



Presented by:  
**Michele Cummins - PREC**

RE/MAX Little Oak Realty (Mission)  
 Phone: 778-885-4659  
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**Active**  
**R2411588**  
 Board: V  
 House/Single Family

**1716 NASSAU DRIVE**  
 Vancouver East  
 Fraserview VE  
 V5P 2B5

Residential Detached  
**\$1,098,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$1,098,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1950**  
 Depth / Size: **110** Bathrooms: **2** Age: **69**  
 Lot Area (sq.ft.): **4,274.00** Full Baths: **2** Zoning: **RS-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,775.03**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **010-096-612**  
 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: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 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: **Wall/Wall/Mixed**

Legal: **LOT 6, BLOCK 6, PLAN VAP8393, DISTRICT LOT FRASERVIEW, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 13'3	Bsmt	Laundry	5'7 x 13'2			x
Main	Dining Room	7'11 x 9'	Bsmt	Storage	9'8 x 9'2			x
Main	Kitchen	9'4 x 8'6			x			x
Main	Bedroom	9'2 x 11'8			x			x
Main	Bedroom	9'8 x 13'7			x			x
Above	Bedroom	10'1 x 12'			x			x
Above	Bedroom	12'6 x 9'3			x			x
Bsmt	Recreation	10'5 x 15'			x			x
Bsmt	Flex Room	25'9 x 13'7			x			x
Bsmt	Bedroom	10'5 x 10'4			x			x

Finished Floor (Main):	<b>835</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>370</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>712</b>	Suite:	<b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,917 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>1</b>	5				Grg Dr Ht:
Grand Total:	<b>1,917 sq. ft.</b>	Beds not in Basement:	<b>4</b>	6				
		Basement:	<b>Partly Finished</b>	7				
				8				

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

**Foreclosure sale. Land value. House needs a lot of work. Sold as is where is. Lot is irregular - frontage 52', rear 25', depth 110'. Total 4274 SF. Corner lot. Zoned for duplex. Will capture beautiful view if built 3-level home. Tenanted. Please drive-by viewing first. OPEN HOUSE: WEDNESDAY, OCTOBER 23rd @ 1:00-3:00PM. All offers will be presented same day Oct 23rd @ 7:00PM**



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**Active**  
**R2408184**

Board: V  
 Other

**3725-3727 RENFREW STREET**

Vancouver East  
 Renfrew Heights  
 V5M 3L7

Residential Detached

**\$1,488,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$1,488,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>0</b>	Approx. Year Built: <b>1979</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>3</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>4,022.00</b>	Full Baths:	<b>3</b>	Zoning: <b>C-1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$12,274.90</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>Yes</b>			P.I.D.: <b>006-886-205</b>
			Tour:

View: :  
 Complex / Subdiv: **3275 RENFREW**  
 Services Connected: **Community**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Concrete, Concrete Frame**  
 Exterior: **Concrete, Other**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Other**  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Other**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

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

Total Parking: **5** Covered Parking: Parking Access:  
 Parking: **Other**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Other**

Legal: **LOT 13, BLOCK H, PLAN VAP11660, DISTRICT LOT THSL, SECTION 44, NEW WESTMINSTER LAND DISTRICT \*\*DBLE EXPOSE ALSO LISTED IN COMMERCIAL AS INDUSTRIAL C8028282\*\***

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Office</b>	<b>20' x 18'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Office</b>	<b>14' x 12'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Living Room</b>	<b>12' x 15'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,200</b>	# of Rooms: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,200</b>	# of Kitchens: <b>0</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Other</b>	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,400 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>2,400 sq. ft.</b>	Beds not in Basement: <b>0</b>	7				
		8				

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

**Court Ordered sale - please refer to schedule A uploaded on documents commercial and residential paragon MLS awaiting signed affidavit adjoining tenant-order 'AS IS WHERE IS' schedule A - OFFERINGS SUBJECT FREE W- BANK DRAFT**



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**Active**  
**R2384181**  
 Board: V  
 House/Single Family

**1024 E 20TH AVENUE**

Vancouver East  
 Fraser VE  
 V5V 1N8

Residential Detached

**\$1,539,000** (LP)

(SP)



Sold Date: Frontage (feet): **32.98** Original Price: **\$1,539,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1910**  
 Depth / Size: **122** Bathrooms: **3** Age: **109**  
 Lot Area (sq.ft.): **4,023.56** Full Baths: **3** Zoning: **RM-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,247.69**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **012-973-912**  
 Tour:

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

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Add. Parking Avail.**  
 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:

Legal: **LOT A, BLOCK 40, PLAN VAP3317, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, OF LOTS 3 & 4**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 10'3	Bsmt	Living Room	10'7 x 8'7			x
Main	Living Room	11'7 x 9'5	Bsmt	Bedroom	13'6 x 8'1			x
Main	Dining Room	15'8 x 9'6	Bsmt	Kitchen	9'3 x 9'10			x
Above	Bedroom	10'5 x 11'4	Bsmt	Bedroom	8'4 x 10'2			x
Above	Master Bedroom	15'8 x 11'4	Bsmt	Storage	18'5 x 5'0			x
Below	Kitchen	12'2 x 11'5			x			x
Below	Bedroom	12'2 x 8'10			x			x
Below	Living Room	12' x 12'2			x			x
Below	Office	6'7 x 16'5			x			x
Bsmt	Eating Area	10'7 x 8'4			x			x

Finished Floor (Main):	<b>802</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>430</b>	# of Kitchens:	<b>3</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>708</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>775</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,715 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>2,715 sq. ft.</b>	Beds not in Basement:	<b>3</b>	6				
		Basement:	<b>Fully Finished, Separate Entry</b>	7				
				8				

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

**Welcome to this beautiful 3 suites character home near the Glen Park and Charles Dickens Catchment! Excellent opportunity for owner occupied suite and 2 other rental suites. TOP 2 FLOORS: 2 bright bedrooms, eat in kitchen and large bright living room. BELOW: 1 bedroom plus den, large windows, over height ceilings. BASEMENT: 2 bedroom suite with full kitchen, living room, full bath and separate entrance. Walking distance to Charles Dickens, great parks, cafes, shops and transit. Good size lot with RM-1 zoning for future potential development. South facing backyard with lane access. A must see to believe!!!**



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**Active** **8307 SHAUGHNESSY STREET** Residential Detached  
**R2411172** Vancouver West **\$1,699,000** (LP)  
 Board: V Marpole **(SP)** **M**  
 House/Single Family V6P 3Y1



Sold Date: Frontage (feet): **33.90** Original Price: **\$1,699,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1954**  
 Depth / Size: **122** Bathrooms: **3** Age: **65**  
 Lot Area (sq.ft.): **4,135.80** Full Baths: **3** Zoning: **RM-8**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,370.75**  
 Rear Yard Exp: **West** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **014-113-422**  
 Tour:

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

Style of Home: **2 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Vinyl** Dist. to Public Transit: **1 Block** Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Reno. Year:  
 Renovations: **Partly** R.I. Plumbing:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: Metered Water:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Rooftop Deck**  
 Type of Roof: **Other** Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **: See Schedule "A"**  
 Floor Finish: **Laminate, Mixed**

Legal: **LOT 2, EXCEPT THE WEST 10 FEET NOW LANE OF LOT 31 BLOCK B, DISTRICT LOTS 319, 323 AND 324, PLAN 1997**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 9'	Bsmt	Bedroom	12'9 x 12'9			x
Main	Living Room	20'4 x 11'5	Bsmt	Bedroom	11'1 x 11'3			x
Main	Bedroom	14'2 x 9'7	Bsmt	Laundry	12' x 8'9			x
Main	Bedroom	16' x 9'6						x
Above	Kitchen	13'6 x 9'6						x
Above	Living Room	20' x 11'5						x
Above	Bedroom	13' x 10'						x
Above	Bedroom	16'5 x 9'6						x
Bsmt	Kitchen	11' x 10'2						x
Bsmt	Living Room	11' x 11'7						x

Finished Floor (Main): <b>940</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>940</b>	# of Kitchens: <b>3</b>	1	Main	4	No	
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	4	No	
Finished Floor (Basement): <b>940</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	4	No	
Finished Floor (Total): <b>2,820 sq. ft.</b>	Crawl/Bsmt. Height:	4				
Unfinished Floor: <b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>4</b>	5				
Grand Total: <b>2,820 sq. ft.</b>	Basement: <b>Full, Separate Entry</b>	6				
		7				
		8				

Listing Broker(s): **Royal LePage Sussex**

**Revenue property on corner lot, zoned RM-8 for Townhouse development. Hold for future re-development under Marpole Community Plan, with current revenue stream of \$4,200/mo from 3 units, all leased. Each unit is comprised of 2 bed/1 bath, all with separate entrances. Approx. 460 s.f. roof deck over garage, and fenced yard. 2 car garage. Close to Transit. Showings by appointment only to pre-qualified buyers only with lots of notice.**





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**Active**  
**R2389998**  
Board: V  
House/Single Family

**1304 E 36TH AVENUE**  
Vancouver East  
Knight  
V5W 1C9

Residential Detached  
**\$1,797,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>33.09</b>	Original Price: <b>\$1,897,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2017</b>
Depth / Size: <b>110.53</b>	Bathrooms:	<b>7</b>	Age: <b>2</b>
Lot Area (sq.ft.): <b>3,657.00</b>	Full Baths:	<b>5</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$5,651.79</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>007-100-400</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: INLET & NORTH SHORE MTNS**  
Complex / Subdiv: **KENSINGTON**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Laneway House**  
Construction: **Frame - Wood**  
Exterior: **Other, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations: **Full**  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
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: **0**    Parking Access: **Lane, Rear**  
Parking: **Open**  
Dist. to Public Transit: **1**    Dist. to School Bus: **7**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **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 18'5			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): <b>920</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>634</b>	# of Kitchens: <b>3</b>	1	Above	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>900</b>	# of Levels: <b>3</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>628</b>	Suite:	3	Main	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>3,082 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	<b>3</b>	<b>No</b>	Garage Sz:
	Beds in Basement: <b>2</b> Beds not in Basement: <b>4</b>	5	Below	<b>4</b>	<b>Yes</b>	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>	6	Bsmt	<b>4</b>	<b>No</b>	
Grand Total: <b>3,082 sq. ft.</b>		7	Bsmt	<b>2</b>	<b>Yes</b>	
		8				

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.**



Presented by:  
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**Active**  
**R2417181**  
 Board: V  
 House/Single Family

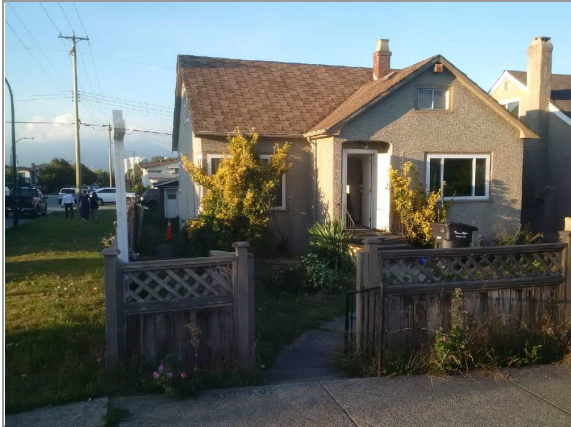
**2201 E 41ST AVENUE**

Vancouver East  
 Victoria VE  
 V5P 1L5

Residential Detached

**\$1,850,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$1,850,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1944</b>
Depth / Size: <b>132.69</b>	Bathrooms:	<b>2</b>	Age: <b>75</b>
Lot Area (sq.ft.): <b>5,107.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,428.47</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-729-232</b>
			Tour:

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

Style of Home: **1 1/2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOT 35, BLOCK 15, PLAN VAP7098, DISTRICT LOT 394, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Bsmt	Laundry	11' x 7'			x
Main	Kitchen	14' x 11'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Other	5' x 4'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	10' x 7'			x			x
Bsmt	Living Room	13' x 10'			x			x
Bsmt	Kitchen	13' x 11'			x			x
Bsmt	Bedroom	13' x 11'			x			x

Finished Floor (Main): <b>850</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>300</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>850</b>	# of Levels: <b>3</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total): <b>2,000 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>1</b> Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total: <b>2,000 sq. ft.</b>		7				
		8				

Listing Broker(s): **Argus Estates (1983) Ltd.**

**Foreclosure. Charming livable home with mountain views. Prime 40' X 127.69' level Corner lot, build your future dream home. Hardwood floors, corner windows, covered ceilings, huge kitchen, large 4 pc bathroom, two good sized bedrooms on main floor & 2 more bedrooms upstairs and 1 bedroom down in the fully finished basement. Great location, 1 block from Victoria with many restaurants, transit & amenities. All measurements are approximate buyer to verify.**



# Michele Cummins - PREC

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mcummins@remax.net



**Active**  
**R2413770**  
Board: V  
House/Single Family

**7577 JASPER CRESCENT**  
Vancouver East  
Fraserview VE  
V5P 3S6

Residential Detached  
**\$2,088,000** (LP)  
(SP)



Sold Date: Frontage (feet): **45.20** Original Price: **\$2,088,000**  
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2005**  
Depth / Size: **121.50** Bathrooms: **5** Age: **14**  
Lot Area (sq.ft.): **5,492.00** Full Baths: **4** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,960.69**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-174-232**  
Tour:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Radiant**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Tile - Composite**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front, 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:

Legal: **LOT 10, BLOCK 10, PLAN VAP8393, DISTRICT LOT FV, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'7 x 12'2	Below	Bedroom	11'3 x 9'4			x
Main	Kitchen	18'2 x 11'	Below	Bedroom	11' x 10'5			x
Main	Dining Room	11'5 x 10'2	Below	Bedroom	10' x 10'			x
Main	Master Bedroom	11'1 x 10'6	Below	Bedroom	10' x 10'			x
Main	Bedroom	10' x 9'8	Below	Recreation	10' x 10'			x
Main	Bedroom	10' x 8'			x			x
Main	Family Room	10'5 x 8'3			x			x
Below	Living Room	11' x 10'			x			x
Below	Kitchen	11' x 10'			x			x
Below	Bedroom	11' x 10'3			x			x

Finished Floor (Main):	<b>1,180</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,320</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Main	<b>1</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,500 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>8</b>	5	Below	<b>3</b>	<b>No</b>	Grg Dr Ht:
Grand Total:	<b>2,500 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

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

**Court Order Sale, desirable Fraserview area, corner lot, radiant heat.**



# Michele Cummins - PREC

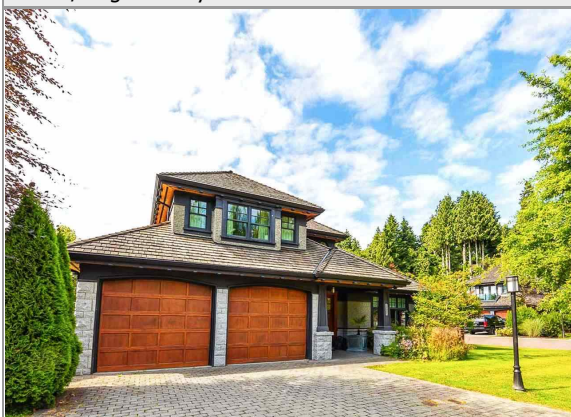
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**Active**  
**R2412124**  
Board: V  
House/Single Family

**8473 ISABEL PLACE**  
Vancouver West  
Southlands  
V6P 6B2

Residential Detached  
**\$2,488,000** (LP)  
(SP)



Sold Date: Frontage (feet): **66.36** Original Price: **\$2,488,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2009**  
Depth / Size: **86.99** Bathrooms: **4** Age: **10**  
Lot Area (sq.ft.): **5,827.00** Full Baths: **3** Zoning: **CD-1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$7,323.32**  
Rear Yard Exp: **Northwest** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-021-921**  
Tour:

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

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: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail., Open**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

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: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Oven - Built In, Smoke Alarm**

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

Finished Floor (Main): <b>2,145</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>1,175</b>	# of Kitchens: <b>1</b>	1	Main	2	No	
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	5	Yes	
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	4	Yes	
Finished Floor (Total): <b>3,320 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	4	Yes	
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				
Grand Total: <b>3,320 sq. ft.</b>	Basement: <b>None</b>	6				
	Bed not in Basement: <b>3</b>	7				
		8				

Listing Broker(s): **Dracco Pacific Realty**

**Private home nestled in Southlands neighborhood features large principal entertaining rooms, custom crown moldings, detailed millwork, designer fireplaces, radiant heating throughout, open kitchen is equipped with stone counter tops / SS appliances / large island / plenty of storage. 3 separated ensuite bdrms upstairs. The bonus recreation room is perfect for indoor entertaining. Just steps from Fraser River park where you can take a walk or jog or enjoy sunset. Quick access to any restaurant, shops, services, cafes on Granville Street / UBC / golf club / Richmond etc. Crofton House, Magee Secondary & Maple Grove Elementary nearby. Perfect for a growing family. It is time to get this chance!!**





Presented by:  
**Michele Cummins - PREC**

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**Active**  
**R2395943**  
 Board: V  
 House/Single Family

**1519 W 33RD AVENUE**

Vancouver West  
 Shaughnessy  
 V6M 1A8

Residential Detached

**\$2,550,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **10.00** Original Price: **\$2,850,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2015**  
 Depth / Size: **0.30** Bathrooms: **4** Age: **4**  
 Lot Area (sq.ft.): **4,305.00** Full Baths: **3** Zoning: **RS-5**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$8,681.30**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **028-168-658**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Metal**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: Reno. Year:  
 # of Fireplaces: **2** R.I. Plumbing:  
 Fireplace Fuel: **Electric, Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Metal**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**  
 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: **No** :  
 Floor Finish:

Legal: **STRATA LOT 2, PLAN BCS3690, DISTRICT LOT 526, 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 V**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 20'8			x			x
Main	Dining Room	16'10 x 10'10			x			x
Main	Kitchen	16'10 x 14'9			x			x
Main	Master Bedroom	17' x 15'10			x			x
Main	Office	12'1 x 12'3			x			x
Main	Mud Room	15'1 x 4'			x			x
Main	Other	6'4 x 14'8			x			x
Above	Bedroom	16'2 x 10'3			x			x
Above	Bedroom	16'2 x 11'1			x			x
Below	Recreation	16'1 x 11'9			x			x

Finished Floor (Main):	<b>2,072</b>	# of Rooms:	<b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>528</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>443</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,043 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>3,043 sq. ft.</b>	Basement:	<b>Full</b>	6				
				7				
				8				

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

**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. OPEN HOUSE Sunday Nov 10th, 12noon to 2pm.**



Presented by:  
**Michele Cummins - PREC**

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**Active**  
**R2407573**  
Board: V  
House/Single Family

**5463 JOYCE STREET**

Vancouver East  
Collingwood VE  
V5R 4H3

Residential Detached

**\$2,600,000** (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$2,600,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1983**  
Depth / Size: **100** Bathrooms: **2** Age: **36**  
Lot Area (sq.ft.): **3,300.00** Full Baths: **2** Zoning: **RSIS**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,956.89**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **012-033-791**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Septic, Water**  
Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **1** R.I. Plumbing:  
Fireplace Fuel: **Wood** R.I. Fireplaces:  
Water Supply: **City/Municipal, Community** Metered Water:  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Tar & Gravel**

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

Legal: **LOT 27, BLOCK 31 & 34, PLAN VAP3941, DISTRICT LOT 37, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 12'5	Bsmt	Bedroom	12'8 x 9'4			x
Main	Dining Room	11'0 x 9'2	Bsmt	Bedroom	14'0 x 12'4			x
Main	Kitchen	11'1 x 9'4			x			x
Main	Eating Area	11'1 x 9'0			x			x
Main	Master Bedroom	13'9 x 12'10			x			x
Main	Bedroom	11'6 x 10'2			x			x
Above	Bedroom	9'7 x 8'3			x			x
Bsmt	Foyer	9'0 x 6'10			x			x
Bsmt	Kitchen	12' x 8'			x			x
Bsmt	Living Room	17'3 x 10'1			x			x

Finished Floor (Main):	<b>1,286</b>	# of Rooms:	<b>12</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Above</b>	<b>4</b>		<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Below</b>	<b>4</b>		<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>780</b>	Suite:	<b>Legal Suite</b>	3						Pool:
Finished Floor (Total):	<b>2,066 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>2</b>	5						Grg Dr Ht:
Grand Total:	<b>2,066 sq. ft.</b>	Beds not in Basement:	<b>3</b>	6						
		Basement:	<b>Full, Fully Finished</b>	7						
				8						

Listing Broker(s): **LeHomes Realty**

**Excellent location on Joyce Street at Kingsway, 1 minute walking to Joyce skytrain. Walk to Safeway, London drugs, banks and many restaurants. Great school zone. 5 Bedroom Vancouver Special with a 2 bedroom suite.**



Presented by:  
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**Active**  
**R2411032**  
Board: V  
House/Single Family

**1903 W 37TH AVENUE**

Vancouver West  
Quilchena  
V6M 1N5

Residential Detached

**\$2,669,000** (LP)   
(SP)



Sold Date: Frontage (feet): **39.90** Original Price: **\$2,698,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1941**  
Depth / Size: **120** Bathrooms: **3** Age: **78**  
Lot Area (sq.ft.): **4,788.00** Full Baths: **3** Zoning: **RS-5**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$9,240.12**  
Rear Yard Exp: **North** Council Apprv?: For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **013-278-584**  
Tour:  
View: **Yes: MOUNTAINS**  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Water**  
Sewer Type: **City/Municipal**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1** Dist. to School Bus: **2**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: APPLIANCES COULD BE REMOVED BY**  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **BLOCK 21, PLAN VAP2975, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, LOT 15 & E 10 FT OF 16 OF LOT 6**

Amenities: **Air Cond./Central, In Suite Laundry, Pool; Outdoor**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'	Bsmt	Laundry	17' x 16'			x
Main	Dining Room	11'8 x 10'11			x			x
Main	Kitchen	13'4 x 10'8			x			x
Main	Family Room	13' x 11'			x			x
Above	Master Bedroom	21' x 10'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	10'9 x 9'9			x			x
Above	Bedroom	13' x 11'			x			x
Bsmt	Recreation	30' x 15'			x			x
Bsmt	Den	13' x 11'			x			x

Finished Floor (Main): <b>1,039</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,000</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>1,000</b>	Suite: <b>None</b>	3	Above	4	No	Pool:
Finished Floor (Total): <b>3,039 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>3,039 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
		7				
		8				

Listing Broker(s): **TRG The Residential Group Downtown Realty**

**Solid Corner Lot Home with Mountain Views in a sought after northern perimeter of Shaughnessy in Quilchena - one of the best West Side neighbourhoods Vancouver has to offer. This 3 level 4 bedrooms and 3 full bathrooms home features Hardwood and Marble flooring throughout, vaulted ceilings, and Air cooling. Double car garage in a backlane. Enjoy mature trees outside your home, a private backyard with SWIMMING POOL and quiet street making it perfect for raising a family and children play safely. Prestigious Quilchena Elementary & Point Grey secondary schools within property School catchment for your peace of mind. Conveniently located close to Quilchena Point Grey and Kerrisdale parks and within steps from Arbutus Greenway, connecting people parks and places.**





Presented by:  
**Michele Cummins - PREC**

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**Active**  
**R2399580**  
 Board: V  
 House/Single Family

**1075 DOUGLAS CRESCENT**

Vancouver West  
 Shaughnessy  
 V6H 1V4

Residential Detached

**\$3,848,800** (LP)

(SP)



Sold Date: Frontage (feet): **118.00** Original Price: **\$4,100,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1910**  
 Depth / Size: **206.50** Bathrooms: **3** Age: **109**  
 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, Water**  
 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
Main	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	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,050</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>	3	Below	<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				

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

**Great investment opportunity! Zoned for senior living, daycare, group home. 15,538 square foot lot. 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.**





Presented by:  
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**Active** **R2399301** **2075 W 19TH AVENUE** Residential Detached  
 Board: V Vancouver West **\$4,099,999** (LP)   
 House/Single Family Shaughnessy V6J 2P5 (SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$4,400,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**  
 Depth / Size: **130.00** Bathrooms: **4** Age: **13**  
 Lot Area (sq.ft.): **7,020.00** Full Baths: **3** Zoning: **RS1**  
 Flood Plain: **Exempt** Half Baths: **1** Gross Taxes: **\$17,635.10**  
 Rear Yard Exp: **Southeast** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **011-542-861**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Water**  
 Sewer Type: **City/Municipal**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**  
 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 5, BLOCK 23, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 28'2	Above	Bedroom	13'11 x 11'11			x
Main	Kitchen	18'4 x 13'8	Above	Office	12'8 x 8'2			x
Main	Dining Room	16' x 7'4	Below	Family Room	25'6 x 17'7			x
Main	Eating Area	11'4 x 9'4	Below	Bedroom	10'11 x 10'7			x
Main	Mud Room	10'8 x 5'4	Below	Bedroom	16'8 x 14'1			x
Main	Den	12'2 x 11'8	Below	Laundry	10'9 x 10'2			x
Main	Foyer	13'1 x 17'10						x
Above	Master Bedroom	14'7 x 14'6						x
Above	Walk-In Closet	7'8 x 7'1						x
Above	Bedroom	13'1 x 11'9						x

Finished Floor (Main):	<b>1,413</b>	# of Rooms:	<b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,325</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,413</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>6</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,151 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>4,151 sq. ft.</b>	Beds not in Basement:	<b>5</b>	6				
		Basement:	<b>Fully Finished</b>	7				
				8				

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

**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. OPEN HOUSE SUNDAY Nov 10th, 12NOON TO 2PM.**



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**Active**  
**R2417390**  
 Board: V  
 House/Single Family

**1695 SW MARINE DRIVE**  
 Vancouver West  
 S.W. Marine  
 V6P 6A8

Residential Detached  
**\$4,750,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **120**  
 Lot Area (sq.ft.): **6,840.00**  
 Flood Plain:  
 Rear Yard Exp:  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **57.00**  
 Bedrooms: **6**  
 Bathrooms: **7**  
 Full Baths: **7**  
 Half Baths: **0**

Original Price: **\$4,750,000**  
 Approx. Year Built: **2019**  
 Age: **0**  
 Zoning: **RS-1**  
 Gross Taxes: **\$10,311.70**  
 For Tax Year: **2019**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **004-355-725**  
 Tour:

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

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Balcony(s), Fenced Yard**  
 Type of Roof: **Other**

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**  
 Parking: **Add. Parking Avail., Garage; Triple**

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

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

Legal: **LOT 37, PLAN VAP8241, DISTRICT LOT 317, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 325**

Amenities: **None**

Site Influences: **Golf Course Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Bsmt	Media Room	17' x 14'			x
Main	Dining Room	14' x 9'	Bsmt	Bedroom	15'2 x 11'2			x
Main	Family Room	25' x 14'	Bsmt	Bedroom	14'2 x 10'			x
Main	Kitchen	12' x 14'	Bsmt	Den	15' x 11'			x
Main	Den	14' x 9'	Bsmt	Den	14' x 10'			x
Above	Master Bedroom	15' x 14'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	10' x 9'			x			x
Bsmt	Recreation	26' x 16'			x			x

Finished Floor (Main):	<b>1,555</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,200</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,710</b>	Suite:		3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,465 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>2</b>	Beds not in Basement: <b>4</b>	5	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Grand Total:	<b>4,465 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		6	<b>Bsmt</b>	<b>3</b>	<b>No</b>	
				7	<b>Main</b>	<b>3</b>	<b>No</b>	
				8				

Listing Broker(s): **RE/MAX Select Properties**

**GORGEOUS CUSTOM BUILT HOME BY EUROPEAN BUILDER. LOCATED IN MOST PRESTIGIOUS SW MARINE LOCATION W/SOUTH FACING. Almost 4,500 sq.ft SITS ON A BEAUTIFUL Landscaped Lot 57 x 120 (6,840 sq.ft).This beautiful home simply offers over height ceiling, grand foyer opening onto entertaining sized living & dining extensive use of marble & hardwood floor thru-out, attention to detail & supreme finishing QUALITY workmanship. Total 6 bdrms & den, 7 baths. Huge gourmet kit w/high end cabinetry & appliances. Large Centre island w/granite counter top enter sized room open onto large BACK YARD PATIO excellent for guest BBQ, Home Theatre, Sauna, Steam Bath, Wine Cellar, Radiant Floor Heating, A/C. HRV, SECURED PARK LIKE GARDEN, HOME SMART SYSTEM W/TV & Camera. CLOSE TO MCKECHNIE ELEMENTARY, MAGEE HIGH SCHOOL.**



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**Active**  
**R2417961**  
 Board: V  
 House/Single Family

**2027 YORK AVENUE**  
 Vancouver West  
 Kitsilano  
 V6J 1E4

Residential Detached  
**\$5,495,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$5,495,000**  
 Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **1912**  
 Depth / Size: **118** Bathrooms: **1** Age: **107**  
 Lot Area (sq.ft.): **5,900.00** Full Baths: **1** Zoning: **RM-4**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$14,973.00**  
 Rear Yard Exp: Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **029-545-170**  
 Tour:  
 View: **Yes: Beach & City w/ new constructi**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **0** Parking Access: **Rear**  
 Parking: **Open**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 1, BLOCK 195, PLAN EPP49262, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Family Room</b>	<b>14'0 x 11'0</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>
		<b>X</b>			<b>X</b>			<b>X</b>

Finished Floor (Main): <b>1,000</b>	# of Rooms: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>0</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2				
Finished Floor (Basement): <b>800</b>	Suite:	3				
Finished Floor (Total): <b>1,800 sq. ft.</b>	Crawl/Bsmt. Height:	4				
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>0</b>	5				
Grand Total: <b>1,800 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		7				
		8				

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

**INVESTOR AND BUILDER ALERT!!! Stratified Multi-Family Development site with RM-4 zoning in highly coveted Kitsilano. This extra wide 50x 118 lot allows up to 8,555 buildable square feet with an FSR up to 1.45. Built a multi-family complex with stunning views of Kits Beach or design your own dream house with all the bells in whistles in one of Vancouver's best neighbourhoods! There is so much opportunity! Call today!**





Presented by:  
**Michele Cummins - PREC**

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**Active**  
**R2407414**  
 Board: V  
 House/Single Family

**1550 W 36TH AVENUE**

Vancouver West  
 Shaughnessy  
 V6M 1J8

Residential Detached

**\$6,888,000** (LP)

(SP)



Sold Date: Frontage (feet): **110.00** Original Price: **\$6,888,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1927**  
 Depth / Size: Bathrooms: **4** Age: **92**  
 Lot Area (sq.ft.): **15,400.00** Full Baths: **3** Zoning: **RS1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$33,470.24**  
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**  
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
 P.I.D.: **010-994-211**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely** Reno. Year: **2006**  
 # of Fireplaces: **3** R.I. Plumbing:  
 Fireplace Fuel: **Electric, Wood** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Carport; Single, Garage; Double**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 3, BLOCK 890, PLAN VAP6011, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'4 x 17'	Above	Bedroom	14'8 x 12'3			x
Main	Dining Room	16'9 x 13'11	Above	Bedroom	14'6 x 13'6			x
Main	Kitchen	14'6 x 12'	Above	Bedroom	12' x 12'			x
Main	Eating Area	7'9 x 7'5	Bsmt	Recreation	30' x 20'			x
Main	Pantry	10' x 8'2	Bsmt	Master Bedroom	20' x 20'			x
Main	Family Room	17'4 x 13'10	Bsmt	Bedroom	15' x 11'			x
Main	Den	14'5 x 13'6	Bsmt	Laundry	10' x 6'			x
Main	Foyer	22'6 x 10'						x
Above	Master Bedroom	16'9 x 15'6						x
Above	Walk-In Closet	10' x 2'11						x

Finished Floor (Main): <b>2,003</b>	# of Rooms: <b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,705</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,432</b>	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): <b>5,140 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total: <b>5,140 sq. ft.</b>	Beds not in Basement: <b>4</b>	6				
	Basement: <b>Full, Fully Finished</b>	7				
		8				

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

**Stunning Shaughnessy Mansion situated behind a private gate on an expansive 15,440 sq ft lot. This classic home was extensively renovated in '06, including the addition of a beautiful kitchen with top of the line appliances, panelled SUBZERO refrigerator and freezer and elegant granite counters. The renovations included a new 2 car garage, updated bathrooms, electrical, plumbing, and a high efficiency furnace. The home boasts a beautiful floorplan, ideal for entertaining stained glass windows grace the landing on the way to 4 large bedrooms. The basement has a guest bedroom & massive rec room + media space. The yard is surrounded by beautiful privacy hedging to allow for enjoyment of the lovely swimming pool and water feature. Close to Vancouver's finest private schools and shopping.**