



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2332557

Board: V
House/Single Family

605 E 48TH AVENUE

Vancouver East
Fraser VE
V5W 2E4

Residential Detached

\$1,398,800 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,628,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1910**
 Depth / Size: **114** Bathrooms: **4** Age: **109**
 Lot Area (sq.ft.): **3,762.00** Full Baths: **1** Zoning: **RS-1**
 Flood Plain: **Exempt** Half Baths: **3** Gross Taxes: **\$3,939.18**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-692-554**
 Tour:

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Water**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations: **Substantially Rebuilt**
 # of Fireplaces: **0**
 Fireplace Fuel: **Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Tar & Gravel**

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

Legal: **LT 16 DL 649 PL 1286 BL 1-3**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3" x 11'1"	Bsmt	Kitchen	10' x 6'			x
Main	Solarium	10' x 5'	Bsmt	Bedroom	10' x 8'			x
Main	Kitchen	20' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Dining Room	10' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Office	8' x 10'			x			x
Main	Pantry	4' x 5'			x			x
Above	Master Bedroom	15' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10' x 12'			x			x
Bsmt	Living Room	13' x 8'			x			x

Finished Floor (Main):	1,157	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,002	# of Kitchens: 2	1	Main	1	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	1	No	Workshop/Shed:
Finished Floor (Basement):	1,157	Suite: Legal Suite	3	Above	1	Yes	Pool:
Finished Floor (Total):	3,316 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 3 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	3,316 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Handyman Special. Great location, family oriented area. Large home of over 3,316 sq ft on 3,762 sq ft lot. Basement fully finished with 3 bdrms + 1 bath, separate entrance. Upstairs needs more work, all the plumbing, electrical, sprinkler systems are brand new and installed. At Drywall stage. With very little this can be your dream home.



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Active
R2372775
 Board: V
 House/Single Family

2783 E 27TH AVENUE

Vancouver East
 Renfrew Heights
 V5R 1N4

Residential Detached

\$1,588,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,588,000**
 Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2019**
 Depth / Size: **110** Bathrooms: **6** Age: **0**
 Lot Area (sq.ft.): **3,630.00** Full Baths: **6** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,927.86**
 Rear Yard Exp: **North** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **011-648-058**
 Tour:

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

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

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

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

Legal: **LOT 23, BLOCK 3, PLAN VAP4272, PART SW1/4, DISTRICT LOT THSL, SECTION 47, NEW WESTMINSTER LAND DISTRICT, EXC N 2 FT NOW LANE**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Paved Road, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	12'3 x 15'2	Below	Bedroom	10'1 x 8'2			x
Above	Bedroom	10'1 x 10'0	Below	Other	10'10 x 11'9			x
Above	Bedroom	11'1 x 9'2	Bsmt	Bedroom	7'2 x 10'4			x
Main	Living Room	14'0 x 10'0	Bsmt	Other	7'6 x 7'9			x
Main	Dining Room	14'0 x 9'3	Bsmt	Living Room	10'11 x 7'9			x
Main	Family Room	14'2 x 15'2	Bsmt	Bedroom	7'7 x 8'3			x
Main	Kitchen	15'0 x 9'10	Bsmt	Bedroom	7'2 x 8'6			x
Below	Bedroom	11'0 x 6'9			x			x
Bsmt	Bedroom	10'10 x 8'11			x			x
Below	Other	11'0 x 15'0			x			x

Finished Floor (Main): 851	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 783	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below): 878	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 654	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,166 sq. ft.	Crawl/Bsmt. Height:	4	Main	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 4 Beds not in Basement: 5	5	Below	4	No	Grg Dr Ht:
Grand Total: 3,166 sq. ft.	Basement: Full, Partly Finished	6	Below	4	No	
		7				
		8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Team 3000 Realty Ltd.

ALERT! LOOKING FOR THE RIGHT BUYER OR BUILDER TO COMPLETE THIS NEW HOUSE. THREE LEVEL HOUSE WITH A LANEWAY HOUSE IN POPULAR RENFREW HEIGHTS. THIS IS SOLD AT ITS CURRENT STAGE. BUYER WOULD NEED TO FINISH. HURRY!



Presented by:
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Active
R2355202

Board: V
House/Single Family

1304 E 36TH AVENUE

Vancouver East
Knight
V5W 1C9

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.09** Original Price: **\$2,099,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2017**
 Depth / Size: **110.53** Bathrooms: **7** Age: **2**
 Lot Area (sq.ft.): **3,657.00** Full Baths: **5** Zoning: **RS-1**
 Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$5,241.98**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **007-100-400**
 Tour: **Virtual Tour URL**

View: **Yes: INLET & NORTH SHORE MTNS**

Complex / Subdiv: **KENSINGTON**

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

Style of Home: **2 Storey w/Bsmt., Laneway House**
 Construction: **Frame - Wood**
 Exterior: **Other, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full** Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Asphalt, Metal**

Total Parking: **2** Covered Parking: Parking Access: **Lane, Rear**
 Parking: **Open**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **7 BLKS**
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 1, BLOCK 6, PLAN VAP1522, DISTRICT LOT 700, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'3	Below	Bedroom	8'10 x 9'8			x
Main	Dining Room	13'6 x 9'	Bsmt	Living Room	11'5 x 11'4			x
Main	Kitchen	10'11 x 12'5	Bsmt	Kitchen	8' x 8'1			x
Main	Master Bedroom	10'7 x 13'	Bsmt	Bedroom	9'7 x 8'8			x
Above	Bedroom	14'7 x 9'7	Bsmt	Bedroom	13'4 x 11'6			x
Above	Family Room	13'9 x 18'8			x			x
Above	Laundry	0' x 0'			x			x
Below	Recreation	10'3 x 12'5			x			x
Below	Kitchen	13'2 x 11'8			x			x
Below	Bedroom	10'3 x 9'1			x			x

Finished Floor (Main): **920**
 Finished Floor (Above): **634**
 Finished Floor (Below): **900**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,454 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,454 sq. ft.**

of Rooms: **15**
 # of Kitchens: **3**
 # of Levels: **3**
 Suite: **Legal Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **4**
 Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Above	3	Yes
2	Main	3	Yes
3	Main	2	No
4	Below	4	No
5	Below	4	Yes
6	Bsmt	4	Yes
7	Bsmt	2	Yes
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Park Georgia Realty Ltd.**

This custom-designed family home features a 'Great Room' concept on the Main Floor, plus powder room, Master Bedroom & Ensuite. The open plan Upper level comes with 1 BR, a 3 piece Bath, a Family Room w/ roughed-in Kitchen, Laundry Room & the stairs to the panoramic vista from the roof deck! Wall off extra BRs or Dens as needed. A 2 BR suite occupies the Lower level. 2 BR, 1 - 1/2 Bath Laneway House (+/-628 sq. ft.) can be used for family or income. This is a beautiful view property with North Shore Mountain & Inlet views! Walk to Knight bus to Downtown or #33 bus to Canada Line (Airport) & Expo Line Stations, plus UBC. Kensington Park & Community Centre steps away. Vancouver Public Library at King Edward Village.



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Active
R2339395
Board: V
House/Single Family

8473 ISABEL PLACE

Vancouver West
Southlands
V6P 6B2

Residential Detached

\$2,800,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.36	Original Price: \$2,800,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2009
Depth / Size: 86.99	Bathrooms:	4	Age: 10
Lot Area (sq.ft.): 5,772.66	Full Baths:	3	Zoning: RS
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,323.32
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 027-021-921
			Tour:

View: :
Complex / Subdiv: **Southlands**
Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Wood**

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

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 2, PLAN BCS2271, DISTRICT LOT 317, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 12'10	Above	Flex Room	7'0 x 4'7			x
Main	Kitchen	14'2 x 13'8	Above	Bedroom	11'0 x 10'5			x
Main	Dining Room	14'11 x 11'10	Above	Bedroom	13'6 x 14'0			x
Main	Eating Area	16'6 x 11'11			x			x
Main	Family Room	16'0 x 13'5			x			x
Main	Recreation	17'1 x 18'9			x			x
Main	Laundry	12'9 x 7'1			x			x
Main	Foyer	8'11 x 11'11			x			x
Above	Master Bedroom	15'8 x 12'1			x			x
Above	Walk-In Closet	7'0 x 7'7			x			x

Finished Floor (Main): 2,145	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,175	# of Kitchens: 1	1	Above	5	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,320 sq. ft.	Crawl/Bsmt. Height:	4	Main	2	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 3,320 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **Oakwyn Realty Ltd.**

Stunning, private home nestled in the coveted, tranquil Southlands neighborhood. This family homes features large principal entertaining rooms, punctuated by intricate crown moldings, detailed millwork, and designer fireplaces. Gourmet kitchen boats sleek appliances, large island and plenty of storage and prep space. The bonus rec room is perfect for movie and game nights. 3 separated en-suited bedrooms upstairs are perfect for a growing family. Close to Fraser River Park, Vancouver Montessori, Magee, Crofton House and Saint George's. COURT ORDERED SALE. SOLD AS IS WHERE IS.



Presented by:
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Active
R2365696

Board: V
House/Single Family

2318 SW MARINE DRIVE

Vancouver West
Southlands
V6P 6C2

Residential Detached

\$4,500,000 (LP)

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$4,690,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1994**
 Depth / Size: **156.29** Bathrooms: **6** Age: **25**
 Lot Area (sq.ft.): **14,824.70** Full Baths: **5** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$12,571.19**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-987-002**
 Tour:

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

Style of Home: **Reverse 2 Storey w/Bsmt**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Mixed**
 Outdoor Area: **Patio(s), Patio(s) & Deck(s)**
 Type of Roof: **Tile - Composite**

Total Parking: Covered Parking: **4** Parking Access:
 Parking: **DetachedGrge/Carport, 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: **Hardwood, Tile**

Legal: **LOT A, BLOCK 3, PLAN VAP8647, DISTRICT LOT 316, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (EXPL PL VAP3916) OF LOTS 4 TO 6**

Amenities:
 Site Influences: **Golf Course Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23' x 15'	Bsmt	Bedroom	17'3 x 14'5			x
Main	Kitchen	14'5 x 16'	Bsmt	Recreation	23'6 x 32'			x
Main	Nook	15' x 11'	Bsmt	Gym	17' x 19'			x
Main	Dining Room	17' x 12'	Bsmt	Bedroom	16'5 x 12'5			x
Main	Den	17' x 17'			x			x
Main	Living Room	23' x 17'			x			x
Above	Bedroom	19'4 x 11'9			x			x
Above	Master Bedroom	17' x 24'6			x			x
Above	Bedroom	17' x 11'			x			x
Above	Bedroom	12' x 12'7			x			x

Finished Floor (Main):	2,362	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,050	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	2,362	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	6,774 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 4	5	Above	4	No	Grg Dr Ht:
Grand Total:	6,774 sq. ft.	Basement: Full		6	Bsmt	4	No	
				7	Bsmt	4	Yes	
				8				

Listing Broker(s): **New World Realty Ltd.**

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"