



Presented by: **Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2496357**  
Board: V  
House/Single Family

**1135 E 13TH AVENUE**  
Vancouver East  
Mount Pleasant VE  
V5T 2M2

Residential Detached  
**\$1,225,000** (LP)  
(SP)



**NO IMAGE AVAILABLE**

Sold Date:	Frontage (feet):	<b>26.42</b>	Original Price: <b>\$1,225,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>127</b>	Bathrooms:	<b>3</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>3,355.34</b>	Full Baths:	<b>3</b>	Zoning: <b>RT-5</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,673.61</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-203-761</b>
			Tour:
View:	<b>Yes: NORTH SHORE MOUNTAINS</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **0**    Covered Parking: **0**    Parking Access:  
 Parking: **None**  
 Dist. to Public Transit: **2 BLKS**    Dist. to School Bus: **2 BLKS**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Softwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT L, BLOCK 172, PLAN VAP3688, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 30 TO 34**

Amenities:  
Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 16'	Main	Bedroom	9'6 x 10'			x
Main	Kitchen	8' x 10'	Below	Living Room	14' x 16'			x
Main	Eating Area	5' x 5'	Below	Kitchen	8' x 5'			x
Main	Bedroom	10' x 12'						x
Main	Bedroom	9'8 x 10'						x
Main	Living Room	14' x 16'						x
Main	Kitchen	9' x 10'7						x
Main	Eating Area	6' x 5'						x
Main	Foyer	5' x 4'						x
Main	Bedroom	10'2 x 12'						x

Finished Floor (Main): <b>760</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>760</b>	# of Kitchens: <b>3</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>570</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,090 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>2,090 sq. ft.</b>	Beds not in Basement: <b>4</b>	6				
	Basement: <b>Partly Finished</b>	7				
		8				

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

**Court Order Sale. The View Property (North Shore Mountains from top floor) is zoned RT5 with a 26.42 x 127 Lot. Beautiful fenced in yard with lane access. This house requires a large Renovation project to breathe new life into it. Bring your decorating ideas and transform this character home into a beauty! Property is "Sold as is, where is". All Measurements are Approximate, buyer to verify if important.**



Presented by:  
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**Active**  
**R2483747**  
Board: V  
House/Single Family

**734 E 41ST AVENUE**

Vancouver East  
South Vancouver  
V5W 1P5

Residential Detached

**\$1,300,000** (LP)

(SP)



Sold Date: Frontage (feet): **30.50** Original Price: **\$1,300,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1927**  
 Depth / Size: **95** Bathrooms: **3** Age: **93**  
 Lot Area (sq.ft.): **2,900.00** Full Baths: **3** Zoning: **RS1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,495.55**  
 Rear Yard Exp: **South** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **011-810-823**  
 Tour:

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: Parking Access: **Lane, Rear**  
 Parking: **Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 44, BLOCK 1, PLAN VAP4114, DISTRICT LOT 665, NEW WESTMINSTER LAND DISTRICT, EXC N 17' NOW RD**

Amenities: **None**

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'8	Bsmt	Bedroom	9' x 9'5			x
Main	Dining Room	9'7 x 8'	Bsmt	Bedroom	9' x 8'			x
Main	Kitchen	9'7 x 6'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Above	Recreation	13'6 x 10'			x			x
Above	Bedroom	18' x 9'6			x			x
Bsmt	Living Room	14' x 10'			x			x
Bsmt	Bedroom	9' x 10'			x			x
Bsmt	Bedroom	9' x 10'			x			x

Finished Floor (Main):	<b>768</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>450</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>768</b>	# of Levels:	<b>3</b>	2	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,986 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>4</b>	5				Grg Dr Ht:
Grand Total:	<b>1,986 sq. ft.</b>	Beds not in Basement:	<b>3</b>	6				
		Basement:	<b>Fully Finished, Separate Entry</b>	7				
				8				

Listing Broker(s): **RA Realty Alliance Inc.**

**3 level character house renovated in 2009 - bathrooms, kitchen and flooring, 3 bedrooms up and 4 bedrooms down, 3 baths. Newer roof, newer furnace, newer fencing and recently painted exterior. Close to shopping along Fraser St. and next to Memorial Park. John Oliver High school and South Hill elementary catchment area. Court Ordered Sale and must be SOLD!**



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**Active**  
**R2450328**  
 Board: V  
 House/Single Family

**1017 E 57TH AVENUE**  
 Vancouver East  
 South Vancouver  
 V5X 1T4

Residential Detached  
**\$1,498,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **40.00** Original Price: **\$1,498,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1995**  
 Depth / Size: **103** Bathrooms: **4** Age: **25**  
 Lot Area (sq.ft.): **4,137.60** Full Baths: **4** Zoning: **RS-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,356.77**  
 Rear Yard Exp: **North** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **010-381-732**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal**

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 11, BLOCK 4, PLAN VAP7683, DISTRICT LOT 658, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 2**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Master Bedroom</b>	<b>14'4 x 11'</b>	<b>Below</b>	<b>Kitchen</b>	<b>9'8 x 9'6</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>13' x 10'</b>	<b>Below</b>	<b>Eating Area</b>	<b>9' x 6'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>21'6 x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>13'4 x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>12' x 10'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>13' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>12'9 x 9'8</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,032</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>920</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>528</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,480 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>2,480 sq. ft.</b>	Basement: <b>Full</b>	6				
		7				
		8				

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



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**Active**  
**R2492113**  
 Board: V  
 House/Single Family

**8307 SHAUGHNESSY STREET**

Vancouver West  
 Marpole  
 V6P 3Y1

Residential Detached

**\$1,900,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **33.90** Original Price: **\$1,900,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1954**  
 Depth / Size: **122** Bathrooms: **3** Age: **66**  
 Lot Area (sq.ft.): **4,135.80** Full Baths: **3** Zoning: **RM8**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,428.41**  
 Rear Yard Exp: **West** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **014-113-422**  
 Tour:

View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year:  
 # of Fireplaces: **0** R.I. Plumbing:  
 Fireplace Fuel: R.I. Fireplaces: **0**  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed**

Legal: **LOT 2, BLOCK B, PLAN VAP1997, DISTRICT LOT 319, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC W 10 FT NOW LANE, OF LOT 31, & DL 323 & 324**

Amenities:  
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 9'	Bsmt	Bedroom	12' x 12'			x
Main	Living Room	20' x 11'	Bsmt	Laundry	12' x 8'6"			x
Main	Bedroom	14' x 9'6"			x			x
Main	Bedroom	16' x 9'6"			x			x
Main	Kitchen	13' x 9'			x			x
Main	Living Room	20' x 11'			x			x
Main	Bedroom	13' x 10'			x			x
Main	Bedroom	16' x 9'6"			x			x
Bsmt	Kitchen	11' x 10'			x			x
Bsmt	Living Room	11' x 11'			x			x

Finished Floor (Main): <b>940</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>940</b>	# of Kitchens: <b>3</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>940</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	4	No	Pool:
Finished Floor (Total): <b>2,820 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Grand Total: <b>2,820 sq. ft.</b>	Basement: <b>Full</b>	6				
		7				
		8				

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

**View this well kept, 3 level, (2 storey up and down duplex) There is a one 2 bdrm unit with kitchen on the main floor, one 2 Bdrm unit with kitchen above, one 1 Bdrm unit with kitchen downstairs, and each unit has a separate entrance. This is the perfect home for someone looking for more than one mortgage helper. This family home is on a corner lot is Zoned RM-8 and has a large west exposed sundeck. Close to transit and Shopping.**



Presented by: **Micky Kandola**

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**Active**  
**R2477010**  
Board: V  
House/Single Family

**1538 E 51ST AVENUE**

Vancouver East  
Killarney VE  
V5P 0A3

Residential Detached

**\$2,575,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>53.60</b>	Original Price: <b>\$2,575,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>2007</b>
Depth / Size: <b>122.05</b>	Bathrooms:	<b>8</b>	Age: <b>13</b>
Lot Area (sq.ft.): <b>6,550.00</b>	Full Baths:	<b>8</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$7,575.40</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>Yes</b>			P.I.D.: <b>013-839-811</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Laneway House**  
 Construction: **Concrete, Frame - Wood**  
 Exterior: **Brick, Concrete, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No**  
 Renovations: **Partly**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tile - Concrete**

Total Parking: **3** Covered Parking: **0** Parking Access: **Lane**  
 Parking: **Add. Parking Avail., Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed, Tile**

Legal: **VAP2373 LOT A BLOCK 2 LOT DIST 737 LAND DISTRICT 36 NEW WESTMINSTER LAND DISTRICT, AND LOT A (SEE244678L).**

Amenities: **Guest Suite, In Suite Laundry, Shared Laundry**

Site Influences: **Central Location, Cleared, Lane Access, Private Yard, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Master Bedroom</b>	<b>17' x 14'</b>	<b>Below</b>	<b>Living Room</b>	<b>12' x 10'</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>12' x 11'</b>	<b>Below</b>	<b>Bedroom</b>	<b>11' x 10'</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>12' x 11'</b>	<b>Below</b>	<b>Kitchen</b>	<b>5' x 9'</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>12' x 11'</b>	<b>Below</b>	<b>Bedroom</b>	<b>12' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>17' x 14'</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>12' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>15' x 12'</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>19' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>15' x 12'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>12' x 11'</b>	<b>Below</b>	<b>Bedroom</b>	<b>11' x 10'</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12' x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Wok Kitchen</b>	<b>6' x 4'</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,450</b>	# of Rooms: <b>18</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,310</b>	# of Kitchens: <b>4</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>1,450</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>1,450</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>5,660 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>7</b>	5	<b>Below</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Grand Total: <b>5,660 sq. ft.</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>	6	<b>Below</b>	<b>4</b>	<b>No</b>	
		7	<b>Bsmt</b>	<b>4</b>	<b>Yes</b>	
		8	<b>Bsmt</b>	<b>4</b>	<b>No</b>	

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

**Property being sold on an "AS IS, WHERE IS" basis. Strict adherence to Covid-19 guidelines. Impressive large lane way. Additional income from basement. property contains accommodation that may not be authorized. Large spacious home with potential for better presentation. Offers to be submitted by Sept 1st at 12 noon. COURT DATE SEPT 3rd @9:45 am by teleconference.**



Presented by:  
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**Active**  
**R2446467**  
 Board: V  
 House/Single Family

**1075 DOUGLAS CRESCENT**

Vancouver West  
 Shaughnessy  
 V6H 1V4

Residential Detached

**\$3,288,800** (LP)   
 (SP)



Sold Date: Frontage (feet): **118.00** Original Price: **\$3,498,800**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1910**  
 Depth / Size: **206.50** Bathrooms: **3** Age: **110**  
 Lot Area (sq.ft.): **15,538.00** Full Baths: **3** Zoning: **FSD**  
 Flood Plain: **Exempt** Half Baths: **0** Gross Taxes: **\$13,652.76**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **011-532-777**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **LOT 17, BLOCK 55, PLAN VAP4502, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 20'	Below	Bedroom	8' x 19'			x
Main	Kitchen	12' x 15'	Below	Den	10' x 11'			x
Main	Dining Room	8' x 14'	Below	Laundry	8' x 15'			x
Main	Den	8' x 15'	Below	Storage	8' x 7'			x
Above	Bedroom	9' x 13'			x			x
Above	Bedroom	15' x 16'			x			x
Above	Bedroom	8' x 12'			x			x
Above	Bedroom	10' x 14'			x			x
Above	Bedroom	10' x 14'			x			x
Below	Bedroom	10' x 17'			x			x

Finished Floor (Main):	<b>1,850</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,750</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,050</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,650 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>400</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>5,050 sq. ft.</b>	Basement: <b>Part</b>	6				
		Beds not in Basement: <b>7</b>	7				
			8				

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**Great investment opportunity! Zoned for senior living, daycare, group home, or can be renovated for the use of a single family. One of a few big lots of over 15,538 sq ft in this prime location with a huge potential. Minutes to downtown, city's best schools, shopping, restaurants, public transportation, YVR. One of a kind & Not to be missed. OPEN HOUSE SATURDAY SEPTEMBER 12th, 2pm to 4pm. (masks and gloves are mandatory please).**