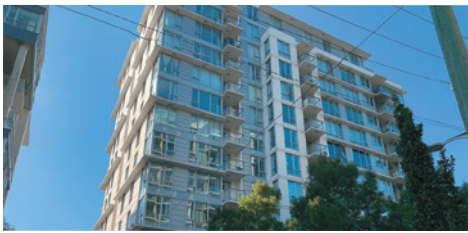
**BC Condos & Homes Team**

www.bccondosandhomes.com | sales@bccondosandhomes.com



**Breaking News: Check out the most popular website in the Lower Mainland**  
**www.BCCondosandHomes.com**

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jenny Wu 778.776.7190



**FOUNDRY - OLYMPIC VILLAGE GEM**  
**607-1833 Crowe Street \$1,080,000**

LEED certified in False Creek is a 2 Bed, 2 Bath w/den and in-suite storage located on the south/west corner courtyard with view. Features open kitchen with Caesar Stone countertops, Bosch appliances & 1 Parking stall. Tenanted for \$2400/mo till Dec 30, 2021.



**SOUTHLANDS 4200 SF 3 LEVEL TH**  
**7353 Yew Street \$3,200,000**

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



Welcome aboard to the growing BC Condos and Homes Team. Our new web site with the same name is gaining huge traffic, we get 4,000-5,000 unique Visitors per day from the 13,000 buildings that we have on line (and growing) Call any of us for all your real estate needs at 604-706-1710.



**COAL HARBOUR - HARBOURSIDE PARK**  
**702-588 Broughton Street \$1,400,000**

NW corner 942 SF 2 BD 2 BA w/views of water. Finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Luxury amenities incl. gym, ID pool, and hot tub.



**"WOODWARDS" IN GASTOWN**  
**2710-128 W. Cordova Street \$1,345,000**

Modern 2 BD 2 BA NW corner 1150 SF Unit with breathtaking views of the city, water & mountains. Finishes/Features incl. S/S appliances, gas cooktop, HW Flrs, spa-like master bath w/soaker tub, separate shower & spacious outdoor view balcony.



**CASH COW - HASTINGS & MAIN**  
**337-339 E. Hastings \$2,345,000**

6166 s/f mixed use 3 level building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll info.



**WATERFRONT LOTS, SHUSWAP**  
**FIVE 2A LOTS + ONE 33A LOT (\$350-\$650K)**

Total of 6 Waterfront Lots available – most are approximately 2 Acres in size. All are waterfront. They also have road access via a forestry logging road. More Info at www.ansteyarm.ca



**41ST & GRANVILLE DEV. SITE**  
**5800 Block Granville \$16M**

Rental development site with a 2.2 FSR. Currently there are 4 homes on 8500 s/f lots. There is a potential to acquire the other 2 homes on either side. Call for more details.



**COQUITLAM WEST**  
**DEVELOPMENT SITE 10+ HOUSES**  
**700 BLK QUADLING & 700 BLK ALDERSON**

Coquitlam West Multi-Storey Medium Density Development Site – Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca