



Days on Market: **46** List Date: **11/5/2025** Seller's Acceptance Date:  
 Orig. Price: **\$1,388,000** Expiry Date: **4/5/2026** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: If new,GST/HST inc?: Approx. Year Built: **2007**  
 Frontage (feet): Bedrooms: **2** Age: **18**  
 Frontage (metres): Bathrooms: **3** Zoning: **CD-1**  
 Depth/Size: Full Baths: **2** Gross Taxes: **\$5,538.06**  
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **027-243-818** Tax Inc. Utilities?: **No**  
 View: **Yes : SOME MOUNTAIN AND CITY** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **CREEKSIDE**  
 First Nation Reserve:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Corner Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**

Renovations:  
 #of Fireplac... **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear, Side**  
 Parkin... **Garage; Double, Garage; Underground**  
 Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **2 BLK**  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Mixed, Tile**

Leg... **STRATA LOT 13, PLAN BCS2563, DISTRICT LOT 2037, 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** Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Exercise Centre, Garden, In Suite Laundry, Playground, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): <b>841</b>	Units in Development:	Tot Units in Strata: <b>165</b>	Locker: <b>No</b>
Finished Floor (Above): <b>706</b>	Exposure: <b>South</b>	Storeys in Building:	
Finished Floor (AbvMain2): <b>216</b>	Mgmt. Co's Name: <b>RANCHO MANAGEMENT SERVICES</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,083.37</b>	Council/Park Apprv: <b>No</b>	
Finished Floor (Basement): <b>114</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>1,877 sq. ft.</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Do... <b>Yes</b>
Unfinished Floor: <b>0</b>	Restricted Age:		
Grand Total: <b>1,877 sq. ft.</b>	# or % of Rentals Allowed:		
Suite: <b>None</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>NO LESS THAN 30 DAYS</b>		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>3</b>			
# of Rooms: <b>10</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	7'8 x 5'6	Abv Mai...	Flex Room	14'8 x 9'1	1	Main	2	No
Main	Living Room	17'0 x 13'8	Below	Mud Room	12'3 x 3'3	2	Above	4	Yes
Main	Dining Room	14'0 x 6'7			x	3	Above	3	Yes
Main	Nook	5'3 x 2'4			x	4			
Main	Den	9'5 x 8'9			x	5			
Main	Kitchen	11'9 x 10'4			x	6			
Above	Primary Bedroom	19'5 x 9'1			x	7			
Above	Bedroom	15'0 x 9'4			x	8			

List Broker 1: **Dexter Realty - Office: 604-263-1144** List Broker 3: **Dexter Realty - Office: 604-263-1144**  
 List Desig Agt 1: **Marilyn Appleby PREC\* - Phone: 604-318-9566** **marilou@applebyandassociatesre...**  
 List Broker 2: **Dexter Realty - Office: 604-263-1144** Appointments: **Phone L.R. First**  
 List Desig Agt 2: **Louis Dupuis - Phone: 604-842-3066** **3:Sean Carey - Phone: 604-329-9786** Call: **SEAN (NO TB)**  
 Buyer's Broker 1: Phone: **604-329-9876**  
 Buyer's Agent 1: **2:** Buyer's Agent 3: **3:**  
 Owner: **\*\*Privacy Protected\*\* PATRICIA ANNE EVANS & JOHN EDWARD STONIER**  
 Commission: **3.255% ON THE 1ST \$100,000/1.1625% ON THE BALANCE.** Occupancy: **Owner**

Realtor **Floor plan by DirksDigital. All measurements approx. and s/b verified if important. SP reads 1877sf. Pets and rentals allowed with restrictions.**  
 Remarks: **Double car private garage.**

**Downtown living with attitude...think NY's East Village or Soho. This townhouse gives you almost 1,900 sq.ft. across multiple levels, 2 bedrooms and a den that could be a 3rd for that occasional guest. Another cozy den on the main to curl up to your fav program. 3 baths, and 3 outdoor spaces—including a rooftop that is calling to the next gardener. Also included is a private 2-car garage, a unicorn in DT Vancouver. Stunning common courtyard, complete with playground. The neighbourhood's got an edge, but it's also where the smart money is going—especially with the new St. Paul's a short walk away. If you want space, privacy, and a front-row seat to a rapidly rising pocket of the city, this is it. Pets welcome. Call your REALTOR® for a private viewing. WHAT in the WORLD are you waiting for?**