



Presented by:
Luis Ayala PREC*

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Active
R2450328
Board: V
House/Single Family

1017 E 57TH AVENUE

Vancouver East
South Vancouver
V5X 1T4

Residential Detached

\$1,498,000 (LP)

(SP)



Sold Date: Frontage (feet): **40.00** Original Price: **\$1,498,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1995**
Depth / Size: **103** Bathrooms: **4** Age: **25**
Lot Area (sq.ft.): **4,137.60** Full Baths: **4** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,356.77**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-381-732**
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: **Hot Water, 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: :
Floor Finish:

Legal: **LOT 11, BLOCK 4, PLAN VAP7683, DISTRICT LOT 658, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 2**

Amenities:

Site Influences:
Features:

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

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

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



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Active
R2496850

Board: V
House/Single Family

7577 JASPER CRESCENT

Vancouver East
Fraserview VE
V5P 3S6

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date:	Frontage (feet):	45.20	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 2005
Depth / Size: 121.50	Bathrooms:	4	Age: 15
Lot Area (sq.ft.): 5,492.00	Full Baths:	3	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,555.55
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-174-232
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
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: **Natural Gas, Radiant**
Outdoor Area: **None**
Type of Roof: **Tile - Composite**

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

Metered Water:

Total Parking: 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.: **Yes**
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:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'2 x 11'0	Bsmt	Bedroom	11'3 x 9'4			x
Main	Living Room	20'7 x 12'2	Bsmt	Bedroom	11'0 x 10'5			x
Main	Den	11'5 x 10'2	Bsmt	Bedroom	10'0 x 10'0			x
Main	Master Bedroom	11'1 x 10'6	Bsmt	Bedroom	10'0 x 10'0			x
Main	Bedroom	10'0 x 9'8	Bsmt	Recreation	10'0 x 10'0			x
Main	Bedroom	10'0 x 8'0			x			x
Main	Family Room	10'5 x 8'3			x			x
Bsmt	Living Room	11'0 x 10'0			x			x
Bsmt	Kitchen	11'0 x 10'0			x			x
Bsmt	Bedroom	11'0 x 10'3			x			x

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

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

45' x 121' corner LOT in quiet desirable Fraserview area. Solid home with 8 bedrooms. 1 Bedroom lock off suite on main floor and garage with laneway house, income generating suites! School catchment is Sir James Douglas Annex/Elementary and David Thompson Secondary. Centrally located with quick access to Downtown, Metrotown, UBC, and Richmond. Steps to schools, shopping, parks, Fraserview golf course, and transit! Showing Sunday Sept 27th 12:30-2:00pm with Covid precautions in place, please text requests.



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Active
R2496357

Board: V
House/Single Family

1135 E 13TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 2M2

Residential Detached

\$1,225,000 (LP)
(SP)



Sold Date: Frontage (feet): **26.42** Original Price: **\$1,225,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **9999**
Depth / Size: **127** Bathrooms: **4** Age: **999**
Lot Area (sq.ft.): **3,355.34** Full Baths: **3** Zoning: **RT-5**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,673.61**
Rear Yard Exp: **North** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-203-761**
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	Main	4	No
2	Above	4	No
3	Bsmt	3	No
4	Bsmt	2	No
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 practised for all showings. All Showings by Appointment inside these dates/time: Sept 17th (Thurs) 4-6pm. Sept 19th (Sat) 2-4pm. Sept 22nd (Tues) 4-6pm. Sept 25th (Fri) 4-6pm. Oct 2nd (Fri) 4-6pm. OFFER (if any) WILL BE ACCEPTED OCT 3RD. 5PM.



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Active
R2492113
Board: V
House/Single Family

8307 SHAUGHNESSY STREET

Vancouver West
Marpole
V6P 3Y1

Residential Detached

\$1,900,000 (LP)

(SP)



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

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **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):	940	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	940	# of Kitchens: 3	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	940	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,820 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5				Grg Dr Ht:
Grand Total:	2,820 sq. ft.	Basement: Full	6				
		Beds not in Basement: 4	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):	118.00	Original Price: \$3,498,800
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1910
Depth / Size: 206.50	Bathrooms:	3	Age: 110
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**

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):	1,850	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,750	# of Kitchens: 1	1	Main	4	No	Barn:	
Finished Floor (Below):	1,050	# of Levels: 3	2	Above	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: Other	3	Below	4	No	Pool:	
Finished Floor (Total):	4,650 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:	
Unfinished Floor:	400	Beds in Basement: 0	5				Grg Dr Ht:	
Grand Total:	5,050 sq. ft.	Basement: Part	6					
		Beds not in Basement: 7	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 SEPTEMBER 26th, 2pm to 4pm (masks and gloves are mandatory please).