



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
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Active
R2528938
 Board: V
 House/Single Family

8307 SHAUGHNESSY STREET

Vancouver West
 Marpole
 V6P 3Y1

Residential Detached

\$1,749,900 (LP)

(SP)



Sold Date: Frontage (feet): **33.90** Original Price: **\$1,749,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1954**
 Depth / Size: **122** Bathrooms: **3** Age: **67**
 Lot Area (sq.ft.): **4,135.80** Full Baths: **3** Zoning: **RM-8**
 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:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 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: **No :**
 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, Shopping 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
Above	Kitchen	13' x 9'			x			x
Above	Living Room	20' x 11'			x			x
Above	Bedroom	13' x 10'			x			x
Above	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):	940	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	940	# of Kitchens:	3	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	940	Suite:	Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,820 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total:	2,820 sq. ft.	Basement: Full		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 zoned RM-8 and has a large west exposed sundeck. Close to Transit and Shopping.



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Active
R2519746

Board: V
 House/Single Family

2921 W 41ST AVENUE

Vancouver West
 Kerrisdale
 V6N 3C8

Residential Detached

\$3,388,000 (LP)
 (SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$3,737,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2015**
 Depth / Size: **163.9** Bathrooms: **8** Age: **6**
 Lot Area (sq.ft.): **7,375.00** Full Baths: **8** Zoning: **RS-5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$13,134.10**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **013-270-125**
 Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type: **City/Municipal**

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

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **3** Parking Access: **Lane, Rear**
 Parking: **Garage; Triple**

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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT C BLOCK 10 PLAN VAP2981 DISTRICT LOT 2027 LAND DISTRICT 36 OF LOTS 12 & 13 EXC N 5' NOW LANE**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'10 x 13'8	Above	Walk-In Closet	8'5 x 6'6			x
Main	Family Room	19'5 x 16'2	Bsmt	Recreation	24'3 x 14'10			x
Main	Dining Room	13'4 x 10'	Bsmt	Media Room	19'11 x 11'11			x
Main	Living Room	14'6 x 12'3	Bsmt	Bedroom	14'4 x 9'3			x
Main	Bedroom	11'4 x 10'5	Bsmt	Bedroom	8'10 x 8'8			x
Main	Wok Kitchen	10'4 x 6'2	Bsmt	Living Room	13'4 x 10'2			x
Above	Master Bedroom	14'8 x 13'3	Bsmt	Kitchen	9' x 7'9			x
Above	Bedroom	12'2 x 9'8						x
Above	Bedroom	11'7 x 8'8						x
Above	Bedroom	11'4 x 11'						x

Finished Floor (Main):	1,496	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,195	# of Kitchens:	3	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	No	Workshop/Shed:
Finished Floor (Basement):	1,647	Suite: Licensed Suite		3	Above	4	No	Pool:
Finished Floor (Total):	4,338 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
		Beds in Basement: 2	Beds not in Basement: 5	5	Above	4	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry		6	Below	4	No	
Grand Total:	4,338 sq. ft.			7	Below	3	No	
				8	Below	4	No	

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

Back on the market - COURT ORDERED SALE. Custom Built 2015 home in the heart of Kerrisdale. Situated on a 7,375 square foot lot, this S exposure home features an impressive floor plan w/ 4 spacious ensuited BDRMs on the top floor. The main floor showcases 10.5 ft coffered ceilings, a gourmet kitchen w/ thermador appliances and a wok kitchen. The family rm extends to the large private deck via seamless glass doors. Lower level boasts theatre room, sauna, wet bar, recreation rm. Bonus legal 2 BDRM self-contained suite w/ separate entry. Other features include radiant heat, a/c & triple car garage.



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Active
R2503822
 Board: V
 House/Single Family

5661 Highbury Street

Vancouver West
 Dunbar
 V6N 1Y7

Residential Detached

\$3,460,000 (LP)
 (SP)



Sold Date: Frontage (feet): **78.00** Original Price: **\$3,460,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1931**
 Depth / Size: **120** Bathrooms: **5** Age: **90**
 Lot Area (sq.ft.): **9,360.00** Full Baths: **4** Zoning: **RS-5**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$11,534.50**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-444-193**
 Tour:

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2012**
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Fibreglass**

Total Parking: **3** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit: **NEARBY** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 2, BLOCK 3, PLAN VAP2182, DISTRICT LOT 320, NEW WESTMINSTER LAND DISTRICT, AMD OF LOT B (SEE 230360L)**

Amenities:

Site Influences: **Golf Course Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	14'5 x 14'5	Above	Bedroom	10'10 x 10'8			x
Main	Foyer	7'5 x 6'5	Above	Hobby Room	21'6 x 9'4			x
Main	Living Room	22'2 x 14'3	Below	Living Room	10'1 x 8'7			x
Main	Kitchen	11'7 x 13'9	Below	Kitchen	10'1 x 8'4			x
Main	Dining Room	14'2 x 13'	Below	Eating Area	6'2 x 5'7			x
Main	Eating Area	6'11 x 6'6	Below	Bedroom	12'5 x 11'11			x
Main	Office	12'8 x 11'	Below	Mud Room	7'10 x 6'			x
Main	Den	11'3 x 10'3	Below	Other	17' x 12'2			x
Above	Master Bedroom	19'1 x 12'2			x			x
Above	Bedroom	20'8 x 13'1			x			x

Finished Floor (Main):	1,377	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,507	# of Kitchens:	2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,013	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,897 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	3	No	Grg Dr Ht:
Grand Total:	3,897 sq. ft.	Basement:	Full	6				
				7				
				8				

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

Investors, Builders & developers Alert. Spectacular 9,360 sq ft (78x120) over sized lot! Enjoy the best of Dunbar neighbourhood on this well situated property. The entire 4,210 sq ft 5 bedroom house was renovated. Great potential for holding & future development. Total rental is \$4,200.00/m, month to month. Close to UBC, public transit, grocery, restaurants, Crofton House school, St Georges Schools & golf courses. Easy access to Richmond, Vancouver International airport, downtown. Perfect to live in! Schools Catchment: Southlands Elementary & Point Grey Secondary.