



Presented by:
P.A. 'Doc' Livingston PREC*

Blue West Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2739027

Board: V
House/Single Family

2285 W 20TH AVENUE

Vancouver West
Arbutus
V6L 1G2

Residential Detached

\$3,999,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,999,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2004**
Frontage(feet): **50.00** Bathrooms: **5** Age: **19**
Frontage(metres): **15.24** Full Baths: **4** Zoning: **RS-1**
Depth / Size: **121.72** Half Baths: **1** Gross Taxes: **\$17,091.10**
Lot Area (sq.ft.): **6,086.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.14** P.I.D.: **008-149-747** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Rear**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **400m** Dist. to School Bus: **850m**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 19, BLOCK 529, PLAN VAP6964, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System**

Finished Floor (Main):	1,452	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,276	Main	Living Room	16'4 x 13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'2 x 9'10			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	10'10 x 15'8			x	Above 6
Finished Floor (Basement):	1,012	Main	Den	13'0 x 11'1			x	Above 4
Finished Floor (Total):	3,740sq. ft.	Main	Nook	14'2 x 10'9			x	Above 4
Unfinished Floor:	398	Main	Family Room	14'9 x 14'2			x	Bsmt 4
Grand Total:	4,138sq. ft.	Above	Primary Bedroom	14'5 x 13'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 11'			x	
Suite:		Above	Bedroom	10'6 x 10'6			x	
Basement: Fully Finished		Above	Bedroom	13' x 9'9			x	
		Bsmt	Recreation Room	24'6 x 13'			x	
		Bsmt	Bedroom	9' x 13'			x	
		Bsmt	Bedroom	11'6 x 10'6			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to this beautiful Arbutus show home boasting 6 bedrooms, 5 bathrooms with north south exposure. This home features an excellent floor plan with 4 of the bedrooms on top floor along with a large gourmet kitchen and spice kitchen on main floor, 3 car garage, radiant flooring heating, Air Conditioning, and so much more! School Catchment is Prince of Wales Secondary and Trafalgar Elementary School. Call today for your Private viewing!



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Active
R2663344
Board: V
House/Single Family

5811 ADERA STREET

Vancouver West
South Granville
V6M 3J1

Residential Detached

\$6,300,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,700,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2009
Frontage(feet): 75.50	Bathrooms: 5	Age: 14
Frontage(metres): 23.01	Full Baths: 4	Zoning: RS-3
Depth / Size: 125.50	Half Baths: 1	Gross Taxes: \$26,973.60
Lot Area (sq.ft.): 9,475.25	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.22	P.I.D.: 011-143-584	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/ Carport, Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK 3, PLAN VAP5522, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 6 OF BLK 14**

Amenities:
Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Security System, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	1,534	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,403	Main	Foyer	10'2 x 8'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'5 x 13'11			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'11 x 13'0			x	Above 3
Finished Floor (Basement):	1,635	Main	Family Room	19'3 x 14'10			x	Above 5
Finished Floor (Total):	4,572sq. ft.	Main	Office	12'8 x 8'0			x	Bsmt 3
Unfinished Floor:	0	Above	Primary Bedroom	18'0 x 16'6			x	Above 3
Grand Total:	4,572sq. ft.	Above	Bedroom	12'0 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'5 x 11'6			x	
		Above	Bedroom	11'7 x 10'3			x	
		Bsmt	Recreation Room	30'0 x 23'8			x	
		Bsmt	Media Room	18'7 x 13'5			x	
		Bsmt	Bedroom	13'10 x 11'1			x	
				x			x	
Suite:		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Fully Finished		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 0	# of Rooms: 12							

Listing Broker(s): **Jovi Realty Inc.**

This beautiful 4,572 sq.ft 5 bed and 5 bath home sits on an almost 9,500 sq.ft lot in the prestigious Vancouver West. This amazing two-story home, with fully finished basement, features A/C throughout, custom stencil painted washroom walls, a full gourmet kitchen with Miele appliances, custom glass-stained doors, French plastered walls in the formal dining room, a theatre room, built-in sound system, a recreation room, large outside patio deck, a oversized detached garage that allows for 2.5 cars, and more! Steps to transit, convenient access to Oakridge Mall, Downtown, Kerisdale and UBC, and close to Magee Secondary and Maple Grove Elementary schools. Showing by appts only. Interior photos and 360 virtual walk-through now available. Court ordered sale. Property is sold as is where is.



Presented by:
P.A. 'Doc' Livingston PREC*

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Active
R2696472
Board: V
House/Single Family

1233 TECUMSEH AVENUE

Vancouver West
Shaughnessy
V6H 1T3

Residential Detached

\$19,880,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$29,999,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2019**
Frontage(feet): **126.00** Bathrooms: **11** Age: **4**
Frontage(metres): **38.40** Full Baths: **7** Zoning: **FSD**
Depth / Size: **IRR** Half Baths: **4** Gross Taxes: **\$132,645.0**
Lot Area (sq.ft.): **24,972.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.57** P.I.D.: **008-156-603** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **5** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 8B, BLOCK 472, PLAN VAP7670, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Pool; Indoor**

Site Influences:
Features:

Finished Floor (Main):	4,887	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,356	Main	Living Room	29'0 x 16'5	Above	Bedroom	16'8 x 14'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	25'0 x 21'0	Below	Recreation Room	25'7 x 24'3	Main 2
Finished Floor (Below):	4,170	Main	Kitchen	20'6 x 16'6	Below	Media Room	23'5 x 16'5	Main 2
Finished Floor (Basement):	0	Main	Wok Kitchen	14'6 x 8'7	Below	Hobby Room	24'3 x 23'6	Main 3
Finished Floor (Total):	12,413sq. ft.	Main	Family Room	25'0 x 17'6	Below	Bedroom	15'10 x 10'11	Above 7
Unfinished Floor:	0	Main	Bedroom	14'6 x 11'8	Below	Bedroom	13'10 x 10'9	Above 3
Grand Total:	12,413sq. ft.	Main	Library	17'0 x 13'3	Below	Study	15'6 x 12'4	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	18'5 x 14'1	Below	Gym	27'7 x 18'6	Above 4
Suite:		Above	Primary Bedroom	27'6 x 12'9	Below	Recreation Room	23'4 x 16'8	Below 4
Basement: Fully Finished		Above	Walk-In Closet	16'5 x 14'6				Below 4
		Above	Bedroom	16'10 x 12'9				Below 2
		Above	Walk-In Closet	13'2 x 12'6				Main 2
		Above	Bedroom	15'6 x 11'5				Main

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **22**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Angell, Hasman & Associates Realty Ltd. Hasman) Realty Ltd.**

Located in this most coveted First Shaughnessy neighborhood of Vancouver this brilliantly designed Modern Masterpiece is a rare example of high performance construction with a sensational ambiance situated on one of the most beautifully landscaped estate properties in the city. Together architectural firm The Airey Group and HB Design have created what is truly an iconic residence ideally situated in a private oasis masterfully designed by Paul Sanga Creative Landscape architects. Exceptional quality and extensive concrete, steel and timber construction together with an impeccable choice of quality materials define this exceptional 6 bedroom 7 and 2 half bathroom home. Additional features include additional accessory building for guests, koi pond and 3 car garage.