



Presented by:
Luis Ayala PREC*

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Active
R2427567
Board: V
House/Single Family

7577 JASPER CRESCENT

Vancouver East
Fraserview VE
V5P 3S6

Residential Detached

\$2,388,000 (LP)
(SP)



Sold Date: Frontage (feet): **45.20** Original Price: **\$2,388,000**
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: **RS1**
Flood Plain: 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: **Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Composite**

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

Metered Water:

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: :
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	Den	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):	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):	1,320	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Main	1	No	Pool:
Finished Floor (Total):	2,500 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 8	5				Grg Dr Ht:
Grand Total:	2,500 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Court Order Sale, desirable Fraserview area, corner lot, 45x121 lot, radiant heat. OPEN HOUSE SATURDAY, JANUARY 18TH 1-3PM



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Active
R2429285
Board: V
House/Single Family

1903 W 37TH AVENUE

Vancouver West
Quilchena
V6M 1N5

Residential Detached

\$2,598,000 (LP)
(SP)



Sold Date: Frontage (feet): **39.90** Original Price: **\$2,498,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1941**
Depth / Size: **120** Bathrooms: **3** Age: **79**
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** For Tax Year: **2019**
Council Apprv?: 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:
Renovations:
of Fireplaces: **2**
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: **In Suite Laundry, Pool; Outdoor**

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

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):	1,039	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,000	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	1,000	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	3,039 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,039 sq. ft.	Beds not in Basement: 4	6				
		Basement: Full, Fully Finished	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 5 bedroom and 3 full bathrooms home features Hardwood flooring throughout, vaulted ceilings, wrap around balcony and a detached 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.



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Active
R2431859

Board: V
House/Single Family

7550 JASPER CRESCENT

Vancouver East
Fraserview VE
V5P 3S5

Residential Detached

\$1,888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	47.20	Original Price: \$1,888,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 1992
Depth / Size: 134.5	Bathrooms:	5	Age: 28
Lot Area (sq.ft.): 6,348.00	Full Baths:	5	Zoning: RS
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,742.50
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-108-254
			Tour:

View: :
Complex / Subdiv:

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

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

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

Metered Water:

Total Parking: **4** Covered Parking: **3** Parking Access: **Lane**
Parking: **Garage; Triple**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **LOT 18 BLOCK 12 FRASER VIEW PLAN 8393**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Above	Bedroom	11' x 9'			x
Main	Dining Room	13' x 12'	Below	Recreation	24' x 13'			x
Main	Foyer	8' x 6'	Below	Bedroom	11' x 9'			x
Main	Kitchen	13' x 12'	Below	Bedroom	10' x 9'			x
Main	Eating Area	12' x 11'	Below	Bedroom	9' x 8'			x
Main	Bedroom	11' x 9'			x			x
Main	Den	11' x 9'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			x

Finished Floor (Main): **1,466**
Finished Floor (Above): **1,157**
Finished Floor (Below): **955**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,578 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,578 sq. ft.**

of Rooms: **15**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **8**
Basement: **Fully Finished**

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

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

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

Very large family home located in the desirable area of Fraserview area of East Vancouver. Total of 8 bedrooms and 5 bathrooms, lower level could easily be suited as it has it's own entrance. Radiant heat, triple car garage, 4 bedrooms up, sunken living room, family room, south facing backyard and much more. Large fenced yard and a 6,348 sq. ft. lot with lane access and extra parking. OPEN HOUSE Saturday February 15th from 1 to 3 p.m.



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Active
R2439239
Board: V
House/Single Family

2665 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,475,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1910
Depth / Size: 102	Bathrooms:	2	Age: 110
Lot Area (sq.ft.): 3,366.00	Full Baths:	1	Zoning: RM7
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,674.22
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-814-664
			Tour:

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

Style of Home: 2 Storey, Basement Entry	Total Parking: Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double	
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	
Rain Screen:	Property Disc.: No	
Renovations:	PAD Rental:	
# of Fireplaces: 1	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas, Wood	Fixtures Rmvd: No :	
Water Supply: City/Municipal	Floor Finish: Other	
Fuel/Heating: Forced Air, Natural Gas		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)		
Type of Roof: Asphalt		

Legal: **LOT 44, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 14'4			x			x
Main	Kitchen	12'11 x 11'9			x			x
Main	Bedroom	10'6 x 10'5			x			x
Main	Bedroom	10'6 x 10'5			x			x
Main	Bedroom	14'7 x 9'3			x			x
Above	Bedroom	13'5 x 11'2			x			x
Above	Bedroom	11' x 10'4			x			x
Above	Kitchen	12'11 x 11'9			x			x
Above	Living Room	17'9 x 14'4			x			x
Above	Laundry	9'10 x 9'9			x			x

Finished Floor (Main): 1,229	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 1,229	# of Levels: 2	2	Above	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Other	3				Pool:
Finished Floor (Total): 2,458 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 2,458 sq. ft.	Beds not in Basement: 5	7				
		8				

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

Court order sale, land assembly T-home designated a potential of 8 T homes if purchase of 2677 Duke. Property is tenant occupied. Allow time for showings.



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Active
R2439266
Board: V
House/Single Family

2677 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,475,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1910
Depth / Size: 102	Bathrooms:	1	Age: 110
Lot Area (sq.ft.): 3,366.00	Full Baths:	1	Zoning: RM7
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,676.37
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-814-656
			Tour:

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

Style of Home: 2 Storey, Basement Entry	Total Parking: Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double	
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	
Rain Screen:	Property Disc.: No	
Renovations:	PAD Rental:	
# of Fireplaces: 1	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :	
Water Supply: City/Municipal	Floor Finish: Other	
Fuel/Heating: Forced Air, Natural Gas		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)		
Type of Roof: Asphalt		

Legal: **LOT 43, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10' NOW LANE, OF LOT B, & BLKS 2 TO 4**
Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'5 x 10'5			x			x
Main	Kitchen	12'11 x 11'9			x			x
Main	Dining Room	10'10 x 9'6			x			x
Main	Bedroom	10'6 x 10'5			x			x
Main	Bedroom	10'5 x 11'5			x			x
Main	Bedroom	10'5 x 10'5			x			x
Below	Laundry	9'5 x 9'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 807	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 239	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 705	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite: Other	3				Pool:
Finished Floor (Total): 1,751 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 1,751 sq. ft.	Beds not in Basement: 3	7				
		8				

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

Court order sale, land assembly T-home designated a potential of 8 T homes if purchase and sale of 2665 Duke. Property is tenant occupied. Allow time for showings.