



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2496357**

Board: V  
House/Single Family

**1135 E 13TH AVENUE**

Vancouver East  
Mount Pleasant VE  
V5T 2M2

Residential Detached

**\$1,175,000** (LP)

(SP)



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

View: **Yes: NORTH SHORE MOUNTAINS**

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: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

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

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

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 18'5	Above	Bedroom	10'6 x 12'			x
Main	Kitchen	9'7 x 10'3	Bsmt	Living Room	11'3 x 18'8			x
Main	Eating Area	5' x 5'	Bsmt	Den	14'5 x 11'6			x
Main	Bedroom	15'1 x 12'	Bsmt	Laundry	10'9 x 10'			x
Main	Bedroom	10'8 x 10'3	Bsmt	Den	16'5 x 11'8			x
Above	Living Room	13'5 x 10'1	Bsmt	Kitchen	8'1 x 5'2			x
Above	Kitchen	13'5 x 12'10	Bsmt	Den	10'9 x 8'6			x
Above	Eating Area	6' x 5'			x			x
Above	Foyer	9'8 x 8'11			x			x
Above	Bedroom	10'6 x 12'			x			x

Finished Floor (Main): **905**  
Finished Floor (Above): **660**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,073**  
Finished Floor (Total): **2,638 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,638 sq. ft.**

# of Rooms: **17**  
# of Kitchens: **3**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Above</b>	<b>4</b>	<b>No</b>
3	<b>Bsmt</b>	<b>3</b>	<b>No</b>
4	<b>Bsmt</b>	<b>2</b>	<b>No</b>
5			
6			
7			
8			

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

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

**Court Order Sale. The View Property (North Shore Mountains from top floor) is zoned RT5 with a 26.42 x 127 Lot. Beautiful fenced in yard with lane access. This house requires a large Renovation project to breathe new life into it. Bring your decorating ideas and transform this character home into a beauty! Property is "Sold as is, where is". All Measurements are Approximate, buyer to verify if important. COVID SAFETY PROTOCOL practiced, (Wear Masks, Sanitize hands, Social distancing, and STAY HOME if you have symptoms) for all showings. All Showings by Appointment EACH FRIDAY 4-6pm in November until Court Date.**



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**Active**  
**R2510216**  
Board: V  
House/Single Family

**2579 E EAST PENDER STREET**

Vancouver East  
Renfrew VE  
V5K 2B4

Residential Detached

**\$1,400,000** (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,400,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**  
Depth / Size: **122** Bathrooms: **2** Age: **50**  
Lot Area (sq.ft.): **4,026.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,836.53**  
Rear Yard Exp: For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **013-797-832**  
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
Type of Roof: **Tar & Gravel**

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

Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single, Open**

Dist. to Public Transit: **130m/2min walk** Dist. to School Bus:  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **LOT 20 OF LOT 56 TOWN OF HASTINGS SUBURBAN LANDS PLAN 2422**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Bsmt</b>	<b>Foyer</b>	<b>6'9 x 5'3</b>	<b>Main</b>	<b>Master Bedroom</b>	<b>14' x 9'7</b>			<b>x</b>
<b>Bsmt</b>	<b>Family Room</b>	<b>12'1 x 19'2</b>	<b>Main</b>	<b>Solarium</b>	<b>12'6 x 8'</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>13'1 x 11'3</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Laundry</b>	<b>16' x 11'9</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Workshop</b>	<b>7'8 x 7'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>13'4 x 15'9</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10'3 x 17'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11'4 x 9'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'4 x 9'4</b>			<b>x</b>			<b>x</b>
Finished Floor (Main):	<b>1,056</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:	
Finished Floor (Basement):	<b>1,056</b>	Suite: <b>None</b>	3			<b>No</b>	Pool:	
Finished Floor (Total):	<b>2,112 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz: <b>12.5x20.75</b>	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	5			<b>No</b>	Grg Dr Ht:	
Grand Total:	<b>2,112 sq. ft.</b>	Basement: <b>Full</b>	6			<b>No</b>		
		Beds not in Basement: <b>3</b>	7			<b>No</b>		
			8			<b>No</b>		

Listing Broker(s): **Royal LePage West Real Estate Services**

**Centrally located on a quiet street, close to shops and transit. Basement-entry two-storey home with three bedrooms upstairs, one bedroom down, two bath. 4000+ sq ft lot with lane access.**



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**Active**  
**R2505070**

Board: V  
House/Single Family

**3665 E 48 AVENUE**

Vancouver East  
Killarney VE  
V5S 1J1

Residential Detached

**\$1,500,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$1,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1920</b>
Depth / Size: <b>166.2</b>	Bathrooms:	<b>3</b>	Age: <b>100</b>
Lot Area (sq.ft.): <b>5,484.60</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,504.39</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>013-068-571</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **2**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Carport & Garage**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**

Dist. to School Bus:

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

Legal: **LOT 25 BLOCK 7 NORTH EAST 1/4 OF DISTRICT LOT 339 PLAN 3182**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Master Bedroom</b>	<b>11' x 9'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'7 x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'2 x 12'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>15'3 x 15'2</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>9'11 x 12'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10'7 x 13'9</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>1,210</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,210 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>1,209</b>	Basement: <b>Unfinished</b>	6				
Grand Total:	<b>2,419 sq. ft.</b>		7				
			8				

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

**Court ordered sale. Prime Killarney 33 x 166.2 lot. 5,484.6 sf South facing property with back lane access. RS-1 zoning. The main floor has three bedrooms and one bathroom and the basement is unfinished. Close to Central Park, Metrotown, shopping, restaurants, and community centre. School catchment is Killarney High School and Dr. H.N. MacCorkindale Elementary. Property is "Sold as is where is". All showings by appointment only.**



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**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2509513**

Board: V  
House/Single Family

**1391 E 17TH AVENUE**

Vancouver East  
Knight  
V5V 1C7

Residential Detached

**\$1,598,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>42.50</b>	Original Price: <b>\$1,598,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>2006</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>6</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>5,185.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$6,494.84</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>015-620-751</b>
			Tour:

View: :

Complex / Subdiv:

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

Sewer Type:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Tile - Composite**

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

Metered Water:

Total Parking: Covered Parking: **3** Parking Access:  
Parking: **Garage; Triple**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 9, BLOCK 85, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	10'5 x 15'11	Main	Bedroom	9'0 x 8'9			x
Above	Dining Room	14'0 x 7'8	Main	Bedroom	7'12 x 10'0			x
Above	Kitchen	9'8 x 6'9	Main	Bedroom	10'11 x 11'4			x
Above	Master Bedroom	16'3 x 11'9	Main	Bedroom	9'0 x 9'0			x
Above	Bedroom	10'0 x 9'6	Main	Foyer	7'9 x 5'0			x
Above	Bedroom	11'9 x 11'8	Main	Laundry	7'6 x 4'5			x
Main	Living Room	9'10 x 8'14			x			x
Main	Living Room	9'10 x 8'13			x			x
Main	Kitchen	8'12 x 5'8			x			x
Main	Kitchen	8'12 x 5'8			x			x

Finished Floor (Main):	<b>1,219</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,219</b>	# of Kitchens: <b>3</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>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,438 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>5</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	<b>Main</b>	<b>2</b>	<b>Yes</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6	<b>Main</b>	<b>2</b>	<b>Yes</b>	
Grand Total:	<b>2,438 sq. ft.</b>		7				
			8				

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

**Large corner lot: 42'5 x 122' (E. 17th & Knight). Cedar Cottage neighbourhood, 15 minutes to downtown, Best price for chance to custom build large 2level home with 8 or 9 bedroomms with 4.5 bathrooms. Granite counters and maple kitchen cabinets. ft.**





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KELLERWILLIAMS

**Active**  
**R2505502**  
Board: V  
House/Single Family

**1017 E 57TH AVENUE**

Vancouver East  
South Vancouver  
V5X 1T4

Residential Detached

**\$1,598,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$1,598,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1995</b>
Depth / Size: <b>103</b>	Bathrooms:	<b>4</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>4,137.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,356.77</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-381-732</b>
			Tour:

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

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

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

Metered Water:

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

Legal: **PL 7683 BLK 4 DL 658 LD 36 LT 11 OF 2**

Amenities:

Site Influences:  
Features:

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

Finished Floor (Main):	<b>1,032</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>920</b>	# of Kitchens:	<b>2</b>	1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>528</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>		3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,480 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5				Grg Dr Ht:
Grand Total:	<b>2,480 sq. ft.</b>	Basement: <b>Full</b>		6				
				7				
				8				

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

**Court Order Sale. Magnificently prepared for you! A well cared home, 3 level 6 bedrooms, basement is a legal suite with separate entrance. Owners spent grossly on upgrades - new kitchen (granites/island), new appliances, new lighting fixtures & crystal chandeliers, new paint, front wall retaining stones, flooring. Exquisitely loaded with finely chosen ornaments. With sprinkler, smoke/CO2 and security alarm and huge storage space in basement. Fenced yard great for BBQs and family gatherings. Property qualified for laneway housing. This home won't let you down. Call to schedule an appointment.**



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

**8307 SHAUGHNESSY STREET**

Vancouver West  
Marpole  
V6P 3Y1

Residential Detached

**\$1,799,900** (LP)

(SP)



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

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

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

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

Metered Water:

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

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

Amenities:

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

Features:

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

Finished Floor (Main):	<b>940</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>940</b>	# of Kitchens: <b>3</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>940</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,820 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</b>	6				
Grand Total:	<b>2,820 sq. ft.</b>		7				
			8				

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

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



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

**1075 DOUGLAS CRESCENT**

Vancouver West  
Shaughnessy  
V6H 1V4

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>118.00</b>	Original Price: <b>\$3,498,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1910</b>
Depth / Size: <b>206.50</b>	Bathrooms:	<b>3</b>	Age: <b>110</b>
Lot Area (sq.ft.): <b>15,538.00</b>	Full Baths:	<b>3</b>	Zoning: <b>FSD</b>
Flood Plain: <b>Exempt</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$13,652.76</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>011-532-777</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity**

Sewer Type: **City/Municipal**

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

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

Metered Water:

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

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

Amenities: **Garden**

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

Features: **Other - See Remarks**

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

Finished Floor (Main):	<b>1,850</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,750</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,050</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,650 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>400</b>	Basement: <b>Part</b>	6				
Grand Total:	<b>5,050 sq. ft.</b>		7				
			8				

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

**Great investment opportunity! Zoned for senior living, daycare, group home, or can be renovated for the use of a single family. One of a few big lots of over 15,538 sq ft in this prime location with a huge potential. Minutes to downtown, city's best schools, shopping, restaurants, public transportation, YVR. One of a kind & Not to be missed. OPEN HOUSE SATURDAY OCTOBER 31st, 2pm to 4pm (masks and gloves are mandatory please).**





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**Active**  
**R2503822**

Board: V  
House/Single Family

**5661 Highbury Street**

Vancouver West  
Dunbar  
V6N 1Y7

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>78.00</b>	Original Price: <b>\$3,460,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1931</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>5</b>	Age: <b>89</b>
Lot Area (sq.ft.): <b>9,360.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RS-5</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$11,534.50</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-444-193</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

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

Amenities:

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

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

Finished Floor (Main):	<b>1,377</b>	# of Rooms:	<b>18</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,507</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,013</b>	Suite: <b>Unauthorized Suite</b>		3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,897 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5	<b>Below</b>	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>		6				
Grand Total:	<b>3,897 sq. ft.</b>			7				
				8				

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

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





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**Active**  
**R2506366**  
Board: V  
House/Single Family

**1520 32ND AVENUE**

Vancouver West  
Shaughnessy  
V6J 3A6

Residential Detached

**\$5,150,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>173.00</b>	Original Price: <b>\$5,150,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1992</b>
Depth / Size:	Bathrooms:	<b>8</b>	Age: <b>28</b>
Lot Area (sq.ft.): <b>18,759.00</b>	Full Baths:	<b>7</b>	Zoning: <b>R5</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$16,864.80</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>011-004-746</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Wood**

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

Metered Water:

Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**  
Parking: **Other**

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

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 5 BLOCK 810 DISTRICT LOT 526 PLAN 6011**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 25'1	Above	Bedroom	11'5 x 10'6	Bsmt	Bedroom	9'10x 12'8
Main	Dining Room	11'5 x 17'6	Above	Walk-In Closet	5'10 x 4'8	Bsmt	Bedroom	12'4x 10'8
Main	Family Room	19'6 x 15'0	Above	Bedroom	11'0 x 12'0	Bsmt	Solarium	11'3x 14'2
Main	Kitchen	12'11 x 18'3	Above	Bedroom	14'4 x 11'3	Bsmt	Storage	10'9x 5'11
Main	Wok Kitchen	9'7 x 8'10	Above	Master Bedroom	17'10 x 14'8	Bsmt	Sauna	6'9x 6'7
Main	Pantry	5'3 x 5'2	Above	Walk-In Closet	9'10 x 7'2	Bsmt	Laundry	12'3x 9'9
Main	Eating Area	19'6 x 13'6	Bsmt	Recreation	18'7 x 26'5			x
Main	Master Bedroom	13'3 x 16'2	Bsmt	Media Room	13'4 x 24'8			x
Main	Office	13'7 x 12'7	Bsmt	Flex Room	12'4 x 17'10			x
Main	Foyer	7'6 x 22'8	Bsmt	Bedroom	11'5 x 13'1			x

Finished Floor (Main):	<b>2,783</b>	# of Rooms: <b>26</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,521</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Main	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>2,832</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>7,136 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>3</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>3</b> Beds not in Basement: <b>5</b>	5	Above	<b>5</b>	<b>Yes</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6	Bsmt	<b>4</b>	<b>No</b>	
Grand Total:	<b>7,136 sq. ft.</b>		7	Bsmt	<b>3</b>	<b>Yes</b>	
			8	Bsmt	<b>3</b>	<b>No</b>	

Listing Broker(s): **Stonehaus Realty Corp.**

**Welcome to this beautiful 3 storey home located in the highly sought after Shaughnessy area. This 8 Bedroom and 8 Bathroom sits on a 18,759 sqft corner Lot. This home features vaulted ceilings, custom gourmet kitchen, an indoor hot tub, sauna, a custom built beautiful Koi pond, and a detached 2 car garage. This home is situated close to parks, schools, transit and shopping malls. You don't want to miss out on this one !!! Open House Saturday October 10th 1-4 pm.**