| Sold Date:       Frontage (feet):       66.36       Original Price: \$2,588,000         Meas. Type:       Feet       Bedrooms:       3       Approx. Year Built: 2009         Depth / Size:       86.39       Battmooms:       4       Ape:       10         Lut Area (sq.tl.):       5,827.00       Full Baths:       3       Zoning:       CD-1         Flood Plain:       Council Apprv2:       Hard Baths:       1       Gross Taxes:       \$7,323         Rear Yard Exp:       Northwest       Council Apprv2:       Hard Baths:       1       Gross Taxes:       \$7,323         Tow:       :       :       :       :       :       Depth / Subdiv:       Services Connected:       Community, Electricity, Natural Gas, Storm Sewer, Water Sever Type:       Depth / Subdiv:       Services Connected:       Community, Electricity, Natural Gas, Storm Sewer, Water Sever Type:       Depth / Subdiv:       Services Connected:       Tour:       Depth / Subdiv:       Services Connected:       Depth / Subdiv:       Services Conected:       Depth / Subdiv:  | 1 A   |   |  | F  |   | oc' Li<br>e><br>Phone:<br>tp://www.h   | sented by:<br>vingsto<br>(p Realty<br>604-787-7028<br>nomehuntersbc.<br>nehuntersbc.con   | .com   | PREC  | 2*                                    |  |  | REA   |  |
|--|---|---|--|--|---|--|---|--|---|---------------------------------------|--|--|---|--|
| Meas. Type:       Feet       Bedrooms:       3       Approx. Year Built: 2009         Path / Size:       86.99       Bathrooms:       4       Age:       10         Lot Area (sq.ft.):       5,827.00       Full Baths:       1       Gross Taxes:       57,323         Lot Area (sq.ft.):       5,827.00       Full Baths:       1       Gross Taxes:       57,323         Rear Yand       Exponentiation       Tax Unc.: Utilities?:       No       P.I.D.: 027-021-921       Tour:         Vew:       Council Apprv?:       If new, GST/HST inc?:       Tour:       Tour:       Tour:       Tour:       Vew:       Council Apprv?:       Tour:       Tour:       Tour:       Tour:       Vew:       Council Apprv?:       Tour:       Vew:       Council A  | 2385185<br>oard: V  | Family  |  |  | ٤   | Vanco  | ouver West<br>uthlands  | E  |   |                                       |  |  |   |  |
| vyle of Home:       2 Storey       Total Parking: 2       Covered Parking: 0       Parking Access: Front         onstruction:       Frame - Wood       Mixed, Stone, Stucco       Dist. to Public Transit: close       Dist. to School Bus: close         ain Screen:       R.I. Flumbing:       Property Disc.:       Yes       Parking Xail, Open         envolution:       R.I. Flumbing:       Property Disc.:       Yes       Parking Xail, Open         envolution:       Natural Gas, Radiant       Metered Water:       Fittures Rawdow, Tile, Wall/Wall/Mixed         replace fuel:       Natural Gas, Radiant       Metered Water:       Fittures Rawdow, Tile, Wall/Wall/Mixed         replace fuel:       STRATA LOT 2, PLAN BCS2271, DISTRICT LOT 317, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST         THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS         menities:       Air Cond./Central         tel Influences:       Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby         atain       Air Conditioning, CithWsh/Dryr/Frdg/Stvc/DW, Hot Tub Spa/Swiripool, Oven - Built In, Smoke Alarm         door       Type       Dimensions       Floor       Type       Dimensions         fain       Ling Rading Area       16's X13'S       x       x       x         fain   |   |   |  | MA   | Mea<br>Dep<br>Lot .<br>Floo<br>Rea<br>Cou<br>If ne<br>View<br>Com<br>Serv | I Date:<br>s. Type:<br>th / Size:<br>Area (sq.ft.<br>d Plain:<br>r Yard Exp:<br>ncil Apprv?<br>ew, GST/HS<br>v:<br>uplex / Subo<br>rices Conne | Feet<br>86.99<br>): 5,827.00<br>Northwest<br>:<br>5T inc?:<br>:<br>div:<br>cted: Commu  |  | Bedroom<br>Bathroor<br>Full Bath<br>Half Bath   | ns:<br>ns:<br>is:<br>ns:              | 3<br>4<br>3<br>1                                   | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year Built:<br>axes:<br>Year:<br>Utilities?:<br><b>27-021-9</b> | 2009<br>10<br>CD-1<br>\$7,323.32<br>2018<br>No<br>21 |
| lainFloorTypeDimensionsFloorTypeDimensionsFloorTypeDimensionslainLiving Room14'11 x 11'11AboveBedroom11' x 10'5FloorTypeDimensionslainDining Room14'11 x 12'10AboveBedroom13'6 x 14'xxlainDimensions14'11 x 11'10AboveFlex Room7' x 4'7xxlainEating Area16'6 x 11'11xxxxxlainFamily Room16' x 13'5xxxxxlainFamily Room17'1 x 18'9xxxxxlainLaundry12'9 x 7'1xxxxxboveMalk-In Closet7' x 7'7xxxxmished Floor (Main):2,145# of Rooms:13# of Rooms:13# of Levels: 23Above4Yesnished Floor (Baownent):0Beds not in Basement:33Above4YesGarage Sz:finished Floor:0Beds not in Basement:367Grape Sz:Grape Sz: <td< td=""><td>onstruction:<br/>terior:<br/>bundation:<br/>ain Screen:<br/>enovations:<br/>of Fireplaces<br/>replace Fuel:<br/>ater Supply:<br/>lel/Heating:<br/>utdoor Area:<br/>rpe of Roof:<br/>egal:<br/>menities:<br/>te Influences:</td><td>Frame - Wood<br/>Mixed, Stone, Stu<br/>Concrete Perimete<br/>2<br/>Natural Gas<br/>City/Municipal<br/>Natural Gas, Radii<br/>Fenced Yard<br/>Asphalt<br/>STRATA LOT 2, PL<br/>THE COMMON PR<br/>Air Cond./Central<br/>Golf Course Neart</td><td>ant<br/>AN BCS2<br/>OPERTY<br/>Dy, Privat</td><td>R.I. Plu<br/>R.I. Fire<br/>Meteree<br/>2271, DIS<br/>IN PROPO</td><td>mbing:<br/>eplaces:<br/>d Water:<br/>TRICT LOT<br/>DRTION TO</td><td>THE UNIT<br/>learby, Sho</td><td>Parking: Add. I<br/>Dist. to Public T<br/>Title to Land:<br/>Property Disc.:<br/>PAD Rental:<br/>Fixtures Leased<br/>Fixtures Rmvd:<br/>Floor Finish:<br/>PP 1, NEW WES'<br/>ENTITLEMENT</td><td>Parki<br/>Free<br/>Yes<br/>No<br/>Hard<br/>TMIN<br/>OF T</td><td>ing Avail<br/>Close<br/>Schold Str<br/>dwood, T<br/>ISTER L/<br/>HE STRA</td><td>rata<br/>File, Wa<br/>AND DIS<br/>TA LOT</td><td>Dist. to<br/>II/Wall/Mix<br/>STRICT, TOG<br/>AS SHOWN</td><td>school Bu</td><td>s: <b>close</b><br/>/ITH AN II</td><td>NTEREST IN<br/>AS</td></td<> | onstruction:<br>terior:<br>bundation:<br>ain Screen:<br>enovations:<br>of Fireplaces<br>replace Fuel:<br>ater Supply:<br>lel/Heating:<br>utdoor Area:<br>rpe of Roof:<br>egal:<br>menities:<br>te Influences: | Frame - Wood<br>Mixed, Stone, Stu<br>Concrete Perimete<br>2<br>Natural Gas<br>City/Municipal<br>Natural Gas, Radii<br>Fenced Yard<br>Asphalt<br>STRATA LOT 2, PL<br>THE COMMON PR<br>Air Cond./Central<br>Golf Course Neart | ant<br>AN BCS2<br>OPERTY<br>Dy, Privat   | R.I. Plu<br>R.I. Fire<br>Meteree<br>2271, DIS<br>IN PROPO                                  | mbing:<br>eplaces:<br>d Water:<br>TRICT LOT<br>DRTION TO                  | THE UNIT<br>learby, Sho  | Parking: Add. I<br>Dist. to Public T<br>Title to Land:<br>Property Disc.:<br>PAD Rental:<br>Fixtures Leased<br>Fixtures Rmvd:<br>Floor Finish:<br>PP 1, NEW WES'<br>ENTITLEMENT | Parki<br>Free<br>Yes<br>No<br>Hard<br>TMIN<br>OF T | ing Avail<br>Close<br>Schold Str<br>dwood, T<br>ISTER L/<br>HE STRA                                       | rata<br>File, Wa<br>AND DIS<br>TA LOT | Dist. to<br>II/Wall/Mix<br>STRICT, TOG<br>AS SHOWN | school Bu  | s: <b>close</b><br>/ITH AN II                                   | NTEREST IN<br>AS                                     |
| inished Floor (Above):1,175# of Kitchens: 11Main2NoBarn:inished Floor (Below):0# of Levels: 22Above5YesWorkshop/Shed:inished Floor (Basement):0Suite:3Above4YesPool:inished Floor (Total):3,320 sq. ft.Crawl/Bsmt. Height:8Above4YesPool:and Total:03,320 sq. ft.Basement: 0Beds not in Basement: 35FFGrage Sz:and Total:3,320 sq. ft.0875FFGand Total:3,320 sq. ft.080800and Total:0000000and T   | Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main   | Type<br>Foyer<br>Living Room<br>Dining Room<br>Kitchen<br>Eating Area<br>Family Room<br>Recreation<br>Laundry<br>Master Bedroom   | Dime<br>8'11 x<br>14'11 x<br>14'11 x<br>14'2 x<br>16'6 x<br>16' x | nsions<br>(11'11<br>(12'10<br>(11'10<br>(13'8<br>(11'11<br>(13'5<br>(18'9<br>(7'1<br>(12'1 | Floor<br>Above<br>Above   | Type<br>Bedroo<br>Bedroo   | om<br>om  | Dim<br>11'<br>13'6                                 | ensions<br>x 10'5<br>x 14'<br>x 4'7<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x |                                       |  | уре  |   | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x       |
| sting Broker(s): Draces Dacific Dealty   | nished Floor (<br>nished Floor (<br>nished Floor (<br>nished Floor (<br>nfinished Floor   | Above): 1,17<br>Below):<br>Basement):   | 5<br>0<br>0<br>0 sq. ft.<br>0  | # of Kitch<br># of Leve<br>Suite:<br>Crawl/Bsr<br>Beds in B                                | nens: <b>1</b><br>Is: <b>2</b><br>nt. Height:<br>asement: <b>0</b>        | Beds no  | ot in Basement: <b>3</b>  |  | 1<br>2<br>3<br>4<br>5<br>6<br>7   | Main<br>Above<br>Above                | 2<br>5<br>4  | No<br>Yes<br>Yes   | Barn:<br>Workshop<br>Pool:<br>Garage Sz                         | /Shed:   |
| sting Broker(s): Dracco Pacific Realty<br>rivate home nestled in Southlands neighborhoodfeatures large principal entertaining rooms, custom crown moldings, detailed milwork, designer   | <u> </u>  | •   | -  |  |   |  |   |  |   | -                                     |  |  |   |  |

|  |  | Ρ.   | A. 'Doc' I<br>Phor<br>http://ww                                    | Presented by:<br>Livingstor<br>eXp Realty<br>ne: 604-787-7028<br>w.homehuntersbc.com                           | om   | ]*                                      |                                 |  | REALTY D   |
|--|--|--|--|--|--|---|---------------------------------|--|--|
| Active<br>2381453<br>Board: V<br>House/Single  | Family   |  | Va   | <b>33RD AVENU</b><br>ncouver West<br>Kenzie Heights<br>V6N 2G9   | JE   |   |                                 |  | dential Detached<br>2,799,900 (LP)<br>(SP) M         |
|  |  |  | Sold Date:<br>Meas. Type:  |  | Frontage<br>Bedroom  | IS:                                     | 60.00<br>6                      | Approx.                                | Price: <b>\$2,799,900</b><br>Year Built: <b>1930</b> |
|  |  |  | Flood Plain:   | I.ft.): <b>7,810.00</b><br>xp: <b>South</b>  | Bathroor<br>Full Bath<br>Half Bath   | s:                                      | 4<br>3<br>1                     | Age:<br>Zoning:<br>Gross Ta<br>For Tax | +- <b>,</b>  |
|  |  |  | If new, GST  | /HST inc?:   |  |   |                                 |  | 11-876-166   |
|  |  |  | Complex / S<br>Services Cor<br>Sewer Type                          | nnected: <b>Electricit</b>   |  | Gas, Sar                                | nitary Sev                      | ver, Wate                              | er   |
| onstruction:<br>aterior:<br>oundation:<br>ain Screen:<br>enovations:<br>of Fireplaces<br>replace Fuel: | Natural Gas  | Reno. Yea<br>R.I. Plumb<br>R.I. Firepl   | bing:<br>aces:   | Total Parking: 2<br>Parking: Garage<br>Dist. to Public Tr.<br>Title to Land:<br>Property Disc.:<br>PAD Rental: | ansit: CLOSE<br>Freehold No<br>Yes   | 1                                       |                                 | g Access: L                            |  |
| el/Heating:  | City/Municipal<br>Baseboard, Forced<br>Fenced Yard<br>Asphalt<br>LOT 8, BLOCK 45, P  | ·  |  |  | No :<br>Hardwood, I  |   | le                              |  |  |
| menities:<br>te Influences<br>eatures:   | : Central Location, La<br>ClthWsh/Dryr/Frdg  |  |  |  |  |   |                                 | e Alarm                                |  |
| iloor<br>1ain<br>1ain  | Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room   | 23' x 13'1 A<br>13' x 10'2 B<br>14' x 12'5 B<br>15'3 x 12'9 B<br>6'10 x 6'1 B  | smt Rec<br>smt Bed<br>smt Bed<br>smt Oth                           | reation 1<br>reation 1<br>room 1<br>room 1   | Dimensions<br>1'3 x 9'8<br>8'1 x 12'5<br>12'7 x 11'<br>12'7 x 10'11<br>12'8 x 8'6<br>13' x 8'6 | Floor                                   | Ту                              | /pe                                    | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X   |
| Main<br>Main<br>Above<br>Above<br>Above<br>Above<br>Above  | Foyer<br>Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Walk-In Closet<br>Bedroom  | 6'7 x 4' B   | smt Sto  | rage 1   | 2'7 x 4'9<br>2'7 x 4'9<br>x<br>x   |   |                                 |  | x<br>x<br>x  |
| fain<br>fain<br>bove<br>bove<br>bove<br>bove<br>bove<br>nished Floor<br>nished Floor<br>nished Floor   | Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Walk-In Closet<br>Bedroom<br>(Main): 1,047<br>(Above): 953<br>(Below): 0<br>(Basement): 1,059<br>(Total): 3,059 | 6'7 x 4' B<br>13' x 10'6 B<br>6'7 x 4'<br>11'4 x 9'8 # of Rooms:<br># of Rooms:<br># of Kitchen<br># of Levels:<br>Suite: Unau<br>Crawl/Bsmt.<br>Beds in Base<br>Basement: F | smt Sto<br>smt Sto<br>18<br>s: 1<br>3<br>thorized Suite<br>Height: | rage 1   | .2'7 x 4'9<br>.2'7 x 4'9<br>x  | Floor<br>Main<br>Above<br>Above<br>Bsmt | # of Pieces<br>2<br>4<br>4<br>4 | Ensuite?<br>No<br>Yes<br>No<br>No      | x  |

Welcome to this lovely character home on big 7810 sf lot in this premium location Mackenzie Heights in beautiful VANCOUVER WESTSIDE! 6 bdrms & 4 nice btrms for over 3000 sf inside w/many great character and details including super spacious living & dining, updated modern gourmet kitchen w/stainless steel appliances including gas range, hardwood floor, great ensuite btrm w/skylight, 2-bdrm bright in-law or rental suite below, favorite SOUTH facing back yard for your outdoor garden living and entertainment, best square footage value in Vancouver westside! Best timing for possessing a big piece in one of most prestigious areas in lower mainland! Best opportunity getting into well known Point Grey Secondary & Kerrisdale Elementary! Easy transit, shop & dine out! Open house Sun Aug 25th 2-4pm

|   |  |  | Ρ./  | http:   | <b>c' Li</b><br>ex<br>Phone:<br>//www.h   | ented by:<br><b>vingstor</b><br>(p Realty<br>604-787-7028<br>homehuntersbc.com<br>homehuntersbc.com   |   | ]*                                      |                                    |   | REA   |  |
|---|--|--|--|---|---|---|---|---|------------------------------------|---|---|--|
| Active<br>R2395943<br>Board: V<br>House/Single  | Family   |  | ALC: M. M. LINNARD   | 151   | Vanco<br>Sha  | <b>3RD AVENU</b><br>buver West<br>ughnessy<br>5M 1A8  | IE  |   |                                    |   | dential De<br><b>2,850,00</b>                               |  |
|   |  |  |  | Lot Are<br>Flood I<br>Rear Y<br>Counci<br>If new<br>View:<br>Comple | Type:<br>/ Size:<br>ea (sq.ft.<br>Plain:<br>fard Exp:<br>ard Ex | :<br>5T inc?:<br>:  |   | ns:<br>ns:<br>is:                       | 10.00<br>3<br>4<br>3<br>1          | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc. |   | 2015<br>4<br>RS-5<br>\$8,681.30<br>2019<br>No                          |
| Construction:<br>Exterior:<br>Coundation:<br>Jain Screen:<br>Renovations:<br># of Fireplaces<br>Fireplace Fuel:<br>Vater Supply:<br>Unter Supply:<br>Unter Supply:<br>Unter Supply:<br>Court of Roof:<br>Regal:<br>Court of Roof:<br>Regal: | Electric, Natural G<br>City/Municipal<br>Natural Gas<br>Fenced Yard, Patio   | as<br>o(s)<br>AN BCS369<br>PPERTY IN   | PROPORT  | :<br>ing:<br>ices:<br>ater:<br>ICT LOT 52<br>ICT LOT 57             | 6, GROU<br>IE UNIT  | Total Parking: 2<br>Parking: Garage<br>Dist. to Public Tra<br>Title to Land: 1<br>Property Disc.: P<br>PAD Rental:<br>Fixtures Leased: 1<br>Fixtures Rmvd: 1<br>Floor Finish:<br>P 1, NEW WEST<br>ENTITLEMENT O | Covered I<br>; Double<br>minit: NEAR<br>Freehold No<br>fes<br>No :<br>No :<br>MINSTER L<br>F THE STR/ | AND DIS                                 | Dist. to<br>TRICT, TOC<br>AS SHOWN | GETHER W  | s: NEAR<br>/ITH AN II                                       | NTEREST IN   |
| =loor<br>Main   | Type<br>Living Room<br>Dining Room<br>Kitchen<br>Master Bedroom<br>Office<br>Mud Room<br>Other<br>Bedroom<br>Bedroom<br>Recreation           | Dimensi<br>16'10 x 2<br>16'10 x 1<br>16'10 x 1<br>12'1 x 1<br>15'1 x 4<br>6'4 x 1<br>16'2 x 1<br>16'2 x 1<br>16'1 x 1  | 0'8<br>0'10<br>4'9<br>5'10<br>2'3<br>'<br>4'8<br>0'3<br>1'1  | por   | Туре  |   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                                | Floor                                   | Ту                                 | rpe   |   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X |
| inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>Jnfinished Floor<br>Grand Total:   | (Above):         528           (Below):         0           (Basement):         443           (Total):         3,043           or:         0 | 3       #         3       \$\$         4       \$\$         5       \$\$         5       \$\$         6       \$\$         7       \$\$         8       \$\$         9       \$ | of Rooms:1<br>of Kitchens<br>of Levels:<br>uite: <b>None</b><br>rawl/Bsmt. I<br>eds in Baser<br>asement: <b>Fu</b> | :: 1<br>3<br>Height:<br>ment: 0                                     | Beds no   | ot in Basement: <b>3</b>  | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8  | Floor<br>Main<br>Main<br>Above<br>Above | # of Pieces<br>4<br>2<br>3<br>3    | Ensuite?<br>Yes<br>No<br>No<br>No                             | Out<br>Barn:<br>Workshop<br>Pool:<br>Garage Sz<br>Grg Dr Ht | z:   |

Unique design & modern, bright and open in Prestigious Shaughnessy Area. Thi one of a kind "Garden Wall House" created by Peter Cardew won the Canadian Architects Award of Excellence. Open concept with radiant heating, high ceilings, gourmet kitchen. Oversized master bedroom with an spa like ensuite and a private patio at the back of the home. Huge rec room in the basement area an be used for an extra bedroom or great for home entertainment centre. Convenient location, minutes to downtown. Close to best schools, public transportation, shopping, restaurants and more.

|  |   |  | P   | http   | Phone:<br>p://www.h                            | sented by:<br><b>vingston</b><br>(p Realty<br>604-787-7028<br>nomehuntersbc.com                |  | ]*                       |                       |                                   | REA                                 |  |
|--|---|--|---|--|--|--|--|--------------------------|-----------------------|-----------------------------------|-------------------------------------|--|
| Active<br>R2399580<br>Board: V<br>House/Single   | e Family  |  |   | 1075   | Vanco<br>Sha                                   | LAS CRESCE<br>ouver West<br>ughnessy<br>5H 1V4   | NT   |                          |                       |                                   | dential Det<br><b>4,100,000</b>     |  |
| ie de e, e i i git   |   |  |   | Sold   |  |  | Frontage   | (feet):                  |                       | Original                          | Price: <b>\$4,</b> :                | 100.000  |
|  |   |  |   |  | . Type:  | Feet   | Bedroom  |                          | 7                     | -                                 | Year Built:                         | -  |
|  |   |  |   |  | n / Size:                                      |  | Bathroon   | -                        | 3                     | Age:                              |                                     | 109  |
|  |   |  |   |  | rea (sq.ft.                                    | ): <b>0.00</b>   | Full Bath  |                          | 3                     | Zoning:                           |                                     | FSD  |
| P  |   | Ц/<br>ЛАС  | iE  | Flood<br>Rear<br>Coun  | Plain:<br>Yard Exp:<br>cil Apprv?<br>v, GST/HS | Exempt   | Half Bath  |                          | 0                     | Gross Ta<br>For Tax `<br>Tax Inc. | ixes:                               | \$13,652.7<br>2019<br>No                                 |
| _  |   |  |   | View:  |  |  |  |                          |                       |                                   |                                     |  |
| F  | VAIL  | -ABI   | _ E   | -  | lex / Subo                                     | •<br>div:  |  |                          |                       |                                   |                                     |  |
|  |   |  |   |  | - ,  | cted: <b>Electricity</b> ,   | Water  |                          |                       |                                   |                                     |  |
|  |   |  |   |  | r Type:  | City/Munic   |  |                          |                       |                                   |                                     |  |
| tyle of Home<br>onstruction:<br>xterior:   | •   | d  |   |  | ,  | Total Parking: 6<br>Parking: <b>Open</b>   | Covered P  | arking: <b>0</b>         | Parking               | Access: F                         | ront                                |  |
| enovations:<br>of Fireplace<br>replace Fuel<br>(ater Supply:<br>uel/Heating:<br>utdoor Area:<br>ype of Roof:   | : Other<br>City/Municip<br>Forced Air, N<br>Balcny(s) Pat   | atural Gas   | R.I. Plun<br>R.I. Firep<br>Metered  | laces:   |  | Property Disc.: No<br>PAD Rental:<br>Fixtures Leased: No<br>Fixtures Rmvd: No<br>Floor Finish: | ):   |                          |                       |                                   |                                     |  |
|  | LOT 17, BLOO  | CK 55, PLAN \  | /AP4502, C  | DISTRICT LO  | DT 526, G                                      | ROUP 1, NEW WES  | STMINSTE   | R LAND I                 | DISTRICT              |                                   |                                     |  |
| egal:<br>menities:<br>ite Influence:<br>eatures:   | Garden<br>s: Central Locat<br>Other - See F   |  | Setting, Re   | creation Ne  | arby, Sho                                      | pping Nearby   |  |                          |                       |                                   |                                     |  |
| menities:<br>te Influences<br>eatures:   | s: Central Locat<br>Other - See R   | Remarks<br>Dime  | insions   | Floor  | Туре   | Di   | mensions   | Floor                    | Ту                    | ре                                |                                     | Dimensions   |
| menities:<br>te Influences<br>eatures:<br>loor<br><b>1ain</b>  | s: Central Locat<br>Other - See R<br>Type<br>Living Room  | Remarks<br>Dime<br>15' :   | nsions<br>x 20'   | Floor<br><b>Below</b>  | Type<br>Bedroo                                 | Di   | 8' x 19'   | Floor                    | Ту                    | ре                                |                                     | x  |
| nenities:<br>te Influences<br>atures:<br>loor<br>lain<br>lain  | s: Central Locat<br>Other - See R<br>Type<br>Living Room<br>Kitchen   | Dime   | ensions<br>x 20'<br>x 15'   | Floor  | Type<br>Bedroo<br>Den                          | Di<br>Di<br><b>Di</b>  |  | Floor                    | Ту                    | pe                                |                                     | x<br>x   |
| nenities:<br>te Influences<br>eatures:<br>loor<br>fain<br>fain<br>fain   | s: Central Locat<br>Other - See R<br>Type<br>Living Room<br>Kitchen<br>Dining Room<br>Den   | Cemarks<br>Dime<br>15' :<br>12' :<br>8' :<br>8' :  | ensions<br>x 20'<br>x 15'<br>x 14'<br>x 14'<br>x 15'  | Floor<br><b>Below</b><br>Below   | Type<br>Bedroo                                 | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'  | Floor                    | Ту                    | pe                                |                                     | x  |
| menities:<br>ite Influences<br>eatures:<br>ioor<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain  | s: Central Locat<br>Other - See R<br>Type<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom  | Dime           15' :           12' :           8' :           8' :           9' :  | ensions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 13'  | Floor<br>Below<br>Below<br>Below   | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x   | Floor                    | Ту                    | pe                                |                                     | x<br>x<br>x<br>x<br>x<br>x                               |
| menities:<br>te Influences<br>eatures:<br>door<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain   | s: Central Locat<br>Other - See R<br>Type<br>Living Room<br>Kitchen<br>Dining Room<br>Den   | Cemarks<br>Dime<br>15' :<br>12' :<br>8' :<br>9' :<br>15' :   | ensions<br>x 20'<br>x 15'<br>x 14'<br>x 14'<br>x 15'  | Floor<br>Below<br>Below<br>Below   | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'  | Floor                    | Ту                    | pe                                |                                     | x<br>x<br>x<br>x   |
| menities:<br>te Influences:<br>eatures:<br>door<br>fain<br>fain<br>fain<br>Vain<br>Nove<br>Nove<br>fain<br>Nove<br>Nove  | s: Central Locat<br>Other - See R<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom   | Eemarks<br>Dime<br>15' :<br>12' :<br>8' :<br>8' :<br>9' :<br>15' :<br>8' :<br>10' :  | nsions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 13'<br>x 13'<br>x 16'<br>x 12'<br>x 14'   | Floor<br>Below<br>Below<br>Below   | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x<br>x<br>x<br>x<br>x<br>x<br>x   | Floor                    | Ту                    | pe                                |                                     | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                |
| menities:<br>te Influences<br>atures:<br>loor<br>fain<br>fain<br>fain<br>fain<br>bove<br>bove<br>fain<br>bove<br>bove  | s: Central Locat<br>Other - See R<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom  | Dime           15'           12'           8'           9'           15'           10'           10'   | nsions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 15'<br>x 13'<br>x 16'<br>x 12'<br>x 14'<br>x 14'  | Floor<br>Below<br>Below<br>Below   | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x   | Floor                    | Ту                    | pe                                |                                     | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x           |
| menities:<br>te Influences<br>eatures:<br>door<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Above<br>Aain<br>Above<br>Aain<br>Above<br>Below   | s: Central Locat<br>Other - See R<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom  | Dime           15'           12'           8'           9'           15'           10'           10'           10'           10'           10'   | nsions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 13'<br>x 16'<br>x 12'<br>x 14'<br>x 14'<br>x 14'<br>x 17'   | Floor<br>Below<br>Below<br>Below<br>Below  | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x<br>x<br>x<br>x<br>x<br>x<br>x   |                          | Ty                    |                                   | 1                                   | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x |
| menities:<br>ite Influence:<br>eatures:<br>floor<br>Main<br>Main<br>Main<br>Main<br>Move<br>Move<br>Move<br>Move<br>Move<br>Move<br>Main<br>Move<br>Move<br>Move<br>Move<br>Move<br>Move<br>Move<br>Move   | s: Central Locat<br>Other - See F<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom  | Dime           15'           12'           8'           9'           15'           10'           10'   | nsions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 15'<br>x 13'<br>x 16'<br>x 12'<br>x 14'<br>x 14'  | Floor<br>Below<br>Below<br>Below<br>Below  | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>Bath<br>1   |                          | # of Pieces<br>4      |                                   | 1                                   | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x           |
| menities:<br>ite Influence:<br>eatures:<br>floor<br>Main<br>Main<br>Main<br>Move<br>Move<br>Move<br>Move<br>Move<br>Move<br>Move<br>Move   | s: Central Locat<br>Other - See F<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom   | Dime           15'           12'           8'           9'           15'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10' | nsions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 13'<br>x 16'<br>x 12'<br>x 14'<br>x 14'<br>x 14'<br>x 17'<br># of Room<br># of Kitche<br># of Levels                | Floor<br>Below<br>Below<br>Below<br>Below  | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>z<br>x<br>z<br>z                          | Floor =<br>Main<br>Above | # of Pieces<br>4<br>4 | Ensuite?<br>No<br>No              | Outb<br>Barn:<br>Workshop/          | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>uildings    |
| menities:<br>te Influences<br>eatures:<br>Toor<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>bove<br>bove<br>fain<br>bove<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain   | s: Central Locat<br>Other - See F<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom | Dime           15'           12'           8'           9'           15'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10' | nsions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 13'<br>x 16'<br>x 12'<br>x 14'<br>x 12'<br>x 14'<br>x 17'<br># of Room<br># of Kitche<br># of Levels<br>Suite: Othe | Floor<br>Below<br>Below<br>Below<br>Below  | Type<br>Bedroo<br>Den<br>Laundu                | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor ;<br>Main          | # of Pieces<br>4      | Ensuite?<br>No                    | Outb<br>Barn:<br>Workshop/<br>Pool: | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>uildings    |
| menities:<br>te Influences<br>eatures:<br>floor<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>flain<br>fla | s: Central Locat<br>Other - See R<br>Living Room<br>Kitchen<br>Dining Room<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>(Main):<br>(Above):<br>(Basement):<br>(Total):  | Dime           15'           12'           8'           9'           15'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10'           10' | nsions<br>x 20'<br>x 15'<br>x 14'<br>x 15'<br>x 13'<br>x 16'<br>x 12'<br>x 14'<br>x 14'<br>x 14'<br>x 17'<br># of Room<br># of Kitche<br># of Levels<br>Suite: Othe | Floor<br>Below<br>Below<br>Below<br>Below<br>s:14<br>ns:1<br>: 3<br>er<br>: Height:<br>sement: 0 | Type<br>Bedroo<br>Den<br>Laundi<br>Storag      | Di<br>Di<br>Di<br>Ty   | 8' x 19'<br>0' x 11'<br>8' x 15'<br>8' x 7'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>z<br>x<br>z<br>z                          | Floor =<br>Main<br>Above | # of Pieces<br>4<br>4 | Ensuite?<br>No<br>No              | Outb<br>Barn:<br>Workshop/          | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>uildings         |

Great investment opportunity! Zoned for senior living, daycare, group home. One of a few big lots 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.

| L.   |   |   |   | Presented by:<br>OC' Livingst<br>eXp Realty<br>Phone: 604-787-70.<br>ttp://www.homehunters<br>doc@homehuntersbc.  | 28<br>sbc.com   | <b>C</b> *  |                                     |   | REALTY D   |
|--|---|---|---|---|---|---|-------------------------------------|---|--|
| Active<br>R2365696<br>Board: V<br>House/Single   | e Family  |   | 23  | 18 SW MARINE I<br>Vancouver West<br>Southlands<br>V6P 6C2   | DRIVE   |   |                                     |   | dential Detached<br><b>4,390,000</b> (LP)<br>(SP) M                          |
| Attribution of the second seco | E: Reverse 2 Storey of<br>Concrete, Frame -<br>Mixed, Stone, Stur<br>Concrete Perimeter<br>S: 3<br>: Natural Gas<br>: City/Municipal<br>Mixed<br>: Patio(s), Patio(s)<br>Tile - Composite | Wood<br>cco<br>er<br>Reno.<br>R.I. Pli<br>R.I. Fin<br>Metere<br>& Deck(s)   | Year:<br>umbing:<br>replaces:<br>ad Water:  | nplex / Subdiv:<br>vices Connected: Comi<br>ver Type: Comi<br>Total Parkin:<br>Parking: De<br>Dist. to Publ<br>Title to Lanc<br>Property Dis<br>PAD Rental:<br>Fixtures Lea<br>Fixtures Rm<br>Floor Finish: | Bedroo<br>Bathro<br>70 Full Ba<br>Half Ba<br>Half Ba<br>Unity Election<br>StachedGrge/C<br>ic Transit:<br>I: Freehold N<br>C.: Yes<br>sed: No :<br>Vd: No :<br>Hardwood | oms:<br>ths:<br>aths:<br>Parking: 4<br>Parking: 4<br>Carport, Op<br>IonStrata<br>, Tile | <b>1</b> Parking<br>pen<br>Dist. to | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour:<br><b>Sanitary</b><br>Access:<br>School Bu | Year: 2018<br>Utilities?: No<br>09-987-002<br>Sewer, Storm                   |
|  | s: Golf Course Nearb  | у   |   |   |   |   |                                     |   |  |
| Floor<br>Main<br>Main<br>Main<br>Main<br>Above<br>Above<br>Above<br>Above  | Type<br>Family Room<br>Kitchen<br>Nook<br>Dining Room<br>Den<br>Living Room<br>Bedroom<br>Master Bedroom<br>Bedroom<br>Bedroom  | Dimensions<br>23' x 15'<br>14'5 x 16'<br>15' x 11'<br>17' x 12'<br>17' x 17'<br>23' x 17'<br>19'4 x 11'9<br>17' x 24'6<br>17' x 11'<br>12' x 12'7 | Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt   | Type<br>Bedroom<br>Recreation<br>Gym<br>Bedroom   | Dimensions<br>17'3 x 14'5<br>23'6 x 32'<br>17' x 19'<br>16'5 x 12'5<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x   | ;   | Ту                                  | ре  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X  |
| inished Floor<br>inished Floor<br>inished Floor  | (Main):     2,360       (Above):     2,056       (Below):     0       (Basement):     2,360       (Total):     6,774  | 2         # of Roo           0         # of Kitc           0         # of Leve           2         Suite: Ur           4 sq. ft.         Crawl/Bs | hens: <b>1</b><br>els: <b>2</b><br>nauthorized<br>mt. Height:<br>Basement: <b>2</b> | Suite<br>Beds not in Basemer  | Bath<br>1<br>2<br>3<br>4  | Floor<br>Main<br>Above<br>Above<br>Above<br>Above<br>Bsmt                               | # of Pieces 2 4 4 4 4 4             | Ensuite?<br>No<br>No<br>Yes<br>Yes<br>No<br>No  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Grg Dr Ht: |

Prime SW Marine Dr. location. Well built and maintenance luxury home. Grand and elegant living. This is the home your client looking for. Don't hesitate. Bring your client to view now. Property sold "as is. Where is"

|  |  |                             |  | Presented<br>eXp Re<br>Phone: 604-7<br>p://www.homel<br>doc@homehun | <b>Igston</b><br>alty<br>787-7028<br>nuntersbc.cor |                       | ]*                   |                  |                                 |   |
|--|--|-----------------------------|--|---|--|-----------------------|----------------------|------------------|---------------------------------|---|
| <b>2399301</b><br>oard: V                    |  |                             | 20   | <b>)75 W 19Th</b><br>Vancouver<br>Shaughne                          | West   | I                     |                      |                  |                                 | dential Detached<br><b>4,400,000</b> (LP) |
| louse/Single                                 | e Family   |                             |  | V6J 2P  | 5 ′  |                       |                      |                  |                                 | (SP) <mark>M</mark>                       |
|  |  |                             |  | Date:   |  | Frontage              | e (feet):            | 54.00            | -                               | Price: <b>\$4,400,000</b>                 |
|  |  |                             |  |   | et   | Bedroom               |                      | 5                |                                 | Year Built: <b>2006</b>                   |
|  |  |                             | A CONTRACTOR OF THE OWNER                    |   | 0.00   | Bathroon              |                      | 4                | Age:                            | 13  |
|  |  |                             | 新教 · · · · · · · · · · · · · · · · · · ·     | Area (sq.ft.): 7,   |  | Full Bath             |                      | 3                | Zoning:                         | RS1                                       |
|  |  |                             | Rear   |   | empt<br>outheast                                   | Half Bath             | IS:                  | 1                | Gross Ta<br>For Tax<br>Tax Inc. | ·····                                     |
|  |  |                             |  | ew, GST/HST inc   | ?:   |                       |                      |                  |                                 | 11-542-861                                |
|  |  | -                           | View   | <i>ı</i> :  | :  |                       |                      |                  |                                 |   |
| and the second                               | The second second  |                             | Com  | plex / Subdiv:  |  |                       |                      |                  |                                 |   |
|  | a second se |                             | Serv   | ices Connected:   | Electricity,                                       | Water                 |                      |                  |                                 |   |
|  |  |                             | Sewe   | er Type:  | City/Munic   | cipal                 |                      |                  |                                 |   |
| yle of Home:<br>onstruction:<br>(terior:     | 2 Storey w/Bsmt.<br>Frame - Wood<br>Mixed  |                             |  |   | Parking: 2<br>ng: Garage;                          | Covered F<br>Double   | Parking: 2           | 2 Parking        | Access: R                       | ear                                       |
| undation:<br>in Screen:<br>novations:        | Concrete Perimete  | Reno.                       | Year:<br>umbing:                             |   | to Public Transto Land: Fro                        |                       | nStrata              | Dist. to         | School Bu                       | s: <b>near</b>                            |
| of Fireplaces                                |  |                             | replaces:                                    |   | erty Disc.: No                                     | )                     |                      |                  |                                 |   |
|  | Natural Gas<br>City/Municipal  | Metere                      | ed Water:                                    |   | Rental:<br>res Leased: <b>No</b>                   |                       |                      |                  |                                 |   |
| iel/Heating:                                 | Mixed, Natural Gas   | 6                           |  | Fixtu   | res Rmvd: No                                       |                       |                      |                  |                                 |   |
| utdoor Area:<br>/pe of Roof:                 |  | Dck(s)                      |  | Floor   | Finish:  |                       |                      |                  |                                 |   |
| egal:  | LOT 5, BLOCK 23, F   | DI AN VAD4502               |  | T 526 NEW W   | STMINSTER  |                       | TRICT                |                  |                                 |   |
| menities:<br>te Influences<br>eatures:       | :: Central Location, P<br>Other - See Remar  |                             | Private Yard,                                | Recreation Nea  | rby, Shoppin                                       | g Nearby              |                      |                  |                                 |   |
| loor   | Туре   | Dimensions                  | Floor  | Туре  | Di   | mensions              | Floor                | Ту               | pe                              | Dimensions                                |
| lain   | Living Room  | 22'3 x 28'2                 | Above  | Bedroom   |  | 1 x 11'11             |                      | ,                | -                               | x   |
| lain<br>Iain                                 | Kitchen<br>Dining Room   | 18'4 x 13'8<br>16' x 7'4    | Above<br>Below                               | Office<br>Family Roo  |  | '8 x 8'2<br>'6 x 17'7 |                      |                  |                                 | x   |
| lain<br>lain                                 | Eating Area  | 16 x 7 4<br>11'4 x 9'4      | Below  | Bedroom   |  | 1 x 10'7              |                      |                  |                                 | x<br>x                                    |
| lain   | Mud Room   | 10'8 x 5'4                  | Below  | Bedroom   | 16   | '8 x 14'1             |                      |                  |                                 | x   |
| 1ain<br>1ain                                 | Den<br>Foyer   | 12'2 x 11'8<br>13'1 x 17'10 | Below  | Laundry   | 10   | '9 x 10'2             |                      |                  |                                 | x<br>x                                    |
| bove   | Master Bedroom   | 13 I x 17 10<br>14'7 x 14'6 |  |   |  | x<br>x                |                      |                  |                                 | x   |
| bove   | Walk-In Closet   | 7'8 x 7'1                   |  |   |  | x                     |                      |                  |                                 | x   |
| bove   | Bedroom  | 13'1 x 11'9                 |  |   |  | <b>X</b>              |                      |                  |                                 | <b>X</b>                                  |
| nished Floor                                 |  |                             |  |   |  | Bath<br>1             | Floor<br><b>Main</b> | # of Pieces<br>2 | Ensuite?<br><b>No</b>           | Outbuildings                              |
| nished Floor<br>nished Floor                 |  |                             |  |   |  | 2                     | Above                | 6                | Yes                             | Barn:<br>Workshop/Shed:                   |
|  | (Basement): 0  | Suite: Of                   | ther   |   |  | 3                     | Above                | 4                | No                              | Pool:                                     |
|  | (Total): 4,151   |                             | mt. Height:<br>Basement: <b>0</b>            | Beds not in B   | acomont: E   | 4                     | Below                | 3                | No                              | Garage Sz:                                |
| nished Floor                                 |  |                             | basement: <b>U</b><br>ht: <b>Fully Finis</b> |   | asement: <b>3</b>                                  | 6                     |                      |                  |                                 | Grg Dr Ht:                                |
| nished Floor<br>nfinished Floo<br>and Total: |  | . sq. ft.                   |  |   |  | 7                     |                      |                  |                                 |   |

Custom Built on a corner lot Shaughnessy Mansion. Great design with open concept floor plan. Great for a big family and entertaining. Exotic dark stained oak flooring, all wood windows, lush crown mouldings, constant hot water system in a grand kitchen with gleaming black granite counters and white cabinetry. Living & dining area features 10'4 ceilings and lots of natural light. Private setting but also very central, minutes to downtown, shopping and restaurants. Close to best schools and public transportation.