			Lu	His Aya Metro Phone: 6 http://ww	ented by: <b>ala PRE</b> Edge Realty 504-551-4418 vw.luisayala.ca uisayala.ca	C*			EDG R E A L T Y Multifamily			
<b>Ctive</b> 2489482 Joard: V Duplex			163	Vanco Ha	DRGIA STRI uver East stings L 2B1	ET			\$	Multif <b>2,199,000</b>		
			Meas Dept Lot A Flood Rear Cour If ne View Com Servi	Date: s. Type: th / Size (ft Area (sq.ft.) d Plain: • Yard Exp: ncil Apprv?: ew, GST/HS v: plex / Subd	Feet .): 122 ): 4,026.00 North T inc?: :		ns: : smt: n Bsmt: s: :	33.00 9 4 0 4 2 2 0 17	Frontage Approx. Age: Zoning: Gross Ta For Tax	ixes:	10.06 9999 999 RM4 \$6,063.3 2020	
yle of Home: onstruction: tterior: oundation: ain Screen: enovations: of Fireplaces: replace Fuel: ater Supply: iel/Heating:	Frame - Wood Mixed, Stucco Concrete Perimeter	Reno. Ye R.I. Plun R.I. Firep Metered	ar: ıbing:		Total Parking: Parking: Dist. to Public Tra Title to Land: Property Disc.: Fixtures Leased: Fixtures Rmvd: Floor Finish:	Covered F Add. F ansit: Freehold No No No :	Parking A	<b>vail.</b> Dist. to	Access: <b>R</b> School Bu	s:		
utdoor Area: /pe of Roof: /gal: menities: te Influences:		LAN VAP631, DI	STRICT LO		Bylaw Infractions		R LAND D	ISTRICT, (	OF BLK C			
Main Main Main Main Main Main Main Main	ClthWsh/Dryr/Frdg/ Type Living Room Dining Room Master Bedroom Bedroom Kitchen Living Room Master Bedroom Bedroom Kitchen	-	Floor	Туре		Dimensions X X X X X X X X X X X X X X	Floor	Ту	rpe	C	Dimensions X X X X X X X X X X X X X	
inished Floor ( inished Floor ( inished Floor ( inished Floor ( inished Floor (	Above): <b>1,048</b> Below): <b>0</b> Basement): <b>0</b>	Bachelor U 1 Bed Units 2 Bed Units 3 Bed Units 3 Bed Units Suite:	:: :: ] :: [	Income as a Income/annu Less Op. Exp Net Op. Inco	um: ):	Bath 1 2 3 4 5 6	Floor Main Below	# of Pieces 4 4	Ensuite? No No	Outbo Barn: Workshop/S Pool: Garage Sz: Grg Dr Ht:		

Huge Development opportunity to build within walking distance to the Commercial drive. Over 12000 square feet combined, hold now and build later or Start now building up to 6 stories MUST BE SOLD WITH 1623 East Georgia

				L	uis Ay Metro Phone: http://ww	ented by: <b>ala PREC</b> Edge Realty 604-551-4418 ww.luisayala.ca luisayala.ca	*				
Active R2434678 Board: V Fourplex					Vanco Ki	RK AVENUE uver West tsilano 5K 1E4				\$	Multifamily 4,995,000 (LP) (SP) M
				Me De Lo Fic Re Co If I Vie Co Sei	Id Date: eas. Type: pth / Size (ft t Area (sq.ft. bod Plain: ar Yard Exp: uncil Apprv?: new, GST/HS ew: mplex / Subo rvices Conne	Feet .): b: 6,000.00 No North T inc?:No Yes: WATE liv: cted: Electricity,	Natural	ns: :: smt: in Bsmt: s: : 5-023-7 5 FROM 2	2 FLOOR	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour: <b>V</b>	··· / / ···
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel:	Frame - Woo Stucco, Woo Concrete Per 2 Wood City/Municip Forced Air, N	d 'imeter pal	Reno. Y R.I. Plui R.I. Fire Meterec	ear: nbing: places:	wer Type:	Sanitation Total Parking: 4 Parking: Dist. to Public Tran Title to Land: Fr Property Disc.: Ye Fixtures Leased: Ne Fixtures Rmvd: Ne Floor Finish: Ha Sprinklers?: Ne Bylaw Infractions?:	Covered Detac Isit: eehold No es o : o : ardwood		<b>/Carport,</b> Dist. t	ng Access: <b>F</b> Garage; Tr to School Bu e Detectors?	iple s:
Legal: Amenities: Site Influences Features:	LOT 13, BLO MULTI-FAMI Garden, Sha	CK 190, PLAN LY C8028878 red Laundry, S r/Frdg/Stve/	** Storage, V	,		NEW WESTMINST	ER LAND	DISTRIC	Γ**DBLE	EXPOSURE	W/COMM
Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Main	Type Bedroom Kitchen Living Room Kitchen Library Kitchen Living Room Kitchen Bedroom	10' >	<pre></pre>	Floor Main Main Main Main Main Main Main Main	Type Kitcher Den Living Foyer Kitcher Bedroo Family Kitcher Bedroo Flex Ro	n 1 Room 1 n m Room n n m	mensions 0' x 6' 8' x 08' 8' x 18' 7' x 19' 0' x 0' 0' x 0' 0' x 0' 0' x 0' 0' x 0' 0' x 0' 4' x 18'	Floor Above Above Above Above Above Above Above	e F e F e F e F e L e B e K	ype lex Room lex Room lex Room lex Room oft edroom (itchen other	Dimensions 14' x 18' 18' x 14' 14' x 18' 14' x 018' 22' x 16' 12' x 13' 11' x 9' 10' x 9' x x
Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Grand Total:	Above): Below): Basement): Total):	1,455 1,328 1,523 <u>861</u> 5,167 sq. ft. <u>0</u> 5,167 sq. ft.	Bachelor U 1 Bed Unit 2 Bed Unit 3 Bed Unit Other Unit Suite: Crawl/Bsn	Jnits: <b>5</b> s: <b>4</b> s: s: s: <b>1</b> nt. Height:	Income as a Income/ann Less Op. Exp Net Op. Inco	t: <b>2/7/202</b> um: <b>\$136,512.0</b>	0 Bath 1 0 2 0 3	Floor Main Main Below Above Bsmt Bsmt Above	# of Pieces 3 3 3 3 3 3 3 3 3 3	Ensuite? No No No No No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
isting Broker(s		rcial					0				1

Located on desirable Kitsilano's York Avenue offering not only an address of distinction but an opportunity to hold, develop or convert this large character house into much more. This house has 4 levels with the top 2 floors featuring water views. The top floor penthouse level currently serves as the owners residence with mortgage helpers below. This consists of 10 residences consisting of 5 - studios, 4 - 1 bedrooms and 1 - 1 bedroom plus Den. There are also 2 garages on a large 50' x 120' lot. This property offers a substantial upside as a holding investment or for a future development site under RT-8 zoning guidelines. Call LB for more details. ALSO LISTED ON MLS AS MULTIFAMILY COMMERCIAL, C#8028878

125					ented by: ala PREC	*					
			•	Metro	Edge Realty 604-551-4418					METRO	
				http://ww	ww.luisayala.ca luisayala.ca					EDGE R E A L T Y	
ctive				1155 MA	PLE STREET					Multifamil	y
<b>R2456628</b> Board: V					uver West silano				\$	5 <b>7,500,000</b> (LP	·
ourplex					5J 3R7					(SP	') M
			S	old Date:		Frontage (fe	,	66.00	Original	Price: <b>\$7,900,</b>	000
		and the second	and the second se	leas. Type:		# of Rooms:		19	-	e (metres): 20.1	
			and the second second	)epth / Size (ft		Bedrooms:		4		Year Built: 192	6
			and the second second	ot Area (sq.ft.		Beds in Bsm		0	Age:	94	
			F	lood Plain:		Beds not in I	Bsmt:	4	Zoning:	RT9	
- A 19	A STAKE		R	ear Yard Exp:		Bathrooms:		4	Gross Ta	axes: <b>\$20</b>	,823.5
				Council Apprv?:		Full Baths:		4	For Tax	Year: 201	9
	A Cale of	e T.	I	f new, GST/HS	T inc?: <b>No</b>	Half Baths:		0	Tax Inc.	Utilities?: Yes	
						P.I.D.: <b>002-</b>	741-9	54	Tour: V	irtual Tour UR	L
			🖉 🛅 v	'iew:	No : VIEW	POTENTIA	۱L				
50.00		1 Vin in	C	omplex / Subo	liv: KITS POIN	Т					
				•	ted: Electricity,		as. San	itary Sev	ver. Wate	۹r	
		in provide the second	and the second se	ewer Type:	City/Munic		, eun		,		
le of Home	: Rancher/Bungalov	ww/Bsmt.		,,	Total Parking: 4	Covered Par	rkina:	Parking	Access:		
nstruction:	Frame - Wood	, 2011ci			Parking:	Garage;			, , , , , , , , , , , , , , , , , , , ,		
terior:	Other				Dist. to Public Tran			Dist. to	School Bu	IS:	
undation: ain Screen:	Concrete Perimete No		o. Year:		Title to Land: Fr	eehold Strat	ta				
enovations:			Plumbing: N	lo	Property Disc.: Ye	s					
of Fireplaces		R.I.	Fireplaces:		Fixtures Leased: No						
replace Fuel:	: Wood City/Municipal	Mete	ered N		Fixtures Rmvd: No Floor Finish: Ot	): :her					
	Forced Air, Natura		ieu i	•	Sprinklers?: No			Smoke	Detectors?	?: <b>N</b>	
utdoor Area:	None				Bylaw Infractions?:	n					
pe of Roof:											
egal:	LOT 8, BLOCK 155,	, PLAN VAP230	1, DISTRIC	T LOT 526, NI	EW WESTMINSTE	R LAND DIS	TRICT				
menities:	None										
	5:										
eatures:	Туре	Dimensions	Floor	Туре	Di	mensions	Floor	T۱	/pe	Dimer	nsions
atures:	Living Room	14'6 x 10'10		Living	Room 14	'6 x 10'10	Floor	Ту	/pe	Dimer د	
eatures: loor fain fain	Living Room Dining Room	14'6 x 10'10 10' x 9'	Main Main	Living Dining	Room 14 Room 1	'6 x 10'10 0' x 9'	Floor	Ту	уре	)	C
eatures: loor fain fain fain	Living Room Dining Room Kitchen	14'6 x 10'10 10' x 9' 8' x 7'	Main Main Main	Living Dining Kitcher	Room 14 Room 1 າ	'6 x 10'10 0' x 9' 8' x 7'	Floor	Ту	уре	2	C C C
eatures: floor Aain Aain Aain Aain	Living Room Dining Room Kitchen Eating Area	14'6 x 10'10 10' x 9'	Main Main Main Main	Living Dining Kitcher Eating	Room 14 Room 1 າ Area 7'1	'6 x 10'10 0' x 9'	Floor	Ту	уре	د د د	
eatures: Floor Main Main Main Main Main	Living Room Dining Room Kitchen	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4	Main Main Main Main Main	Living Dining Kitcheı Eating Master Living	Room 14 Room 1 1 Area 7'1 Bedroom 12 Room 14	'6 x 10'10 0' x 9' 8' x 7' 10 x 7'4	Floor	Ту	уре	2	
ite Influences eatures: Floor Main Main Main Main Main Main	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9'	Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining	Room 14 Room 1 1 Area 7'1 Bedroom 12 Room 14 Room 1	'6 x 10'10 0' x 9' 8' x 7' 10 x 7'4 '4 x 10' '6 x 10'10 0' x 9'	Floor	Ту	уре	د د د د	
eatures: loor fain fain fain fain fain fain fain fain	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9' 8' x 7'	Main Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher	Room 14 Room 1 1 Area 7'1 Bedroom 12 Room 14 Room 1	'6 x 10'10 0' x 9' 8' x 7' 10 x 7'4 '4 x 10' '6 x 10'10 0' x 9' 8' x 7'	Floor	Ту	/pe		
eatures: loor lain lain lain lain lain lain lain lain	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9'	Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher	Room 14 Room 1 1 Area 7'1 Bedroom 12 Room 14 Room 1	'6 x 10'10 0' x 9' 8' x 7' 10 x 7'4 '4 x 10' '6 x 10'10 0' x 9'	Floor	Ту	уре	د د د د	
eatures: loor fain fain fain fain fain fain fain fain	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen Eating Area Master Bedroom	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10'	Main Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher	Room 14 Room 1 I Area 7'1 Bedroom 12 Room 14 Room 1 I Bedroom 12	'6 x 10'10 0' x 9' 8' x 7' 10 x 7'4 '4 x 10' '6 x 10'10 0' x 9' 8' x 7' '4 x 10' x		Ty # of Pieces			
eatures: loor Aain Aain Aain Aain Aain Aain Aain Aain	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen Eating Area Master Bedroom (Main): 3,000 (Above): 0	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 0 Bachel 1 Bed	Main Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher Master	Room         14           Room         1           Area         7'1           Bedroom         12           Room         14           Room         14           Bedroom         12           Image: state	'6 x 10'10 0' x 9' 8' x 7' 10 x 7'4 '4 x 10' '6 x 10'10 0' x 9' 8' x 7' '4 x 10' x 9 Bath 1	Floor ; Main	# of Pieces 4	Ensuite? No		
eatures: loor Aain Aa	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen Eating Area Master Bedroom (Main): 3,000 (Above): 0	14'6 × 10'10 10' × 9' 8' × 7' 7'10 × 7'4 12'4 × 10' 14'6 × 10'10 10' × 9' 8' × 7' 7'10 × 7'4 12'4 × 10' Bachel 1 Bachel 1 Bachel 2 Bachel	Main Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher Master Income as a	Room         14           Room         1           Area         7'1           Bedroom         12           Room         14           Room         1           Bedroom         12           t:         12/31/201*           um:         \$62,400.00	'6 x 10'10         0' x 9'         8' x 7'         10 x 7'4         '4 x 10'         '6 x 10'10         0' x 9'         8' x 7'         '4 x 10'         x         9         Bath         1         1         0       2	Floor	≠ of Pieces 4 4	Ensuite? No No	Outbuildin Barn: Workshop/Shed	c c c c c c c c c c c c c c c c c c c
eatures: Floor Main Main Main Main Main Main Main Main	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen Eating Area Master Bedroom (Main): 3,000 (Above): 0 (Below): 0	14'6 × 10'10 10' × 9' 8' × 7' 7'10 × 7'4 12'4 × 10' 14'6 × 10'10 10' × 9' 8' × 7' 7'10 × 7'4 12'4 × 10' 0 Bachel 0 1 Bed 0 2 Bed 0 3 Bed	Main Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher Master Income as a Income/ann Less Op. Exp	Room         14           Room         1           Area         7'3           Bedroom         12           Room         14           Room         14           Bedroom         12           t:         12/31/201           t:         12/31/201           um:         \$62,400.0           c:         \$35,000.0	'6 x 10'10         0' x 9'         8' x 7'         10 x 7'4         '4 x 10'         '6 x 10'10         0' x 9'         8' x 7'         '4 x 10'         '5 8' x 7'         '4 x 10'         '4 x 10'         '2 8         9         Bath         1         0       2         0       3	Floor ; Main	# of Pieces 4	Ensuite? No No No	Outbuildin Barn: Workshop/Shed Pool:	c c c c c c c c c c c c c c c c c c c
eatures: Floor Main Main Main Main Main Main Main Main	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen Eating Area Master Bedroom (Main): 3,000 (Above): 0 (Below): 0	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' Bachel 1 Bed 0 2 Bed 0 3 Bed 0 0 4 Bachel 1 0 2 Bed 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Main Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher Master Income as a Income/ann Less Op. Exp Net Op. Income	Room         14           Room         1           Area         7'1           Bedroom         12           Room         14           Room         14           Bedroom         12           t:         12/31/201           t:         12/31/201           um:         \$62,400.0           c:         \$35,000.0	'6 x 10'10         0' x 9'         8' x 7'         L0 x 7'4         '4 x 10'         '6 x 10'10         0' x 9'         8' x 7'         '4 x 10'         x         9       Bath         1         0       2         0       3         0       4         5	Floor Main Main Main	≠ of Pieces 4 4 4	Ensuite? No No	Outbuildin Barn: Workshop/Shed Pool: Garage Sz:	c c c c c c c c c c c c c c c c c c c
eatures: Floor Main Main Main Main Main Main Main Main	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen Eating Area Master Bedroom (Main): 3,000 (Above): 00 (Below): 00 (Basement): 00 (Total): 3,000 or: 2,400	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' Bachel 1 Bed 0 2 Bed 0 3 Bed 0 0ther Suite: Crawl/	<ul> <li>Main Main Main Main Main Main Main</li> <li>Main Main</li> <li>Main</li> <li></li></ul>	Living Dining Kitcher Eating Master Living Dining Kitcher Master Income as a Income/ann Less Op. Exp Net Op. Inco	Room         14           Room         1           Area         7'3           Bedroom         12           Room         14           Room         14           Bedroom         12           t:         12/31/201           t:         12/31/201           um:         \$62,400.0           c:         \$35,000.0	'6 x 10'10         0' x 9'         8' x 7'         L0 x 7'4         '4 x 10'         '6 x 10'10         0' x 9'         8' x 7'         '4 x 10'         x         9       Bath         1         0       2         0       3         0       4         5         6	Floor Main Main Main	≠ of Pieces 4 4 4	Ensuite? No No No	Outbuildin Barn: Workshop/Shed Pool:	c c c c c c c c c c c c c c c c c c c
eatures: loor fain fain fain fain fain fain fain fain	Living Room Dining Room Kitchen Eating Area Master Bedroom Living Room Dining Room Kitchen Eating Area Master Bedroom (Main): 3,000 (Above): 00 (Below): 00 (Basement): 00 (Total): 3,000 or: 2,400	14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' 14'6 x 10'10 10' x 9' 8' x 7' 7'10 x 7'4 12'4 x 10' Bachel 1 Bed 0 2 Bed 0 3 Bed 0 0ther Suite: Crawl/	Main Main Main Main Main Main Main Main	Living Dining Kitcher Eating Master Living Dining Kitcher Master Income as a Income/ann Less Op. Exp Net Op. Inco	Room         14           Room         1           Area         7'3           Bedroom         12           Room         14           Room         14           Bedroom         12           t:         12/31/201           t:         12/31/201           um:         \$62,400.0           c:         \$35,000.0	'6 x 10'10         0' x 9'         8' x 7'         L0 x 7'4         '4 x 10'         '6 x 10'10         0' x 9'         8' x 7'         '4 x 10'         x         9       Bath         1         0       2         0       3         0       4         5	Floor Main Main Main	≠ of Pieces 4 4 4	Ensuite? No No No	Outbuildin Barn: Workshop/Shed Pool: Garage Sz:	c c c c c c c c c c c c c c c c c c c

KITS POINT. Extremely rare chance to acquire a large 7960 sf corner property in this exclusive beach enclave close to downtown Vancouver. Effectively 2 side by side 33' lots as is the norm in Kits Point and presented as one 66' x 120' lot with 2 existing duplexes that sit on the middle property line. Prime for redevelopment with several options possible in this sensational location. The existing 4 homes were built circa 1930 and each one is rented on a month to month basis. Each home has a main level of approx. 750 sf and an unfinished basement. Please do not walk on property without realtor and do not disturb tenants. Sensational and unique location to build a dream home just steps from the water and the park.

			Pres	sented by:						
			Luis Ay	ala PREC	<b>]*</b>					Ì
			Metro	Edge Realty					METE	
				604-551-4418 ww.luisayala.ca					EDG	<u> </u>
	1			luisayala.ca					REALT	Y
ctive				ASER STREET	<u>г</u>				Mult	family
2499045			-	ouver East	•			\$	1,590,00	•
Board: V				Pleasant VE				т	_,,	(SP) M
ouplex				5T 3V8						
. \\			Sold Date:		Frontage (fee	,	1.20	0	Price: <b>\$1,</b>	•
N			Meas. Type:	Feet	# of Rooms:	10	6	-	(metres):	
			Depth / Size (f		Bedrooms:	7			Year Built:	
			Lot Area (sq.ft	.): 3,584.40	Beds in Bsmt:			Age:		106
			Flood Plain:		Beds not in B			Zoning:		RT-5
		-	Rear Yard Exp		Bathrooms:	5		Gross Ta		\$6,081.6
			Council Apprv?		Full Baths:	5		For Tax `		2020 No
			If new, GST/H	51 INC?:	Half Baths:	0	,	Tax Inc.	Utilities?:	NO
					P.I.D.: <b>013-0</b>			Tour:		
			View:		ntain & DT fr	om upp	er Ivl			
	THE REAL PROPERTY AND IN THE REAL PROPERTY AND INTERVALUES.		Complex / Sub							
				cted: Electricity		s, Sanit	ary Sew	ver, Wate	r	
			Sewer Type:	City/Muni	-					
	3 Storey w/Bsmt. Frame - Wood			Total Parking: Parking:	Covered Park None	ing: <b>0</b>	Parking	Access:		
xterior:	Mixed, Wood			Dist. to Public Tra			Dist. to	School Bus	5:	
oundation:	Concrete Perimeter			Title to Land: F	reehold NonSt	trata				
ain Screen: enovations:		Reno. Year: R.I. Plumbin	a.	Property Disc.: Y	es					
of Fireplaces:	: 0	R.I. Fireplace	5	Fixtures Leased: N						
ireplace Fuel:		Matanad		Fixtures Rmvd: N		1				
	City/Municipal Forced Air, Natural Gas	Metered		Floor Finish: W Sprinklers?: N	/all/Wall/Mixe o	ea	Smoke	Detectors?	: <b>Y</b>	
				Bylaw Infractions?	· 0					
utdoor Area:	Sundeck(s)									
utdoor Area: ype of Roof:	Sundeck(s) Asphalt								_	
utdoor Area: ype of Roof:	Sundeck(s)	I VAP3245, DIS	IRICT LOT 264A,	GROUP 1, NEW W		LAND D	ISTRICT	, OF LOT	В	
utdoor Area: ype of Roof: egal:	Sundeck(s) Asphalt	I VAP3245, DIS	IRICT LOT 264A,	GROUP 1, NEW W		LAND D	ISTRICT	, OF LOT	В	
utdoor Area: /pe of Roof: egal: menities:	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN		IRICT LOT 264A,	GROUP 1, NEW W		LAND D	ISTRICT	, OF LOT	В	
utdoor Area: /pe of Roof: ggal: menities: te Influences:	Sundeck(s) Asphalt	ing Nearby		GROUP 1, NEW W		LAND D	ISTRICT	, of lot	В	
utdoor Area: ype of Roof: egal: menities: te Influences: eatures:	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shoppi ClthWsh/Dryr/Frdg/Stv	ing Nearby	ntor, Stove			LAND D	DISTRICT			Dimensions
utdoor Area: ype of Roof: egal: menities: ite Influences: eatures: floor	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shoppi ClthWsh/Dryr/Frdg/Stvo Type Dim Living Room 13'0	ing Nearby e/DW, Refrigera nensions Floc D x 12'0 Bsn	<b>ator, Stove</b> or Type <b>nt Living</b>	D Room 10	VESTMINSTER					Dimensions X
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor <b>Main</b> I	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shoppi ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'( Kitchen 13'0	ing Nearby e/DW, Refrigera nensions Floc D x 12'0 Bsn D x 11'0 Bsn	ntor, Stove or Type nt Living nt Kitche	D Room 10 n 11	VESTMINSTER imensions 5'0 x 10'0 1'0 x 10'0					x x
utdoor Area: ype of Roof: egal: menities: ite Influences: eatures: floor <b>Vain</b> <b>Vain</b> <b>Jain</b>	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shoppi ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'( Kitchen 13'( Master Bedroom 12'(	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 12'0 Bsn	ator, Stove or Type nt Living nt Kitche nt Maste	D Room 10 n 11 r Bedroom 11	VESTMINSTER Vimensions 5'0 x 10'0 1'0 x 10'0 5'0 x 10'0					x x x
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Vain I Main I Main I Main I	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'C Kitchen 13'C Master Bedroom 12'C Bedroom 11'C Bedroom 12'C	ing Nearby e/DW, Refrigera nensions Floo 0 x 112'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 12'0 Abc 0 x 12'0 Abc	ator, Stove or Type nt Living nt Kitche nt Maste ove Living	D Room 10 n 11 r Bedroom 11 Room 1	VESTMINSTER imensions 5'0 x 10'0 1'0 x 10'0					x x
Outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main Mai	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'C Kitchen 13'C Master Bedroom 12'C Bedroom 11'C Bedroom 12'C Office 10	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 2'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 1 x 10' Abc	ator, Stove nt Living nt Living nt Maste ove Living ove Kitche	D Room 10 n 11 r Bedroom 19 Room 19	VESTMINSTER bimensions 5'0 x 10'0 1'0 x 10'0 5'0 x 10'0 16' x 10' 11' x 10' 15' x 10'					x x x x x x
outdoor Area: ype of Roof: egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN ClthWsh/Dryr/Frdg/Stv Type Dim Living Room 13'0 Kitchen 13'0 Master Bedroom 12'0 Bedroom 11'0 Bedroom 12'0 Office 10 Living Room 14'0	ing Nearby           e/DW, Refrigeration           nensions         Floc           0 x 12'0         Bsn           0 x 12'0         Abc           0 x 12'0         Abc           0 x 12'0         Abc	ator, Stove nt Living nt Living nt Maste ove Living ove Kitche	D Room 10 n 11 r Bedroom 19 Room 19	/ESTMINSTER bimensions 6'0 x 10'0 1'0 x 10'0 1'0 x 10'0 16' x 10' 11' x 10' 15' x 10' x					x x x x x x x x x
utdoor Area: ype of Roof: egal: menities: ite Influences: eatures: floor flain	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shoppi ClthWsh/Dryr/Frdg/Stv Type Dim Living Room 13'0 Kitchen 13'0 Master Bedroom 12'0 Bedroom 11'0 Bedroom 12'0 Office 10 Living Room 14'0 Kitchen 8'0 Master Bedroom 12'0	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 8'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 0 x 12'0 0 x 7'0 0 x 10'0	ator, Stove nt Living nt Living nt Maste ove Living ove Kitche	D Room 10 n 11 r Bedroom 19 Room 19	VESTMINSTER					x x x x x x x x x x x x
utdoor Area: ype of Roof: egal: menities: ite Influences: eatures: floor Main Main Main Main Main Main Main Main	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'C Kitchen 13'C Bedroom 12'C Bedroom 12'C Office 10 Living Room 14'C Kitchen 8'C Master Bedroom 12'C Bedroom 12'C Bedroom 11'C	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsn 0 x 12'0 Bsn 0 x 12'0 Bsn 0 x 8'0 Abc 0 x 8'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 0 x 7'0	ator, Stove nt Living nt Living nt Maste ove Living ove Kitche	D Room 10 n 11 r Bedroom 19 Room 19	VESTMINSTER	Floor	Ту	pe		x x x x x x x x x x x x
utdoor Area: ype of Roof: egal: menities: ite Influences: eatures: floor Main I Main I Main I Main I Main I Main I Below I Below I Below I Below I	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN ClthWsh/Dryr/Frdg/Stv Type Dim Living Room 13'C Kitchen 13'C Master Bedroom 12'C Bedroom 11'C Bedroom 12'C Bedroom 14'C Kitchen 8'C Master Bedroom 12'C Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Bedroom 11'C	ing Nearby           e/DW, Refrigeration           nensions         Floc           0 x 12'0         Bsn           0 x 12'0         Abc           0 x 12'0         Abc           0 x 12'0         Abc           0 x 12'0         D           0 x 12'0         Abc           0 x 12'0         D           0 x 10'0         D           0 x 10'0         D           Bachelor Units:         Bachelor Units:	ator, Stove or Type nt Living nt Kitche nt Maste ove Living ove Kitche ove Bedroo	D Room 10 n 11 r Bedroom 19 Room 19 n 19 om 19	VESTMINSTER 5'0 x 10'0 1'0 x 10'0 1'0 x 10'0 16' x 10' 15' x 10' 15' x 10' x x x x x Bath FI	Floor oor # c	Ty	pe Ensuite?	Outt	x x x x x x x x x x x x
utdoor Area: ype of Roof: egal: menities: ite Influences: eatures: floor Main I Main I	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shoppi ClthWsh/Dryr/Frdg/Stv Type Dim Living Room 13'0 Kitchen 13'0 Master Bedroom 12'0 Bedroom 11'0 Bedroom 12'0 Office 10 Cifice 10 Ci	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 2'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 0 x 12'0 D x 2'0 0 x 7'0 D x 10'0 0 x 10'0 Bachelor Units: 1 Bed Units:	ator, Stove Type nt Living nt Kitche nt Maste ove Living ove Kitche ove Bedroor Income as a 1	D Room 10 r Bedroom 11 Room 2 n 2 om 2	VESTMINSTER 5'0 x 10'0 1'0 x 10'0 5'0 x 10'0 16' x 10' 15' x 10' 15' x 10' 15' x 10' x x x x x x x x x x x x x x x x x x x	Floor	Ту	pe	Outl Barn:	X X X X X X X X X X Duildings
utdoor Area: ype of Roof: egal: menities: te Influences: eatures: floor flain I flain	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'( Kitchen 13'C Master Bedroom 12'C Bedroom 11'C Bedroom 12'C Office 10 Living Room 14'C Cffice 10 Living Room 14'C Master Bedroom 12'C Bedroom 11'C Mater Bedroom 12'C Mater Bedroom 12'C Bedroom 11'C Main): 1,185 Above): 1,790 Below): 1,150 Basement): 0	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 12'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 0 x 12'0 Abc 0 x 12'0 D 0 x 10'0 Abc 0 x 10'0 Abc 0 x 10'0 Abc 0 x 10'0 Abc 1 Bcd Units: 2 Bcd Units: 3 Bcd Units:	ator, Stove or Type nt Living nt Kitche nt Maste ove Living ove Kitche ove Bedroo	D Room 10 r Bedroom 19 Room 2 n 2 om 2 at: at: s80,712.0	VESTMINSTER imensions 5'0 × 10'0 1'0 × 10'0 5'0 × 10'0 16' × 10' 11' × 10' 15' × 10' × × × × × × × × × 00 2 Bet 3 Bst	Floor oor # c ain sow	Ty of Pieces <b>4</b>	pe Ensuite? No No No	Outt	X X X X X X X X X X Duildings
utdoor Area: ype of Roof: egal: menities: te Influences: eatures: floor flain I flain	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'( Kitchen 13'C Master Bedroom 12'C Bedroom 11'C Bedroom 12'C Office 10 Living Room 14'C Cffice 10 Living Room 14'C Master Bedroom 12'C Bedroom 11'C Mater Bedroom 12'C Mater Bedroom 12'C Bedroom 11'C Main): 1,185 Above): 1,790 Below): 1,150 Basement): 0	ing Nearby e/DW, Refrigera hensions Floc 0 x 12'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 12'0 Abc 0 x 10'0 D 0 x 10'0 Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units: t. Other Units:	ator, Stove or Type nt Living nt Kitche nt Maste ove Living ove Kitche ove Bedroo Income as a 1 1 Income/anr	D Room 10 r Bedroom 11 Room 2 n 2 om 2 at: at: pum: <b>\$80,712.0</b>	VESTMINSTER	Floor oor # c ain low smt low	Ty of Pieces 4 4 4 4	pe Ensuite? No No No No	Outtl Barn: Workshop, Pool: Garage Sz	x x x x x x x x x x x y y Shed:
utdoor Area: ype of Roof: egal: menities: te Influences: eatures: floor 4ain 4 4ain 4 4ain 4 4ain 4 4ain 4 5 8elow 4 5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shopping ClthWsh/Dryr/Frdg/Stvo Type Dim Living Room 13'C Master Bedroom 12'C Bedroom 11'C Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Bedroom 11'C Main): 1,185 Above): 1,790 Below): 1,150 Basement): 0 Total): 4,125 sq. fr	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsm 0 x 11'0 Bsm 0 x 12'0 Bsm 0 x 8'0 Abc 0 x 12'0 Abc 0 x 10'0 D 0 x 10'0 D 0 x 10'0 D 0 x 10'0 D 1 Bed Units: 2 Bed Units: 3 Bed Units: 3 Bed Units: 5 Units: 3 Units: 5 U	ator, Stove or Type nt Living nt Kitche nt Maste ove Living ove Kitche ove Bedroo Income as a 1 Income/anr 1 Less Op. Ex Net Op. Inc	D Room 10 r Bedroom 11 Room 2 n 2 om 2 at: at: pum: <b>\$80,712.0</b>	VESTMINSTER bimensions 5'0 × 10'0 1'0 × 10'0 5'0 × 10'0 16' × 10' 15' × 10' 15' × 10' 15' × 10' x x x x x x x x x x x x x	Floor oor # c ain sow	Ty of Pieces 4 4 4	pe Ensuite? No No No	Outt Barn: Workshop Pool:	x x x x x x x x x x x y y Shed:
utdoor Area: ype of Roof: egal: menities: te Influences: eatures: floor flain I flain	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shopping ClthWsh/Dryr/Frdg/Stvo Type Dim Living Room 13'C Master Bedroom 12'C Bedroom 11'C Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Master Bedroom 12'C Bedroom 11'C Main): 1,185 Above): 1,790 Below): 1,150 Basement): 0 Total): 4,125 sq. fr	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsn 0 x 11'0 Bsn 0 x 12'0 Bsn 0 x 12'0 Abc 0 x 10'0 D 0 x 10'0 D 0 x 10'0 D 1 Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units: 3 Bed Units: 5 Units: 3 Conter Units: 5	ator, Stove or Type nt Living nt Kitche nt Maste ove Living ove Kitche ove Bedroo I Income as a 1 Income/anr 1 Less Op. Ex Net Op. Inc eight:	D Room 10 r Bedroom 11 Room 2 n 2 om 2 at: at: pum: <b>\$80,712.0</b>	/ESTMINSTER 5'0 × 10'0 1'0 × 10'0 1'0 × 10'0 1'0 × 10'0 15' × 10' 15' × 10' 15' × 10' x × × x × x × x × x × x × x × x	Floor oor # c ain low smt low	Ty of Pieces 4 4 4 4	pe Ensuite? No No No No	Outtl Barn: Workshop, Pool: Garage Sz	x x x x x x x x x x x x x x x x x x x
utdoor Area: ype of Roof: gal: menities: te Influences: te Influences: t	Sundeck(s) Asphalt LOT B, BLOCK 175, PLAN Central Location, Shoppi ClthWsh/Dryr/Frdg/Stv Type Din Living Room 13'( Master Bedroom 12'( Bedroom 11'( Bedroom 12'( Bedroom 14'( Kitchen 8'( Master Bedroom 12'( Bedroom 11'( Main): 1,185 Above): 1,790 Below): 1,150 Basement): 0 Total): 4,125 sq. ff r: 0	ing Nearby e/DW, Refrigera nensions Floc 0 x 12'0 Bsm 0 x 11'0 Bsm 0 x 12'0 Bsm 0 x 12'0 Abc 0 x 10'0 D 0 x 10'0 D 0 x 10'0 D 1 Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units: 3 Bed Units: 3 Bed Units: 5 Uni	ator, Stove or Type nt Living nt Kitche nt Maste ove Living ove Kitche ove Bedroo I Income as a 1 Income/anr 1 Less Op. Ex Net Op. Inc eight:	D Room 10 r Bedroom 11 Room 2 n 2 om 2 at: at: pum: <b>\$80,712.0</b>	/ESTMINSTER bimensions 5'0 × 10'0 1'0 × 10'0 5'0 × 10'0 16' × 10' 15' × 10' 15' × 10' 15' × 10' 15' × 10' 8 1 M 00 2 Be 3 Bet 4 Be 5 Be 6	Floor oor # c ain low smt low	Ty of Pieces 4 4 4 4	pe Ensuite? No No No No	Outtl Barn: Workshop, Pool: Garage Sz	x x x x x x x x x x x x y y Shed:

Great Mt. Pleasant Fourplex! Very large, solid 4 level character styled home in ultra convenient location close to Les Faux Bourgeois, Saly Limon & Savio Volpe. RT-5 duplex zoned lot. Gross income is \$80,712 per annum plus coin operated laundry. Live in one suite and collect great rent from the other 3! Multiple decks/patios front and back. Cool, funky self contained suites with stable long term tenants. Upgrades include new on demand hot water system, 8 year old roof, 2 upgraded electrical panels, 2 hi-efficiency furnaces (4 years old). Please allow min 24 hours to show.

68				sented by:	E <b>C</b> *					
			Phone: http://w	Edge Realty 604-551-4418 ww.luisayala.c	3					Ē
Active			6212-621	)luisayala.ca	DEET				Multif	amily
R2439235			Vanco	ouver West				\$4	I,990,000	
Board: V Duplex				ridge VW 5Z 3G9						(SP) M
		/	Sold Date:		Frontage	• •	70.00	Original P		-
		A DECEMBER OF	Meas. Type:	Feet	# of Roon		16	Frontage	. ,	
		- 11	Depth / Size (f		Bedrooms	-	8	• •	ear Built:	
			Lot Area (sq.ft.	.): <b>9,100.00</b>	Beds in Be		0	Age:		55
			Flood Plain:		Beds not i		8	Zoning:		RT-1
			Rear Yard Exp:		Bathroom		6	Gross Tax		\$8,765.7
dista.			Council Apprv?		Full Baths	-	6	For Tax Y		2019
		Ru Marsa	If new, GST/HS	SF inc?:	Half Baths	-	0	Tax Inc. l	Jtilities?:	
					P.I.D.: <b>00</b>	9-301-2	91	Tour:		
	V.		View:	No :						
			Complex / Sub	div:						
			Services Conne			city, Nat	ural Gas,	, Sanitary S	Sewer, St	orm Sew
			Sewer Type:	City/M	lunicipal					
yle of Home:				Total Parking:		5		g Access: <b>Re</b>	ear	
onstruction: derior:	Frame - Wood Stucco			Parking: Dist. to Public		rt; Single		o School Bus		
oundation:	Concrete Slab				Freehold No	onStrata	Distric			
ain Screen:		Reno. Year:								
enovations: of Fireplaces	· 0	R.I. Plumbir R.I. Fireplac	5	Property Disc. Fixtures Lease						
ireplace Fuel:	. •			Fixtures Rmvd						
	City/Municipal	Metered		Floor Finish:	Mar		Curl	D.I		
uel/Heating: Outdoor Area:	Natural Gas Balcny(s) Patio(s) Do	ck(s)		Sprinklers?: Bylaw Infraction	Yes		Smoke	e Detectors?:	Y	
				2,1411 1.11404						
ype of Roof:	Asphalt									
		AN VAP10803, DIS	TRICT LOT 526, N	EW WESTMIN		ISTRICT,	OF BLK 1	008		
ype of Roof: egal: menities:	Asphalt	AN VAP10803, DIS	TRICT LOT 526, N	EW WESTMIN		ISTRICT,	OF BLK 1	008		
egal: menities: ite Influences:	Asphalt			EW WESTMIN		ISTRICT,	OF BLK 1	008		
egal: menities: ite Influences: eatures: -loor	Asphalt LOT 28, BLOCK B, PL Central Location, Lar	ne Access, Shoppin	g Nearby or Type		ISTER LAND D	ISTRICT,		008 ype		Dimensions
egal: menities: ite Influences: eatures: floor <b>floo</b> r <b>flain</b>	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room	Dimensions Flo 14'6 x 12'6 Ma	<b>g Nearby</b> or Type i <b>n Kitche</b>	n	ISTER LAND D Dimensions 16'4 x 8'					x
egal: menities: ite Influences: eatures: Floor <b>Main</b> <b>Main</b>	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Dining Room	ne Access, Shoppin	g Nearby or Type in Kitche in Master	n r Bedroom	ISTER LAND D				]	
egal: menities: ite Influences: eatures: floor Main Main Main Main	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Dining Room Kitchen Master Bedroom	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma	g Nearby or Type in Kitche in Master in Bedroo in Bedroo	n r Bedroom om om	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10'					x x
egal: menities: te Influences: eatures: floor flain flain flain flain flain	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Dining Room Kitchen Master Bedroom Bedroom	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma 9' x 10' Ma	g Nearby or Type in Kitche in Master in Bedroo in Bedroo in Recrea	n r Bedroom om om ation	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2					x x x x x
egal: menities: te Influences: eatures: door fain fain fain fain fain fain	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Dining Room Kitchen Master Bedroom	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma	g Nearby or Type in Kitche in Master in Bedroo in Bedroo in Recrea	n r Bedroom om om ation	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10'				]	x x x x x x
egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Above Main	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma 9' x 10' Ma 9' x 10' Ma 25' x 12'2 9' x 10'	g Nearby or Type in Kitche in Master in Bedroo in Bedroo in Recrea	n r Bedroom om om ation	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x				]	x x x x x x x x x
egal: menities: ite Influences: eatures: floor 4ain 4ain 4ain 4ain 4ain 4ain 4ain 4ain	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Kitchen Master Bedroom Bedroom Bedroom Recreation Bedroom Living Room	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma 9' x 10' Ma 9' x 10' Ma 25' x 12'2 9' x 10' 14'6 x 12'6	g Nearby or Type in Kitche in Master in Bedroo in Bedroo in Recrea	n r Bedroom om om ation	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x x					x x x x x x x x x x
egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Kitchen Master Bedroom Bedroom Bedroom Recreation Bedroom Living Room Dining Room	Dimensions       Flo         14'6 x 12'6       Ma         9'8 x 8'       Ma         16'4 x 9'6       Ma         15'4 x 10'2       Ma         9' x 10'       Ma         9' x 10'       Ma         25' x 12'2       9' x 10'         9'8 x 8'       Ma	g Nearby or Type in Kitche in Bedroo in Bedroo in Recrea in Bedroo	n r Bedroom om om ation om	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 25' x 12'2 9' x 10' 25' x 12'2 9' x 10' x x x	Floor	Т	уре		x x x x x x x x x x x
egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Kitchen Master Bedroom Bedroom Bedroom Recreation Bedroom Living Room Dining Room Main): 1,259	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma 9' x 10' Ma 9' x 10' Ma 25' x 12'2 9' x 10' 14'6 x 12'6	g Nearby or Type in Kitche in Bedroo in Bedroo in Recrea in Bedroo	n r Bedroom om om ation om	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x x	Floor		ype	Outb	x x x x x x x x x x
egal: menities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Living Room Dining	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma 9' x 10' Ma 9' x 10' Ma 25' x 12'2 9' x 10' 14'6 x 12'6 9'8 x 8' Bachelor Units: 2 Bed Units: 2 Bed Units:	g Nearby or Type in Kitche in Bedroo in Bedroo in Recrea in Bedroo	n r Bedroom om ation om ati	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x x x x Bath 1 2	Floor Main Below	# of Pieces 3 4	ype Ensuite? Yes Yes		x x x x x x x x uildings
egal: menities: te Influences: eatures: floor flain fl	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Kitchen Master Bedroom Bedroom Bedroom Bedroom Living Room Dining Room Dining Room Main): 1,259 Above): 0 Below): 0 Basement): 1,133	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma 9' x 10' Ma 9' x 10' Ma 25' x 12'2 9' x 10' 14'6 x 12'6 9'8 x 8' Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units:	g Nearby or Type in Kitche in Bedroo in Bedroo in Recrea in Bedroo : Income as a Income/anr Less Op. Ex	n r Bedroom om ation om ati: at: p:	Dimensions 16'4 × 8' 15'4 × 10'2 9' × 10' 9' × 10' 25' × 12'2 9' × 10' × x x x x x x Bath 1 2 3	Floor Main Below Main	# of Pieces 3 4 3	ype Ensuite? Yes Yes No	Outb Barn: Workshop/ Pool:	x x x x x x x x x uildings
egal: menities: atures: atures: atures: atures: ain Aain Aain Aain Aain Aain Aain Aain	Asphalt LOT 28, BLOCK B, PL Central Location, Lar Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Bedroom Living Room Dining Room Dining Room Main): 1,259 Above): 0 Below): 0 Basement): 1,133	Dimensions Flo 14'6 x 12'6 Ma 9'8 x 8' Ma 16'4 x 9'6 Ma 15'4 x 10'2 Ma 9' x 10' Ma 9' x 10' Ma 25' x 12'2 9' x 10' 14'6 x 12'6 9'8 x 8' Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units:	g Nearby or Type in Kitche in Bedroo in Bedroo in Recrea in Bedroo	n r Bedroom om ation om ati: at: p:	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x x x x Bath 1 2	Floor Main Below	# of Pieces 3 4	ype Ensuite? Yes Yes No No	Outb Barn: Workshop/ Pool: Garage Sz:	x x x x x x x x x x x x x x x x x x x
egal: menities: te Influences: eatures: floor flain fl	Asphalt LOT 28, BLOCK B, PL Contral Location, Lar Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Living Room Dining Room Dining Room Dining Room Dining Room Dining Room Dining Room Dining Room Dining Room Main): 1,259 (Above): 0 Below): 0 Basement): 1,133 (Total): 2,392 s	Dimensions       Flo         14'6 x 12'6       Ma         9'8 x 8'       Ma         16'4 x 9'6       Ma         15'4 x 10'2       Ma         9' x 10'       Ma         25' x 12'2       9'         9'8 x 8'       Ma         Bachelor Units:       1 Bed Units:         3 Bed Units:       3 Bed Units:         3 Bed Units:       Other Units:         Suite:       Crawl/Bsmt. H	g Nearby or Type in Kitche in Bedroo in Bedroo in Bedroo in Recrea in Bedroo s: Income as a Income/anr Less Op. Ex Net Op. Inc leight:	n r Bedroom om ation om ati: at: p:	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x x Bath 1 2 3 4 5 6	Floor Main Below Main Main	# of Pieces 3 4 3 3	ype Ensuite? Yes Yes No No	Outb Barn: Workshop/ Pool:	x x x x x x x x x uildings
egal: menities: te Influences: eatures: floor dain dain dain dain dain dain dain dain	Asphalt LOT 28, BLOCK B, PL : Central Location, Lar Type Living Room Master Bedroom Bedroom Bedroom Bedroom Living Room Dining Room Dining Room Main): 1,259 (Main): 1,259 (Above): 0 Below): 0 Basement): 1,133 Total): 2,392 s	Dimensions       Flo         14'6 x 12'6       Ma         9'8 x 8'       Ma         16'4 x 9'6       Ma         15'4 x 10'2       Ma         9' x 10'       Ma         25' x 12'2       9'         9'8 x 8'       Ma         Bachelor Units:       1 Bed Units:         3 Bed Units:       3 Bed Units:         3 Bed Units:       Other Units:         Suite:       Crawl/Bsmt. H	g Nearby or Type in Kitche in Bedroo in Bedroo in Bedroo in Recrea in Bedroo s: Income as a Income/anr Less Op. Ex Net Op. Inc leight:	n r Bedroom om ation om ati: at: p:	Dimensions 16'4 x 8' 15'4 x 10'2 9' x 10' 9' x 10' 25' x 12'2 9' x 10' x x x x Bath 1 2 3 4 5	Floor Main Below Main Below	# of Pieces 3 4 3 3 3 3	ype Ensuite? Yes Yes No No Yes	Outb Barn: Workshop/ Pool: Garage Sz:	x x x x x x x x x x x x x x x x x x x

BUILDER ALERT! Excellent Cambie Corridor Phase 3, with MAX FSR 1.2 for townhouse redevelopment. Convenient location right across Tisdall Park and Walk to Oakridge Mall, Skytrain station, Langara College. School catchment: Eric Hamber and Churchill Secondary School, Jamieson Elementary School. Central traffic location to downtown, West Vancouver, Burnaby, Richmond, and airport. Buyer to verify zoning and building options. Total rental \$4800/month.

			Luis Ay Metro Phone: http://w	sented by: <b>Tala PREC</b> Edge Realty 604-551-4418 ww.luisayala.ca Dluisayala.ca	*			
Active R2484057 Board: V Duplex			Vanc Str	KIN AVENUE ouver East athcona 6A 2K1	1		\$	Multifamily <b>2,488,888</b> (LP) (SP) M
Exterior: Othe Foundation: Rain Screen: Renovations: # of Fireplaces: 0 Fireplace Fuel: Water Supply: City, Fuel/Heating: Othe Dutdoor Area: Fence Type of Roof: Othe Legal: LOT Amenities: None	ne - Wood er crete Perimeter /Municipal er zed Yard er 29, BLOCK 107, PLAN e		Sewer Type: :: s: <b>RICT LOT 196, N</b>	Feet t.): 97 ): 5,865.20 : : ST inc?:No No : div: cted: Electricity, City/Muni- Total Parking: 3 Parking: Dist. to Public Trar Title to Land: Fr Property Disc.: Ye Fixtures Rmvd: Ne Fixtures Rmvd: Ne Floor Finish: Of Sprinklers?: Ye Bylaw Infractions?	cipal Covered Pa Carport nsit: reehold Stra es o : o : o : ther es : N	s: 6 3 ht: 0 Bsmt: 3 2 2 0 -554-023 rking: 1 Pa ; Single, Open Di ta	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour: arking Access: <b>n</b> ist. to School Bus moke Detectors?	Year: 2020 Utilities?: No
ite Influences: <b>Cent</b> eatures:	ral Location, Recreati	on Nearby, Sho	opping Nearby					
Main Dinin Main Kitch	g Room 12' g Room 10' en 12' er Bedroom 12' pom 10' pom 10'	< 10' < 10' < 10' < 10' < 10' <	т Туре	D	imensions X X X X X X X X X X X X	Floor	Туре	Dimensions X X X X X X X X X X X
Finished Floor (Main) Finished Floor (Above Finished Floor (Below Finished Floor (Basen Finished Floor (Total) Unfinished Floor: Grand Total:	: <b>1,200</b> e): <b>1,200</b> e): <b>0</b> nent): <b>0</b>	Bachelor Units: 1 Bed Units: 2 Bed Units: 3 Bed Units: Other Units: Suite: Crawl/Bsmt. He Basement: Non		num: p:		Floor # of Pi Main 4 Above 4	No	Vutbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:

Unique opportunity in a growing neighbourhood between Strathcona and The Drive! Close to all shopping, dining and recreation. South West facing duplex zoned lot with huge potentials!

Meas. Type:Feet#Depth / Size (ft.):141BaLot Area (sq.ft.):4,653.00BaFlood Plain:NoBaRear Yard Exp:BaCouncil Appry?:FaIf new, GST/HST inc?:HaView:No :Complex / Subdiv:Services Connected:Services Connected:Electricity, NStyle of Home:2 Storey w/Bsmt., Split EntryFrame - WoodFrame - WoodFuerFibre Cement BoardFoundation:Concrete PerimeterRain Screen:Reno. Year:Renovations:R.I. Fireplaces:Prieplaces: 2R.I. Fireplaces:Pitel CetricMeteredViddor Area:Fenced YardFuel/Heating:RadiantOutdoor Area:Fenced YardFactures:In Suite LaundrySite Influences:FloorFeatures:In Suite LaundrySite Influences:FloorFeatures:In Suite LaundrySite Influences:FloorFeatures:In Suite LaundryMainLiving RoomMainKitchenNainKitchenMainLiving Room10' MainKitchenMainLiving Room14' x 15'BsmtBar Room13'MainLiving Room14' x 15'BsmtBar Room13'MainLiving Room14' x 15'BsmtBar Room13' <th>k</th> <th></th> <th></th> <th></th>	k			
Meas. Type:Feet#Depth / Size (ft.):141BdLot Area (sq.ft.):4,653.00BdFlood Plain:NoBdRear Yard Exp:BdCouncil Apprv?:FdIf new, GST/HST inc?:HdView:No :Complex / Subdiv:Services Connected:Services Connected:Electricity, NStyle of Home:2 Storey w/Bsmt., Split EntryConstruction:Frame - WoodExterior:Fibre Cement BoardFoundation:Concrete PerimeterRain Screen:Reno. Year:Renovations:R.I. Fireplaces:Property Disc.:NoFireplaces:Property Disc.:Puel/Heating:RadiantSuber Supply:Cit//MunicipalMeteredMeteredFuel/Heating:RadiantPuel/Heating:In Suite LaundrySite Influences:Fince YardFeatures:In Suite LaundrySite Influences:FiloorFeatures:FiloorFloorTypeMainLiving Room10' x 10'AboveMainLiving Room10' x 29'MainLiving Room11' x 11'AboveBedroomMainLiving Room11' x 11'AboveBedroomMainLiving Room11' x 11'AboveBedroom9' x 10'AboveBedroom9' x 10'AboveBedroom </th <th></th> <th></th> <th>S</th> <th>Multifamily <b>\$1,600,000</b> (LP) (SP) M</th>			S	Multifamily <b>\$1,600,000</b> (LP) (SP) M
Style of Home:2 Storey w/Bsmt., Split Entry Frame - Wood Fibre Cement Board Construction:Total Parking: 2 Parking:Construction:Frame - Wood Fibre Cement Board Concrete Perimeter 		16 8 2 smt: 6 8 6 2 2 24-675	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	axes: <b>\$5,113.88</b> Year: <b>2019</b> . Utilities?: <b>No</b>
Features:FloorTypeDimensionsFloorTypeDimensionsMainLiving Room14' x 14'AboveBedroom10'MainDining Room10' x 10'AboveBedroom10'MainKitchen8'8 x 9'6BsmtBar Room13'MainKitchen10' x 9'4BsmtBedroom10'2MainLiving Room14' x 15'BsmtBedroom13'MainDining Room10' x 13'BsmtBedroom9'10AboveMaster Bedroom11'8 x 11'11AboveBedroom9' x 10'AboveBedroom9' x 10'10'11'10'	Covered Parkii Detached t: ehold NonStr :	Grge/Car rata	Dist. to School Bu Smoke Detectors	?: <b>N</b>
	ensions f x 10'5 x 9'4 x 10'7 x 9'4 x 13' x 9'5 x x x x x x	Floor	Туре	Dimensions x x x x x x x x x x x x x x x x x
Finished Floor (Main):       1,213       Bachelor Units:       Income as at:         Finished Floor (Above):       1,260       1 Bed Units:       Income as at:         Finished Floor (Below):       1,025       2 Bed Units:       Income/annum:         Finished Floor (Basement):       0       3 Bed Units:       Less Op. Exp:         Finished Floor (Total):       3,498 sq. ft.       Other Units:       Net Op. Income:         Suite:       Crawl/Bsmt. Height:       Basement: Full	Bath Flo 1 Ma 2 Abo 3 Abo 4 Bs 5 Ma 6 Abo 7 Abo	ain ove ove smt ain ove ove	PiecesEnsuite?2No3Yes3No2No3Yes3No3No3No	

Court order sale, New duplex that requires some finishing. Maybe stratified. 3 level duplex front to back 4 bed on each side. Purchaser must be able to have new home warranty and be a licensed builder. Good size lot with detached garage and lane access. Can be viewed anytime.

Council Appr/2:       Full Baths:       4       For Tax Year:       2020         If new, GST/HST Inc?:       Half Baths:       0       Tax Inc. Utilities?:       No         PILD: 015-165-850       Tour:       Tour:       Tour:       Tour:       Tour:         Style of Home:       2 Storey       Complex / Subdiv:       Style of Home:       2 Storey       Tour:       Tour:       Tour:         Style of Home:       2 Storey       City/Municipal       Covered Parking:       Parking Access:       Lane, Rear         Style of Home:       2 Storey       City/Municipal       Main Screen:       Covered Parking Access:       Lane, Rear         Style of Home:       2 Storey       Reno. Year:       Parking Access:       Dist. to School Bus:         Stan Screen:       R.I. Flreplaces:       Flictures Leased: No :       Flictures Leased: No :       Flictures Leased: No :         Start Subdiv:       Start Subdiv:       Start Subdiv:       Start Subdiv:       Start Subdiv:       Start Subdiv:         Start Subdiv:       Start Subdiv:       Start Subdiv:       Start Subdiv:       Dist. to School Bus:       Dist. to School Bus:         Start Subdiv:       Courcel Apprix:       Property Disc:: No :       No:       Home:       Start Subdiv:       Dist. to School Bus:					L	Metro Phone: 0 http://ww	ented by: ala PRE Edge Realty 604-551-4418 vw.luisayala.ca luisayala.ca	C*					Ē
Sold Dat: Meas. Type:       Frontage (feet):       66.00 Frontage (metra):       Original Price:       \$4,199,000         Sold Dat: Meas. Type:       Feet       # of Rooms:       1       A Ape:       999         Lot Arras (sq.ft.):       8,052.00       Beds in Bant:       0       Age:       999         Lot Arras (sq.ft.):       8,052.00       Beds in Bant:       4       Zoning:       RM4         Rear Yard Exp:       North       Bathrooms:       4       Gross Taxes:       39,908.3         Council Apprv2:       Full Baths:       0       Tax Inc. Utilities?:       No         Vie of Hom:       2 Storey       Frame - Wood       Yew:       :       Corplet / Subdiv:       Sever Type:       City/ Municipal       Det. to School Bus:       Det. to School Bus:         View / Hom:       2 Storey       Ren. Vear:       Parking:       Covered Parking:       Parking Access: Lane, Rear         View / Hom:       R.1. Freeblad MonStrata       Parking Access: Lane, Rear       Parking Access: Lane, Rear         Main       Reiner Strate:       Reiner Strate       Sincke Detectors?: Y       Synak Intradioms: N       Det. to School Bus:         Interplaces:       Reiner Strate       Reiner Strate       Sincke Detectors?: Y       Synak Intradioms: N       Sincke D	<b>R2489539</b> Board: V				16	Vanco Ha	ouver East astings	EET			\$		<b>0</b> (LP)
menities: None tite Influences: eatures: ClthWsh/Dryr/Frdg/Stve/DW Toor Type Dimensions Hoor Type Dimensions Type Dimensions Main Living Room 13' x 22' Main Bedroom 13' x 11' Main Kitchen 7' x 9' Main Kitchen 10' x 10' Main Bedroom 12' x 10' Main Bedroom 13' x 11' Main Kitchen 10' x 10' Main Bedroom 13' x 11' Main Kitchen 10' x 10' Main Kitchen 7' x 9' Main Bedroom 13' x 11' Main Kitchen 7' x 9' Main Bedroom 13' x 12' Main Bedroom 13' x 12' Main Bedroom 12' x 10' Main A No Bedroom 12' x 10' Main A No Bedroom 2' Main A No Bedroom 2' Main A No Bedroom 3' Above A No Bern: Workshop/Shed: Pool: Grawl/Bsmt. Height: Crawl/Bsmt. Height: Crawl/Bsmt. Height: Main A No Basement: None Main A No Basement: None Main A No Barn: Workshop/Shed: Pool: Gravl/Bsmt. Height: Crawl/Bsmt. Height: Main A No Basement: None Main A No Basement: None Main A No Barn: Workshop/Shed: Pool: Grave Sz: Gravl/Bsmt. Height: Crawl/Bsmt. Height: Main A No Basement: None Main A No Main	tyle of Home: onstruction: xterior: oundation: ain Screen: enovations: of Fireplaces ireplace Fuel: vater Supply: uel/Heating: butdoor Area:	Frame - Woo Mixed, Wood Concrete Per : 0 City/Municip Baseboard, N Balcny(s) Pa	l 'imeter val vatural Gas tio(s) Dck(s)	R.I. Plui R.I. Fire	ear: mbing: places:	d Date: as. Type: oth / Size (ft Area (sq.ft.) od Plain: ar Yard Exp: uncil Apprv?: new, GST/HS w: nplex / Subd vices Connection ver Type:	Feet .): 122 ): 8,052.00 North T inc?: : iv: ted: Commun City/Mun Total Parking: Parking: Dist. to Public Tr Title to Land: Property Disc.: Fixtures Leased: Fixtures Rmvd: Floor Finish: Sprinklers?:	# of Room Bedrooms Beds in Be Beds not i Bathroom Full Baths Half Baths P.I.D.: 01 No: No covered I Add. F ansit: Freehold No No : No : No : No : No : No :	ns: smt: n Bsmt: s: : 5-165-8 Parking: Parking A	12 4 0 4 4 0 550 Parking Varking Dist. to	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	e (metres): Year Built: Axes: Year: Utilities?: <b>ane, Rear</b> s:	199,000 20.12 9999 999 RM4 \$9,908.33 2020
MainLiving Room13' x 22'MainBedroom13' x 11'xMainKitchen7' x 9'MainKitchen10' x 10'xMainBedroom12' x 10'xxxMainBedroom13' x 11'xxMainBedroom12' x 10'xxMainBedroom13' x 22'xxMainKitchen10' x 10'xxMainKitchen10' x 10'xxMainLiving Room13' x 22'xxMainLiving Room13' x 22'xxMainKitchen7' x 9'xxMainKitchen7' x 9'xxMainBedroom12' x 10'xxMainBedroom12' x 10'xxMainBedroom1 Bed units:Income an at:1MainAbove <t< th=""><th>menities: ite Influences</th><th>None</th><th></th><th></th><th>STRICT LO</th><th>)T 183, GRO</th><th>UP 1, NEW WES</th><th>STMINSTER</th><th>LAND DI</th><th>STRICT, O</th><th>F BLK C</th><th></th><th></th></t<>	menities: ite Influences	None			STRICT LO	)T 183, GRO	UP 1, NEW WES	STMINSTER	LAND DI	STRICT, O	F BLK C		
inished Floor (Above): 2,100 1 Bed Units: Income/annum: 2 Main 4 No inished Floor (Below): 0 2 Bed Units: Income/annum: 2 Main 4 No inished Floor (Basement): 0 3 Bed Units: Less Op. Exp: 3 Above 4 No inished Floor (Total): 4,200 sq. ft. Other Units: Net Op. Income: 4 Above 4 No Suite: 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Main Main Main Main Main Main Main Main	Living Room Kitchen Eating Area Bedroom Bedroom Kitchen Living Room Kitchen Eating Area	13' ; 7' ; 12' ; 13' ; 10' ; 13' ; 7' ; 7' ;	(22' (9' (10' (11' (10' (22' (9' (9'	Main	Bedroo		13' x 11' 10' x 10' x x x x x x x x x	Floor	Ţ	уре		x x x x x x x x x x x x x
	Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor	(Main): (Above): (Below): (Basement): (Total):	2,100 2,100 0 4,200 sq. ft. 0	Bachelor U 1 Bed Unit 2 Bed Unit 3 Bed Unit Other Unit Suite: Crawl/Bsm	s: s: s: s: nt. Height:	Income/ann Less Op. Exp	um: ):	Bath 1 2 3 4 5 6	Main Main Above	4 4 4	No No No	Barn: Workshop, Pool: Garage Sz	ouildings /Shed: :

or Start now building up to 6 stories MUST BE SOLD WITH 1637 East Georgia

		Luis A Met Phone http://	resented by: <b>Yala PRE</b> ro Edge Realty e: 604-551-4418 www.luisayala.ca @luisayala.ca	C*			
Active R2440226 Board: V Other		Var V	CTORIA DRIV ncouver East Victoria VE V5P 3T6	/E		\$2	Multifamily <b>2,700,000</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size Lot Area (sq. Flood Plain: Rear Yard Ex Council Appr If new, GST/ View:	ft.): <b>3,267.00</b> <b>No</b> p: v?: HST inc?: <b>No</b>	Frontage (f # of Rooms Bedrooms: Beds in Bsn Beds not in Bathrooms: Full Baths: Half Baths: P.I.D.: <b>011</b>	:: 2 0 ht: 0 Bsmt: 0 6 4 2 -587-113	Frontage Approx. A Age: Zoning: Gross Ta: For Tax A	
1 - Comment		Complex / Su		y, Natural G		wer, Storn	n Sewer, Water
Exterior: Stucco, Vin Foundation: Concrete Partial Renovations: # of Fireplaces: 1 Fireplace Fuel: Wood Water Supply: City/Munic Fuel/Heating: Dutdoor Area: Balcony(s) Type of Roof: Asphalt	<b>erimeter</b> Ri R R <b>ipal</b> <b>Matural Gas</b>	eno. Year: I. Plumbing: I. Fireplaces: etered <b>ET NOW ROAD, BLOCK E</b>	Sprinklers?: Bylaw Infractions	ansit: Freehold Non Yes No : 	; Multiple Dist. : Strata Smok	ng Access: to School Bus te Detectors?: <b>C8029790</b>	
	Dimension 10' x 10' 0' x 0' x x x x			Dimensions X X X X X X X	Floor	Гуре	Dimensions X X X X X X X X X
	x x x x x			X X X			X X X
Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Unfinished Floor: Grand Total:	x x x x x x x x x x x x x x x x x x x	nelor Units: Income a: d Units: d Units: Income/a d Units: Less Op. I er Units: Net Op. In e: vl/Bsmt. Height: ement: <b>None</b>	nnum: Exp:	x x x Bath 1 2 3 4 5	Floor # of Piece Main 2 Main 2 Main 3 Main 3 Above 3 Above 3	s Ensuite? No No No No No No	

North Shore mountains, C2 zoned development potential, total 4 resi rental units and 2 retail rental units all with rental increase potential. Current Gross Rev: \$100,225/y Highly accessible by transit with multiple bus routes nearby. Please do not disturb tenants on site. Also listed C8029790

				Luis Ay Metro Phone: http://w	sented by: <b>ala PRE</b> Edge Realty 604-551-4418 ww.luisayala.ca						
				luis@	luisayala.ca						
<mark>Active</mark> R2496894					<b>1 AVENUE</b> ouver East					Multifamily	
Board: V					ew Woodland				\$	<b>1,999,900</b> (LP)	
Other				V	5N 1A3					(SP)	
al de la				Sold Date:		Frontage	• •	33.00	-	Price: <b>\$1,999,9</b>	00
1 mart				Meas. Type:		# of Roon		5	-	e (metres):	
				Depth / Size (f	-	Bedrooms	-	5		Year Built: 1910	1
RE				Lot Area (sq.ft	.): <b>4,026.00</b>	Beds in Be		0	Age:	110	
				Flood Plain:		Beds not i		5	Zoning:	RM-4	
				Rear Yard Exp:		Bathroom Full Baths		5 5	Gross Ta For Tax		
		- Ale		Council Apprv? If new, GST/H		Half Baths	-	0		Utilities?: No	
				II Hew, GST/H		P.I.D.: <b>80</b>		•	Tour:		
						P.I.D.: <b>OU</b>	0-140-0	05	Tour:		
		VITE IN		View:	No:						
S. Marine				Complex / Sub							
				Services Conne Sewer Type:	cted: Water City/Mu	nicinal					
ada of Homou	2 Storov w/Part		•	bewei Type.	-		Darking	Darking	1 1 000001		
onstruction:	2 Storey w/Bsmt. Frame - Wood				Total Parking: Parking:	Covered I Other		Parking	Access:		
cterior:	Mixed				Dist. to Public T			Dist. to	School Bu	s:	
oundation: ain Screen:	Concrete Perimeter No	Reno, Y	oor		Title to Land:	Freehold No	onStrata				
enovations:	NO	R.I. Plu			Property Disc.:	No					
of Fireplaces	: 0	R.I. Fire	eplaces:		Fixtures Leased						
ireplace Fuel: /ater Supply:	City/Municipal	Metereo	1		Fixtures Rmvd: Floor Finish:	: Mixed					
uel/Heating:	Other		-		Sprinklers?:	No		Smoke	Detectors?	': <b>N</b>	
utdoor Area: ype of Roof:	None Other				Bylaw Infraction	ns?: <b>N</b>					
egal:	LOT 6 BLOCK 66 DIS	IRICT LOT 264		S 448 AND 17	71						
menities: te Influences: eatures:	: Central Location ClthWsh/Dryr/Frdg/S	Stve/DW									
loor	Туре	Dimensions	Floor	Туре		Dimensions	Floor	Ту	/pe	Dimens	sions
	Master Bedroom	0' x 0'				x				x	
	Master Bedroom Master Bedroom	0' x 0' 0' x 0'				x x				x x	
	Master Bedroom	0' x 0'				x				x	
1ain	Master Bedroom	0' x 0'				X				X	
		x x				x x				x x	
		x				x				x	
		x x				x x				x	
		Bachelor U	Inits	Income as a		Bath	Floor	# of Pieces	Ensuite?	Outbuilding	
inished Floor (	'Main) 500					1	Above	3	No	Barn:	
inished Floor ( inished Floor (	(Above): <b>500</b>	1 Bed Unit		Income/anr		2	Above	3	No	Workshop/Shed:	
nished Floor ( nished Floor (	(Above): <b>500</b> (Below): <b>500</b>	2 Bed Unit				1 5	Main	3	No	Pool:	
nished Floor ( nished Floor ( nished Floor (	(Above):         500           (Below):         500           (Basement):         0	2 Bed Unit 3 Bed Unit	ts:	Less Op. Ex Net Op. Inc		4	Main	3	No		
nished Floor ( nished Floor ( nished Floor ( nished Floor (	Xabove):         500           (Below):         500           (Basement):         0           (Total):         1,500 set	2 Bed Unit 3 Bed Unit 9 Other Unit Suite:	ts: ts:	Net Op. Inc		4 5	Main Main	3 3	No No	Garage Sz: Grg Dr Ht:	
nished Floor ( nished Floor ( nished Floor ( nished Floor ( nfinished Floo	(Above):         500           (Below):         500           (Basement):         0           (Total):         1,500 s           or:         0	<b>q. ft.</b> 2 Bed Unit 3 Bed Unit Other Unit Suite: Crawl/Bsn	ts: ts: nt. Heigh	Net Op. Inc		4 5 6				Garage Sz:	
nished Floor ( nished Floor ( nished Floor ( nished Floor (	Xabove):         500           (Below):         500           (Basement):         0           (Total):         1,500 set	<b>q. ft.</b> 2 Bed Unit 3 Bed Unit Other Unit Suite: Crawl/Bsn	ts: ts: nt. Heigh	Net Op. Inc		4 5				Garage Sz:	

Welcome to this income-generating property. Currently bringing in a 4.2% net cap rate and over \$5,000 per month. Five suites, all one-bedroom / one bathroom. Fully insured and in the ever-growing Britania-Woodlands OCP. Can be bought with neighbouring property 1440 East 1st. Zoning is RM-4N which should allow for 2.4 FSR for 100% secured rental housing.

			M Pho http	Presented b Ayala letro Edge R one: 604-55 ://www.luisa uis@luisaya	PREC <sup>3</sup> Realty 1-4418 ayala.ca	*				EDGE REALTY
Active R2441888 Board: V Fourplex				VINE S ancouver W Kerrisdale V6M 4A2	/est				\$	Multifamily <b>2,588,000</b> (LP) (SP) M
			Lot Area ( Flood Plair Rear Yard Council Ap If new, GS View: Complex /	e: <b>Fee</b> ze (ft.): <b>125</b> sq.ft.): <b>4,1</b> 2 n: Exp: prv?: T/HST inc?: Subdiv:	t # 5 B 25.00 B 8 5 F	rontage (f dof Rooms edrooms: eds in Bsn eds not in athrooms: ull Baths: alf Baths: .I.D.: <b>013</b>	s: nt: Bsmt: : <b>:-674-3</b> 1	-	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	Year: 2019 Utilities?: No
xterior: Stucco oundation: Concre tain Screen: tenovations: t of Fireplaces: O ireplace Fuel: Vater Supply: City/M uel/Heating: Hot Wa Dutdoor Area: Balcny Torch-	- Wood te Perimeter unicipal ater (s) Patio(s) Dck(s) Dn		ng: ces:	Total P Parking Dist. to Title to Propert Fixture Fixture Floor F Sprinkle Bylaw 1	g: Develic Transion Land: Free ty Disc.: Yes s Leased: No s Rmvd: inish: Har ers?: No Infractions?: No	Covered Pa Garage it: ehold Non : : : : : :	e; Double	Dist. to Smoke	) Access: ) School Bu Detectors?	
egal: LOT 13 menities: ite Influences: Centra eatures:	, BLOCK 16, PLAN I Location, Recrea				STMINSTER	LAND DIS	STRICT,			
Main Bedroon Main Bedroon Main Living F Main Kitchen Above Living F Above Kitchen	oom 19'11 10'6 Bedroom 11' n 13'7 n 13'4 oom 12'9 10'11 oom 19'11 10'6	x 8'     Ab       x 13'8     Ab       x 10'     Ab       x 10'11     Ab       x 11'     x 8'11       x 12'11     Ab	ove Be ove Be ove Li	rpe edroom edroom ving Room tchen	13'7 13'4 12'9	eensions 7 x 10' 4 x 10'11 9 x 19'11 1 x 8'11 x x x x x x x x x x x x	Floor	Ту	rpe	Dimensions X X X X X X X X X X X X X X
Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basemen Finished Floor (Total): Jnfinished Floor: Frand Total:	1,640 1,640 450	Bachelor Unit: 1 Bed Units: 2 Bed Units: 3 Bed Units: . Other Units: Suite: Crawl/Bsmt. F	2 Income Less O Net Op	e/annum: p. Exp: . Income:	3/4/2020 \$63,467.00	Bath 1 2 3	Floor # Main Main Above Above	¢ of Pieces 4 4 4 4 4	Ensuite? No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:

Blue chip Kerrisdale fourplex. This rare offering is a block from the best of Kerrisdale restaurants and shopping. 2 x 2 bedrooms and 2 x 1 bedrooms suites. Ideal family purchase or just hold on and enjoy the future potential. Rents are below market currently. H/W floors throughout, central hot water heating, 5 meters, coin-op laundry and 2 single garages. \$63,467 annual revenue

Grand Total:		4,969 sq. ft. up-West Coas					8 utton Group	Below	4	No		
		4,909 sq. it.	Dasemen	it. I ull				<b>D</b> . /	-			
		-	Basemen				7	Below	3	No		
Unfinished Floo	r:	0	Suite: Crawl/Bs	mt. Height:			5	Above Below	3 4	No No	Grg Dr Ht	:
inished Floor (		4,969 sq. ft.	Other Un		Net Op. Inco		4	Above	3	No	Garage Sz	
inished Floor ( inished Floor (		1,838 0	2 Bed Un 3 Bed Ur		Income/ann Less Op. Exp		3	Above	4 3	NO	Workshop Pool:	/Shed:
inished Floor (		1,533	1 Bed Un		Income /ar-		1	Main Main	3 4	No No	Barn:	
nished Floor (		1,598	Bachelor		Income as a	t:	Bath		# of Piece		Out	buildings
bove	Kitchen	10'11 >	6'6	Below	Kitche	n	6'4 x 10'7					x
	Living Room		17'8	Below	Dining		0'8 x 9'8	Below		Living Roon	n 9'	
	Bedroom	7'9 3		Above	Bedroo		2'1 x 9'4	Below		Kitchen		6'1 x 9'11
	Living Room Kitchen	6'11		Above	Kitche		9' x 8'7	Below		Bearoom Other		8'5 x 7'7
	Dining Room Living Room	6'9 x 9'11 x	18'6	Above Above	Dining Living		.2'1 x 7'2 6'4 x 11'11	Below Below		Living Roon Bedroom		22'1 x 8'7 6'11 x 13']
	Kitchen		11'6	Above	Bedroo		5'8 x 11'7	Below		Bedroom		9'1 x 14'
1ain	Living Room	13'7 :	17'9	Above	Kitche	n	6'5 x 9'9	Below	/ I	Bedroom		10'4 x 10'3
	Bedroom		12'5	Above	Living		1'2 x 14'1	Below		Nook		7'8 x 8'5
	Den		13'9	Above	Bedroo		.0'9 x 20'2	Below		Bedroom		9'5 x 10'
loor	Туре	Dime	nsions	Floor	Туре	I	Dimensions	Floor	-	Туре		Dimensions
eatures:		r/Frdg/Stve/										
ite Influences	Central Loca	tion, Recreati	on Nearh	ov, Shoppin	g Nearby, Ti	reed						
menities:	Shared Laun	dry										
egal:	•	K S, PLAN VAI	1530, D	ISTRICT LO	)T 526, NEW	WESTMINSTER	LAND DIST	RICT				
utdoor Area: ype of Roof:	Balcny(s) Pa Asphalt					Bylaw Infractions			2.1101	51001010	-	
ater Supply: Jel/Heating:	City/Municip Baseboard, I	oai Electric, Force	Metere d Air	eu			Hardwood, L No	.aminate		all/Mixed	?: <b>Y</b>	
•	Electric, Gas		Mata	d		Fixtures Rmvd:	: becuburch	aminat-	Mall /14			
of Fireplaces			R.I. Fir	replaces:		Fixtures Leased:	No:					
enovations:	Completely		R.I. Plu	umbing:		Property Disc.:						
ain Screen:			Reno.	Year: 20	18							
cterior: oundation:	Wood Concrete Per	rimeter				Title to Land:		nStrata	DIST.	IO SCHOOL BU	5. <b>L</b>	
onstruction:	Frame - Woo	d				Parking: Dist. to Public Tra		e; Double		to School Bu	c: <b>1</b>	
•	4 Level Split					Total Parking: 2	Covered P			ng Access: F	lear	
					wer Type:	City/Mun						
	A SAMAGE		At			cted: <b>Electricit</b>		Gas, Wa	ter			
- And	T AGASA				mplex / Subo							
	ALC: ALC			Vie Vie	ew:	Yes: Part	ial Mounta	in and C	ity			
										TOUP:		
					1000, 001/113		P.I.D.: <b>01</b> 3		-	Tour:	Junues!	
Aller and					new, GST/HS		Half Baths		0		Utilities?:	
				and the second sec	uncil Apprv?		Full Baths:		8	For Tax		2020
		E/	Seler /	Rea	ar Yard Exp:		Bathrooms	5:	8	Gross Ta	axes:	\$8,332.9
			1	Flo	od Plain:		Beds not ir	n Bsmt:	9	Zoning:		RT-6
	KA Les	ESS		Lot	Area (sq.ft.	): <b>6,100.00</b>	Beds in Bs	mt:	0	Age:		108
3 88				De	pth / Size (ft	): <b>122</b>	Bedrooms:	:	9	Approx.	Year Built:	1912
		1 4	Set 1	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	as. Type:	Feet	# of Room		29	-	e (metres):	
M. C. A.	R W		<b>N</b> KAR	All Areas	d Date:	_	Frontage (	-	50.00	-	Price: <b>\$3,</b>	
			A 1997			DT 173	<b>F</b>	(	F0 00	<u> </u>		
Board: V Other						Pleasant VW 5Y 1X9						(SP) M
R2502403						ouver West				\$	3,345,00	<b>0</b> (LP)
Active						5TH AVENU	E				Mult	ifamily
	-				เนเรต	laisayalaica						
	1					ww.luisayala.ca luisayala.ca					R E A L	
						604-551-4418					EDG	
						Edge Realty					METR	
(e)				L		ala PRE	C*				<u>U</u> E	3
and the second				-								
					FIES	ented by:						

Rarely does an opportunity come along to own a Vancouver home like this! This multi-suite, 9 bedroom, 8 bathroom home is situated on one of MountPleasant's best blocks. Located right between the Cambie and Main Street Corridors, this almost 5,000 square foot grand dame home is perched high on a 50 x 125 sqft lot and has an incredible street presence. All suites have been updated throughout the years with much of the original character retained. Potential revenue of over \$12,000 per month! There are so many options with this sizeable character home; live, hold, renovate, redevelop!Do not miss your chance to own a piece of Vancouver history.

Active Baard: V     960 CARDERO STREET     Multifamily st0,850,000 (UP)       Board: V     Vest End VW Vest End VW Vest End VW Vest End VW Vest End VW     \$10,850,000 (UP)       000 Cardero Street     Sold Date:     Frontage (freet):     98.25     Original Price: \$10,850,000 (Frontage (matrix): 29.95       000 Cardero Street     Sold Date:     Frontage (freet):     98.25     Original Price: \$10,850,000 (Frontage (matrix): 29.95       000 Cardero Street     Sold Date:     Feet # d of Rooms:     0     Age::     110       000 Cardero Street     Sold Date:     Feet # d of Rooms:     0     Age::     110       000 Cardero Street     Sold Date:     Feet # d of Rooms:     0     Age::     110       000 Cardero Street     Sold Date:     Feet # d Rooms:     0     Age::     110       000 Cardero Street     Sold Date:     Feet # d Rooms:     0     Forta Year:     2020       000 Cardero Street     If new, GSTHIST inc:     Half Baths:     0     Tax Inc. Utilities?:     700       000 Cardero Street     Rear Yard Exp:     Cardero Age::     If new, GSTHIST inc:     Note:     Original Price:     Stoce       000 Cardero Street     Rear Yard Exp:     Carder Age::     If carder Age::     If carder Age::     Parking::     Original Price:     Stoce       Syle of Home:				Luis Ay Metro Phone: http://ww	ented by: <b>ala PRE</b> Edge Realty 604-551-4418 ww.luisayala.ca luisayala.ca	C*			
900 Cardero Street       Sold Date:       Frontage (feet):       98.25       Original Price: \$10,850,000         900 Cardero Street       Sold Date:       Feet       # of Rooms:       0       Approx. Year Built: 1910         900 Gardero Street       Sold Date:       Feet       # of Rooms:       0       Approx. Year Built: 1910         900 Gardero Street       Sold Date:       Feet       # of Rooms:       0       Approx. Year Built: 1910         900 Gardero Street       Street       Street       Bath Street       0       Gross Taxes:       2201         900 Gardero Street       Storey       Feet       Half Baths:       0       Tax Inc. Utilities?:       PLD: 014-510-391       Tour:         900 of Home:       Storey       Gorder Farking:       Covered Parking:       Open       Tour:       Dist. to Schol Bus:         Streer       Rain Streen:       R.I. Flumbing:       Property Disc.: No       Farking:       Dist. to Schol Bus:       Dist. to Schol Bus:         Streer       City / Municipal       Metered       Floor Finiti:       Mixed       Smoke Detectors?: N       SpinMers?: No       Smoke Detectors?: No       X       X </th <th><b>R2479780</b> Board: V</th> <th></th> <th></th> <th>Vanco West</th> <th>uver West End VW</th> <th>T</th> <th></th> <th>\$10,8</th> <th>850,000 (LP)</th>	<b>R2479780</b> Board: V			Vanco West	uver West End VW	T		\$10,8	850,000 (LP)
Floor       Type       Dimensions       Floor       Type       Dimensions       Floor       Type       Dimensions       x	900 32.75 32.7	32.75 32.75 99 99 8.25 ft. → 99 8.25 ft. → 99 8.25 ft. → 99 8.25 ft. → 99 99 99 99 99 1.2 1.2 1.2 1.2 1.2 1.2 1.2 1.2	Reno. Year: R.I. Plumbir R.I. Fireplac Metered BLOCK 46 DI BLOCK 46 DI	Sold Date: Meas. Type: Depth / Size (ft Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv?: If new, GST/HS View: Complex / Subc Services Conner Sewer Type:	Feet .): 99 ): 9,726.75 East Tinc?: : itv: cted: Electricit City/Mui Total Parking: Parking: Dist. to Public Tr Title to Land: Property Disc.: Fixtures Leased: Fixtures Leased: Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infractions LAN 1630LOT A LAN 1630 014-	<ul> <li># of Rooms: Bedrooms: Beds in Bsmt: Beds not in Bsm Bathrooms: Full Baths: Half Baths: P.I.D.: 014-510</li> <li>y, Sanitary Sewencic Open ansit: 2 BLOCKS Freehold NonStrat</li> <li>No No : : : Mixed No s?: N</li> </ul>	1 0 0 0 0 0 0-391 er, Water : Parkir Dist. 1 ta Smok	Frontage (n Approx. Yea Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut Tour: ng Access: Fror to School Bus: e Detectors?: N	netres): 29.95 ar Built: 1910 110 RM-5 s: \$21,014.2 ar: 2020 ilities?:
Suite: 5 Gra Dr. Ht.	Main Other	0' x x x x x x x x x x x x x x x x x x x	O' Bachelor Units Bed Units: Bed Units: Bed Units: Bed Units:	s: Income as a Income/ann Less Op. Exp	um: ):	X X X X X X X X X X X X X X X X X X X		s Ensuite? Ba W Po	x x x x x x x x x x x x x x x x x x x

On the market for the first time in 40 years is this ultra rare offering of three adjacent revenue homes at 960, 968 & 974 Cardero Street. Zoned RM-5, these three revenue machines generate approximately \$180,000 per year from 18 units and are located on one of the west end's best streets! The three lots of 32.75 by 99 comprise a 9726.75 corner lot. It's is urgent that the tenants of the homes are NOT bothered. Inspection of the homes and detailed financial statements are available upon an offer being accepted by the owner. Call me on this special offering.

			L	uis Ay Metro Phone: http://ww	ented by: ala PRI Edge Realty 604-551-4418 ww.luisayala.ca	5	k					
Active R2441197 Board: V Other			:	Vanco Grandvie	<b>4TH AVEN</b> Duver East Dew Woodland SN 2C9	UE				\$	Mul 6 <b>,300,00</b>	tifamily IO (LP) (SP) M
			Me De Loi Flo Re Co If I Vie	od Plain: ar Yard Exp: uncil Apprv? new, GST/HS ew: mplex / Subo	): 6,412.00 : :T inc?:	# Ba Ba Ba Fu Hu P.	athrooms ull Baths: alf Baths I.D.: <b>02</b> 4	s: mt: n Bsmt: :: <b>1-208-45</b>	12 12 0 51	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour:	e (metres) Year Built exes: Year: Utilities?:	
Fuel/Heating: Dutdoor Area:	Frame - Wood Other Concrete Perimeter	R.I. Fir Metere <b>Deck</b>	Year: Imbing: eplaces: d	wer Type:	City/M Total Parking: Parking: Dist. to Public Title to Land: Property Disc. Fixtures Lease Fixtures Rmvd Floor Finish: Sprinklers?: Bylaw Infractio	Transit Free : Yes d: No : No Yes ons?: n	pal Covered P Open t: shold No	arking: nStrata	Park Dist Smo	ing Access: . to School Bu .ke Detectors?	s:	
Amenities: Site Influences Features: Floor Above Above Above Above Above Above Above Above Above Above Above Above Above Above	Type Living Room Kitchen Master Bedroom Living Room Master Bedroom Living Room Living Room Kitchen Bedroom Bedroom	Dimensions 10' x 10' 10' x 10'	Floor Above Above Above Above Above Above Above Above Above	Kitche Living Master Kitche	n Room · Bedroom n Room · Bedroom n · Bedroom	10' 10' 10' 10' 10' 10' 10' 10'	ensions x 10' x 10'	Floor Above Above Above Above Above Above Above Above Above Above		Type Kitchen Bedroom Bedroom Kitchen Living Roon Master Bedi Living Roon Kitchen Master Bedi	room 1 1	Dimensions 10' x 10' 10' x 10' 0' x 10' 0' x 10'
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor Grand Total:	Above):         4,887           Below):         3,445           Basement):         3,417           (Total):         17,986 s	Suite: Crawl/Bsi	its: its: its: its: mt. Height:	Income as a Income/ann Less Op. Ex Net Op. Inco	um: p:		Bath 1 2 3 4 5 6 7 8	Floor # Above Above Above Above Above Above Above Above	of Piec 4 4 4 4 4 4 4 4 4 4 4	es Ensuite? No No No No No No No No No	Out Barn: Workshop Pool: Garage S Grg Dr Ht	z:

INVESTOR ALERT! Mixed-used building in PRIME location at the corner of Commercial Drive and E. 14th Ave. 13 residential units plus 2 commercial spaces. Potential gross income of over \$300,000 per year. 7 of the 13 residential units have been updated. (Residential Breakdown: 6 - one bedroom units, 4 - two bedroom units and 3 - three bedroom units.) Unbeatable Commercial Drive location close to skytrain and countless shops, restaurants, services and Clark Park directly across the street. Potential for redevelopment. Inquire for info package and rent roll.

			L	.uis Ay Metro Phone: http://ww	ala PRE Edge Realty 604-551-4418 ww.luisayala.ca luisayala.ca	<b>C</b> *				
Active R2500172 Board: V Duplex			123	Vanco Fair	<b>V 15TH AVE</b> ouver West view VW 5H 1R8	INUE			\$	Multifamily <b>3,480,000</b> (LP) (SP) M
Exterior: Str Foundation: Co Rain Screen: Renovations: # of Fireplaces: 5 Fireplace Fuel: Ga Nater Supply: Cit Fuel/Heating: Cit Fuel/Heat	ame - Wood ucco oncrete Perimeter ty/Municipal adiant alcny(s) Patio(s) D orch-On RATA LOT 1, PLAN IEREIN TOGETHER	N LMS4320, DIS R WITH AN INTE	ear: nbing: places:	bod Plain: bar Yard Exp: buncil Apprv? new, GST/HS ew: bmplex / Subo rvices Conne wer Type: T 526, NEW THE COMMO	): 5,050.00 South South Tinc?: : div: cted: Electricit City/Mur Total Parking: 4 Parking: Dist. to Public Tr Title to Land: Property Disc.: Fixtures Leased: Fixtures Leased: Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infractions	nicipal Covered P Open ansit: CLOSE Freehold No Yes No : No : Mixed No 5?: N	ns: mt: n Bsmt: : <b>Gas, Wa</b> Parking: <b>nStrata</b>	6 6 0 33 tter Parking Dist. to Smoke DIV 171/3	Frontage Approx. 7 Age: Zoning: Gross Ta For Tax T Tax Inc. Tour: Vi Access: L School Bus Detectors?	Year: 2020 Utilities?: No irtual Tour URL ane, Rear s: CLOSE
	ivate Yard, Recrea thWsh/Dryr/Frdg,		opping N	earby						
Main Kito Main Mas Main Bed Bsmt Fan Bsmt Bed Main Livi Main Kito Above Mas	ing Room chen ster Bedroom droom nily Room droom 1 ing Room chen	Dimensions 19'2 x 18'1 13'7 x 11'11 19'4 x 13'7 12'2 x 10'3 18'7 x 18'4 12'11 x 9'9 19'2 x 18'1 13'7 x 11'11 10'10 x 13'5 12'2 x 10'3	Floor Above	Type Office		Dimensions 8'2 x 10'8 x x x x x x x x x x x x x x x x	Floor	Ту	pe	Dimensions X X X X X X X X X X X X
Finished Floor (Mai Finished Floor (Abo Finished Floor (Bao Finished Floor (Bas Finished Floor (Tot Jnfinished Floor: Grand Total:	in): 1,189 ove): 1,190 ow): 0 sement): 1,117	Bachelor U 1 Bed Unit 2 Bed Unit 3 Bed Unit 3 Bed Unit 5q. ft. Other Unit Suite: Crawl/Bsm	s: s: s: s: t. Height:	Income as a Income/ann Less Op. Exp Net Op. Inco	um: p:	Bath 1 2 3 4 5 6 7 8	Floor Main Above Bsmt Main Above Bsmt	# of Pieces 4 3 4 4 3 4 3 4	Ensuite? No Yes No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:

Rare opportunity to own both sides of a legal strata duplex on a 5050 sq ft lot in desirable Vancouver central location. Living space with 3684 sq ft offers two duplex, total 7 bedrooms and 6 baths. Recent \$250,000 renovations include NEW roof, NEW permitted roof deck with spectacular city and mountain views, NEW window trim, NEW exterior & interior paint, NEW carpet. Current rent is Ideal for empty nesters to move into and generate income from other suite(s), or multi-generational family living. School catchment: BC's top public schools Emily Carr Elementary and Eric Hamber Secondary. Close to BC's top private schools: St. George's, WPGA, Crofton, York House. Easy access to UBC, Downtown, Richmond and YVR. Must see!

				Pre	sented by:					-	
					ala PRE	<b>:</b> ~*					
					Edge Realty						
					604-551-4418					MET	RO
					ww.luisayala.ca	1				EDG	_
					luisayala.ca					REAL	ΤΥ
ctive 2489603					5TH AVENU	IE					tifamily
oard: V					Pleasant VE				\$	2,499,00	. ,
ouplex		<u>^</u>		V	5T 2T7						(SP) M
			-	Sold Date:		Frontage (	feet):	33.01	Original I	Price: <b>\$2</b>	,700,000
15.00				Meas. Type:	Feet	# of Room	is:	28	Frontage	(metres)	: 10.06
		-//		Depth / Size (f	t.): <b>122.78</b>	Bedrooms	:	11	Approx.	Year Built	: 2020
		1		Lot Area (sq.ft	.): <b>4,052.97</b>	Beds in Bs	mt:	2	Age:		0
17/2	And and a sub-			Flood Plain:		Beds not i	n Bsmt:	9	Zoning:		RT-4N
6 6 1		I DI DI		Rear Yard Exp	North	Bathrooms	5:	11	Gross Ta	ixes:	\$5,945.3
	TRA			Council Apprv?	:	Full Baths:		8	For Tax `	Year:	2020
				If new, GST/H	ST inc?: <b>No</b>	Half Baths	:	3	Tax Inc.	Utilities?:	No
						P.I.D.: <b>01</b> :	1-252-42	72	Tour:		
				View:	· Cit	y & Partial N	Aountair	nc			
22				Complex / Sub		asant Living	Touncan	10			
		- AND - AND AND A		Services Conne		-	Gas. Sto	rm Sew	er. Water		
		Statistic Mail		Sewer Type:	City/Mu				.,		
yle of Home	: 3 Storey w/I	Bsmt.			Total Parking: 3	Covered P	Parking:	Parkir	ng Access: R	ear	
onstruction:					Parking:	Add. P			port; Multip		-
terior: oundation:	Mixed, Stuce Concrete Per				Dist. to Public T Title to Land:			Dist.	to School Bus	s: <b>500 me</b>	ter
ain Screen:	Full	lineter	Reno. Year:			Treenold No	iistiata				
enovations:	_		R.I. Plumbing		Property Disc.:						
of Fireplace			R.I. Fireplace	S:	Fixtures Leased						
ronlaco Fuol	•				Fivturec Dmud						
	: City/Municip	bal	Metered		Fixtures Rmvd: Floor Finish:	: Mixed					
ater Supply: Jel/Heating:	City/Municip Hot Water, R	Radiant			Floor Finish: Sprinklers?:	Mixed Yes		Smok	e Detectors?	: <b>Y</b>	
ater Supply: Jel/Heating: Jutdoor Area	City/Municip Hot Water, R Balcony(s), I	Radiant	Metered Patio(s) & Deck	:(s)	Floor Finish:	Mixed Yes		Smok	e Detectors?	: <b>Y</b>	
ater Supply: Iel/Heating: Iutdoor Area: Ivpe of Roof:	City/Municip Hot Water, R Balcony(s), I Asphalt	tadiant Fenced Yard, F	Patio(s) & Deck	:(s) RICT LOT 301, N	Floor Finish: Sprinklers?: Bylaw Infraction	Mixed Yes ns?: n	STRICT	Smok	e Detectors?	: <b>Y</b>	
ater Supply: Jel/Heating: Jutdoor Area: Jpe of Roof: Legal:	City/Municip Hot Water, R Balcony(s), I Asphalt	tadiant Fenced Yard, F	Patio(s) & Deck		Floor Finish: Sprinklers?: Bylaw Infraction	Mixed Yes ns?: n	STRICT	Smok	e Detectors?	: <b>Y</b>	
Yater Supply: Jel/Heating: Jutdoor Area: <u>ype of Roof:</u> Legal: menities:	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO	Radiant Fenced Yard, F CK 98, PLAN V	Patio(s) & Deck /AP5112, DIST	RICT LOT 301, N	Floor Finish: Sprinklers?: Bylaw Infraction	Mixed Yes ns?: n STER LAND DI			e Detectors?	: <b>Y</b>	
ater Supply: el/Heating: utdoor Area: <u>ype of Roof:</u> gal: nenities: te Influence:	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc	Patio(s) & Deck /AP5112, DIST xess, Private Se		Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS	Mixed Yes ns?: n STER LAND DI Nearby, Shop	oping Nea	arby			arm, Sprink
ater Supply: iel/Heating: utdoor Area: ype of Roof: gal: nenities: te Influence: patures:	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/	Patio(s) & Deck /AP5112, DIST xess, Private Se	RICT LOT 301, N htting, Private Ya Waste, Heat Re	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS	Mixed Yes ns?: n STER LAND DI Nearby, Shop	oping Nea	arby p, Securit			
ater Supply: Jel/Heating: Jutdoor Area: Area of Roof: Egal: menities: te Influence: Door	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/	Patio(s) & Deck /AP5112, DIST ress, Private Se DW, Disposal - nsions Floor	RICT LOT 301, N etting, Private Ya Waste, Heat Re Type	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS	Mixed Yes ns?: n GTER LAND DI Nearby, Shop n - Built In, F	oping Nea Lange Toj	arby p, Securit r F	<b>ty System, S</b> Type <b>∹oyer</b>		
ater Supply: Jel/Heating: Jutdoor Area: Area of Roof: Area of	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13' 5 13'6 3	Patio(s) & Deck AP5112, DIST ress, Private Se DW, Disposal - nsions Floor (13' Abo (8'6 Abo	RICT LOT 301, N etting, Private Ya Waste, Heat Re Type ve Maste ve Bedro	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS ord, Recreation cov. Vent., Ove	Mixed Yes hs?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2	pping Nea tange Top Floor Below Below	arby p, Securit r F	<b>ty System, S</b> Type <b>=oyer</b> <b>=oyer</b>	Smoke Al	Dimensions 9' x 3'2 9' x 5'
ater Supply: iel/Heating: utdoor Area: ype of Roof: gal: menities: te Influence: atures: loor fain fain fain	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen Dining Room	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13' 5 13'6 3 14' 3	Patio(s) & Deck AP5112, DIST ress, Private Se DW, Disposal - nsions Floor (13' Abor (3'6 Abor (9'6 Abor	RICT LOT 301, N etting, Private Ya Waste, Heat Re Type ve Maste ve Bedro ve Walk-	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS ord, Recreation cov. Vent., Ove r Bedroom om In Closet	Mixed Yes hs?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5'	Floor Below Below Bsmt	arby p, Securit r F	ty System, S Type Toyer Toyer Toyer Living Room	Smoke Ala	Dimensions 9' x 3'2 9' x 5' 13'6 x 12'
ater Supply: Jel/Heating: Jutdoor Area: Jpe of Roof: egal: menities: te Influence: Eatures: loor fain fain fain fain	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13' 5 13'6 3	Patio(s) & Deck AP5112, DIST ress, Private Se DW, Disposal - nsions Floor (13' Abor (8'6 Abor (9'6 Abor (10'6 Abor	RICT LOT 301, N etting, Private Ya Waste, Heat Re Type ve Maste ve Bedro ve Walk- ve Walk-	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS ord, Recreation cov. Vent., Ove	Mixed Yes ns?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2	pping Nea tange Top Floor Below Below	arby p, Securit r F L	<b>ty System, S</b> Type <b>=oyer</b> <b>=oyer</b>	Smoke Ala	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3
Yater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities: te Influence: eatures: loor Main Main Main Main Main Main	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca CithWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13'o 13'o 13'o 13'o 13'o 13'o 13'o 13'o	Patio(s) & Deck AP5112, DIST cess, Private Se DW, Disposal - nsions Floor (13' Abor (3'6 Abor (2'6 Abor (2'6 Abor (2'6 Abor (2'6 Abor (2'6 Abor (2'6 Abor	RICT LOT 301, N etting, Private Ya Waste, Heat Re Type ve Maste ve Bedrov ve Walk- ve Walk- ve Maste ve Maste	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Ove r Bedroom In Closet In Closet r Bedroom r Bedroom r Bedroom	Mixed Yes ns?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3	Floor Below Besmt Bsmt Bsmt Bsmt	arby p, Securit r F L H F	ty System, S Type Soyer Soyer Living Room Citchen Master Bedr Bedroom	Smoke Ala n room	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6
Yater Supply: Jel/Heating: Lutdoor Area: A	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO CithWsh/Dry Type Living Room Kitchen Dining Room Living Room Kitchen Living Room Kitchen	tion, Lane Acc yr/Frdg/Stve/ Dimer 13's 13'6 > 13'6 > 13'6 > 13'6 > 13'6 > 13'6 > 13'6 > 13'6 > 13'6 >	Patio(s) & Deck VAP5112, DIST vess, Private Se DW, Disposal - nsions Floor (13' Abor (3'6 Abor (2'6 Abor (10'6 Abor (2'6 Abor)(2'6 Abor (2'6 Abor (2'6 Abor)(2'6 Abor (2'6 Abor)(2'6 Abor (2'6 Abor)(2'6 Abor)	RICT LOT 301, N atting, Private Ya Waste, Heat Re Type ve Maste ve Bedrov ve Walk- ve Walk- ve Maste ve Maste ve Maste ve Maste	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Ove r Bedroom In Closet In Closet r Bedroom r Bedroom om	Mixed Yes ns?: n 5TER LAND DI Nearby, Shop n - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3 10'6 x 9'6	Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt	arby p, Securit r F L H F	ty System, S Type Foyer Foyer Living Room Gitchen Master Bedr Bedroom Walk-In Clo	Smoke Ala n room	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6 4' x 3'3
Yater Supply: Jel/Heating: Jutdoor Area: Ype of Roof: egal: menities: te Influence: atures: loor Main Main Main Main Main Main Main	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca CithWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13'o 13'o 13'o 13'o 13'o 13'o 13'o 13'o	Patio(s) & Deck AP5112, DIST AP5112, DIST AP5112, DIST Ap512, DIST	RICT LOT 301, N etting, Private Ya Waste, Heat Re Ve Maste Ve Bedrov Ve Walk- Ve Walk- Ve Maste Ve Maste Ve Maste Ve Maste Ve Maste	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS ard, Recreation cov. Vent., Ove r Bedroom In Closet In Closet r Bedroom r Bedroom om om	Mixed Yes ns?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3	Floor Below Besmt Bsmt Bsmt Bsmt	arby p, Securit r F L H F	ty System, S Type Soyer Soyer Living Room Citchen Master Bedr Bedroom	Smoke Ala n room	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6
ater Supply: Jel/Heating: Jutdoor Area: Area of Roof: Area of	City/Municip Hot Water, R Balcony(s), I Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room Kitchen Bedroom	tadiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13' 5 13'6 5 14' 5 13'6 3 13' 6 9'6 5 13' 3 8'6 5 11' 5 3' 3	Patio(s) & Deck AP5112, DIST AP5112, DIST AP5112, DIST Ap512, DIST	RICT LOT 301, N Atting, Private Ya Waste, Heat Re Waste, Heat Re Maste Ve Maste Ve Walk- Ve Walk- Ve Maste Ve Maste Ve Maste Ve Maste Waste Ve Bedroo W Bedroo W Bedroo	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS ord, Recreation cov. Vent., Ove r Bedroom In Closet In Closet r Bedroom r Bedroom om om	Mixed Yes ns?: n TER LAND DI Nearby, Shop n - Built In, R Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3 10'6 x 9'6 10' x 9'6	Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt	arby p, Securit r F L H F	ty System, S Type Foyer Foyer Living Room Gitchen Master Bedr Bedroom Walk-In Clo	Smoke Ala n room	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6 4' x 3'3 6' x 5'
ater Supply: Jel/Heating: Jutdoor Area: Area of Roof: Area of	City/Municip Hot Water, F Balcony(s), I Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room Kitchen Edroom Foyer Foyer (Main):	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13'o 13'6 > 13'6 > 13'6 > 13'6 > 13'6 > 13'6 > 13'5 > 13'6 > 13' >	Patio(s) & Deck AP5112, DIST AP5112, DIST AP5112, DIST Ap5112, DIST Ap512, DIS	RICT LOT 301, N Atting, Private Ya Waste, Heat Re Waste, Heat Re Maste Ve Maste Ve Walk- Ve Walk- Ve Maste Ve Maste Ve Maste Ve Maste Waste Ve Bedroo W Bedroo W Bedroo	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Ove r Bedroom In Closet In Closet r Bedroom r Bedroom om om om om	Mixed Yes ns?: n TER LAND DI Nearby, Shop n - Built In, R Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3 10'6 x 9'6 11' x 8'6 11' x 8' Bath	Floor Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby p, Securit F E E E E E	ty System, S Type Foyer Foyer Living Room Vitchen Master Bedr Bedroom Walk-In Clo Porch S Ensuite?	Smoke Ali n room set	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6 4' x 3'3 6' x 5' x
ater Supply: Jel/Heating: Jutdoor Area: A	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca CithWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room Kitchen Bedroom Foyer Foyer (Main): (Above):	tadiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13' 5 13'6 5 14' 5 13'6 5 9'6 5 13' 5 8'6 5 11' 5 3' 5 4' 5 1,646 1,611	Patio(s) & Deck AP5112, DIST AP5112, DIST AP5112, DIST Ap5112, DIST Ap512, DIS	RICT LOT 301, N atting, Private Ya Waste, Heat Re Waste, Heat Re Maste We Maste We Walk- Ve Walk- Ve Maste We Maste We Maste We Bedroo W Bedroo W Bedroo W Bedroo W Bedroo M Bedroo	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Over r Bedroom In Closet In Closet r Bedroom r Bedroom om om om om om	Mixed Yes ns?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3 10'6 x 9'6 10' x 9'6 11' x 8'6 11' x 8' Bath 1	Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby p, Securit r F L H H E V F V F V F V F V V S V V S V V S V V S V V S V V V V	ty System, S Type Toyer Toyer Living Room Gitchen Master Bedr Bedroom Walk-In Clo Porch S Ensuite? No	Smoke Ala room set Dut Barn:	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6 4' x 3'3 6' x 5' x x x tbuildings
ater Supply: Jel/Heating: Jutdoor Area: Area of Roof: Area: Area of Roof: Area:	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room Kitchen Bedroom Foyer Foyer (Main): (Above): (Below):	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13'5 13'6 13'6 13'5 13'6 13'5 13'5 13'5 13'5 13'5 13'5 13'5 13'5	Patio(s) & Deck AP5112, DIST AP5112, DIST AP5112, DIST Ap5112, DIST Ap512, DIS	RICT LOT 301, N etting, Private Ya Waste, Heat Re Waste, Heat Re Maste Ve Maste Ve Walk- Ve Walk- Ve Maste Ve Maste	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Over r Bedroom om In Closet In Closet r Bedroom r Bedroom om om om om om	Mixed Yes ns?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3 10'6 x 9'6 10' x 9'6 11' x 8'6 11' x 8' Bath 1 2	Floor Floor Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby p, Securit f F L H K F V F V F V V F V V V V V V V V V V V	ty System, S Type Toyer Toyer Living Room Kitchen Master Bedr Bedroom Walk-In Clo Porch s Ensuite? No Yes	Smoke Ala 'oom set Barn: Workshop	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6 4' x 3'3 6' x 5' x x x tbuildings
ater Supply: Jel/Heating: Jutdoor Area: Area of Roof: Area: Area of Roof: Area:	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room Kitchen Bedroom Foyer Foyer (Main): (Above): (Basement):	tadiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13' 5 13'6 5 14' 5 13'6 5 9'6 5 13' 5 8'6 5 11' 5 3' 5 4' 5 1,646 1,611	Patio(s) & Deck AP5112, DIST AP5112, DIST AP5112, DIST Ap5112, DIST Ap512, DIS	RICT LOT 301, N atting, Private Ya Waste, Heat Re Waste, Heat Re Maste We Maste We Walk- Ve Walk- Ve Maste We Maste We Maste We Bedroo W Bedroo W Bedroo W Bedroo W Bedroo M Bedroo	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Over r Bedroom In Closet In Closet r Bedroom r Bedroom om om om om om om om	Mixed Yes ns?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 × 10'4 14'9 × 15'2 6' × 5' 5' × 6'6 23'9 × 12'3 20' × 11'3 10'6 × 9'6 11' × 8'6 11' × 8'6 11' × 8' Bath 1 2 3 4	Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby p, Securit r F L H H E V F V F V F V F V V S V V S V V S V V S V V S V V V V	ty System, S Type Toyer Toyer Living Room Gitchen Master Bedr Bedroom Walk-In Clo Porch S Ensuite? No	Smoke Ala room set Barn: Workshop Pool:	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'3 4' x 3'3 6' x 5' x x x tbuildings
Ater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities: te Influence: eatures: floor flain floor	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room Kitchen Bedroom Foyer (Main): (Above): (Basement): (Total):	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13' 5 13'6 5 14' 5 13'6 5 9'6 5 13' 5 8'6 5 13' 5 13' 5 9'6 5 13' 5 14' 5 13' 5 9'6 5 13' 5 14' 5 13' 5 9'6 5 13' 5 14' 5 13' 5 14'	Patio(s) & Deck AP5112, DIST ress, Private Se DW, Disposal - hsions Floor (13' Abor (8'6 Abor (9'6 Abor (9) Belo (9) Belo (9	RICT LOT 301, N etting, Private Ya Waste, Heat Re Waste, Heat Re ve Bedroo ve Walk- ve Walk- ve Walk- ve Maste ve Maste ve Maste ve Bedroo w Bedroo w Bedroo w Bedroo w Bedroo w Bedroo w Bedroo k Bedroo	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Over r Bedroom In Closet In Closet r Bedroom r Bedroom om om om om om om om	Mixed Yes ns?: n STER LAND DI Nearby, Shop en - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3 10'6 x 9'6 11' x 8'6 11' x 8' Bath 1 2 3 4 5	Floor Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby p, Securit F E E E V F E V F E V F E V F E V F E V F E V F E V F E V F F F F	ty System, S Type Toyer Toyer Living Room Kitchen Master Bedr Master Bedr Master Bedr Master Bedr Master Bedr Master Bedr Sedroom Walk-In Clo Porch S Ensuite? No Yes Yes Yes No	Smoke Ala 'oom set Barn: Workshop	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'3 6' x 5' x x tbuildings
uel/Heating: utdoor Area: ype of Roof: egal: menities: ite Influence: eatures: floor Main Main Main Main Main Main Main Main	City/Municip Hot Water, F Balcony(s), F Asphalt LOT 14, BLO S: Central Loca ClthWsh/Dry Type Living Room Kitchen Dining Room Kitchen Living Room Kitchen Bedroom Foyer (Main): (Above): (Basement): (Total):	Radiant Fenced Yard, F CK 98, PLAN V tion, Lane Acc yr/Frdg/Stve/ Dimer 13's 13'6 > 13'6 > 13'6 > 13'3 13'6 > 13'5 > 13'6 > 13' > 14' >	Patio(s) & Deck Patio(s) & Deck PAP5112, DIST Particle Second Particle	RICT LOT 301, N etting, Private Ya Waste, Heat Re Waste, Heat Re ve Bedroo ve Walk- ve Walk- ve Walk- ve Maste ve Maste ve Maste ve Bedroo w Bedroo w Bedroo w Bedroo w Bedroo w Bedroo w Bedroo k Bedroo	Floor Finish: Sprinklers?: Bylaw Infraction EW WESTMINS and, Recreation cov. Vent., Over r Bedroom In Closet In Closet r Bedroom om om om om om om om om om om om om	Mixed Yes ns?: n STER LAND DI Nearby, Shop n - Built In, F Dimensions 11'8 x 10'4 14'9 x 15'2 6' x 5' 5' x 6'6 23'9 x 12'3 20' x 11'3 10'6 x 9'6 11' x 8'6 11' x 8'6 11' x 8' Bath 1 2 3 4 5 6	Floor Floor Below Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Floor Floor Above Above Bsmt	arby p, Securit f, F L H E V F V F V F V V S S 3 3 3	ty System, S Type Toyer Toyer Living Room Kitchen Master Bedr Bedroom Walk-In Clo Porch S Ensuite? No Yes Yes Yes Yes	Smoke Ala room set Barn: Workshop Pool: Garage Si	Dimensions 9' x 3'2 9' x 5' 13'6 x 12' 10'6 x 9'3 11'3 x 10'8 10'6 x 9'6 4' x 3'3 6' x 5' x x tbuildings

Development opportunity in desirable Mount Pleasant area. RM4-N zoning with 4 dwelling units approved, approx 5000 sq ft built in total. Property has approved development Permit (prior to letter) & building permit allowing conversion from 1 Family Dwelling to a 4 Family Dwelling. SELLING ENTIRE PROJECT - property along with Building Permits, Land Survey, Arch. Plans, Arborist Report, Eng Report, Abs Report, Geotech Report, Oil Tank Scan, Structural Report and much more! Unit to be freehold strata - non conforming with no maintenance fees. Lot Value. Drive by. Bring offer motivated to sell.

			L	Luis Ay Metro Phone: http://ww	anted by: ala PR Edge Realty 604-551-4418 ww.luisayala.ca	3	<				
Active R2352810 Board: V Duplex				Vanco	ALT STREI Duver East toria VE 5N 2Z9	ET				\$	Multifamily <b>3,000,000</b> (LP) (SP) <mark>M</mark>
			Me De Lo Fla Cc If Via	old Date: eas. Type: epth / Size (ft ot Area (sq.ft. cood Plain: ear Yard Exp: puncil Apprv? new, GST/HS ew: omplex / Subo	): <b>5,879.00</b> : ST inc?: <b>Yes: M</b>	# Be Be Ba Fu Ha P.	athrooms Ill Baths alf Baths I.D.: <b>00</b>	ns: : mt: n Bsmt: s:	7 7 0	Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	+-,
Construction: Fr Exterior: Vi Foundation: Co	Storey w/Bsmt. rame - Wood inyl oncrete Perimeter		Se Se		Total Parking: Parking: Dist. to Public Title to Land:	<b>12</b> (	Covered F Carpo	Parking: 3 rt & Gara	B Parking	yer, Wate Access: F School Bu	ront
Dutdoor Area: R	ot Water, Natural	Reno. Y R.I. Plur R.I. Fire Metered Gas, Radiant	mbing: places:		Property Disc. Fixtures Lease Fixtures Rmvc Floor Finish: Sprinklers?: Bylaw Infracti	ed: No : i: : Lam Yes	inate, W	/all/Wal		Detectors?	: P
egal: LC Amenities: No Site Influences: Co	OT 1, BLOCK 8, PL/ one entral Location lthWsh/Dryr/Frdg		ISTRICT	LOT 393, GR	OUP 1, NEW	WESTN	<b>1INSTER</b>	LAND D	DISTRICT, C	DF LOT 1	
Main Dir Main Kit Main Ma Main Be Main Be Above Liv Above Dir Above Dir Above Kit	ving Room ning Room schen Ister Bedroom 2 droom droom ving Room ning Room schen	Dimensions 16'5 x 12'3 11'2 x 8'4 11'9 x 9'1 11'10 x 10'8 13' x 8'10 9'3 x 9'1 16'5 x 12'3 11'2 x 8'4 11'9 x 9'1 11'10 x 10'8	Floor Above Above Below Below Below Below Below Below Below	Type Bedroo Den Living Dining Kitche Master Bedroo Utility	om Room Room n · Bedroom	13' 9'3 8'8 10'6 9'9 9'10 9'10	ensions x 8'10 x 9'1 x 7'8 x 10'2 x 9' x 8'10 x 8'7 x 8'3 x 6' x	Floor	Ту	rpe	Dimension X X X X X X X X X X X X X X
Finished Floor (Ma Finished Floor (Ab Finished Floor (Bel Finished Floor (Bes Finished Floor (Tof Unfinished Floor: Grand Total:	ove): <b>1,300</b> low): <b>808</b> sement): <b>0</b>	Suite: Crawl/Bsm sq. ft. Basement	s: s: s: s: nt. Height:	Income as a Income/ann Less Op. Ex Net Op. Inco <b>ished</b>	um: p:		Bath 1 2 3 4 5 6 7 8	Floor Main Main Above Above Above Below	# of Pieces 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Ensuite? Yes No Yes Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:

Property MUST be sold along with 2219 Kingsway (details on commercial MLS # C8024608). Legal duplex very well setup for revenue producing but value is in the long term development opportunities when combined with 2219 Kingsway. Buyer to confirm to their satisfaction the current & future possibilities.

inished Floor Infinished Floor			Suite: Crawl/Bsm	+ LLate	h+1		6				Grg Dr Ht	
Inisned Floor			Other Unit		Net Op. Inco		4	Above	3	No	Garage Sz	
inished Floor inished Floor		0 2	L Bed Unit 2 Bed Unit 3 Bed Unit	s:	Income/ann Less Op. Exp		1 2 3	Main Above Bsmt	3 3 3	No No No	Barn: Workshop Pool:	)/Shed:
nished Floor			Bachelor l		Income as a	t:	Bath	Floor	# of Pieces	Ensuite?		buildings
bove bove	Living Room Bedroom	1' x 1' x					x					X X
bove	Bedroom	1' x	1'				x					x
bove bove	Living Room Bedroom	1' x 1' x					x x					x x
elow hovo	Bedroom	1'x					x					x
elow	Living Room	1' x	1'				x					x
1ain 1ain	Bedroom Bedroom	1' x 1' x					x x					x x
1ain 1ain	Living Room	1' x					x					x
loor	Type	Dimens	sions	Floor	Туре	I	Dimensions	Floor	Ту	/pe		Dimensions
ite Influences eatures:	: Central Location Refrigerator, Sto	,	ess, Recr	eation	Nearby, Shoppi	ng Nearby						
egal: .menities:	LOT A, BLOCK 20 None	, FLAN VAI	- 3032, D	131 KI	CI LUI 302, GR	OUF 1, NEW WE	31 PILINS   EF		JISIRICI, (	JF LU13 9	<b>X 10</b>	
ype of Roof:			05020 0	ICTDT			CTMINCTER				9.10	
outdoor Area:	None					Bylaw Infractions			SHUKE			
Vater Supply: uel/Heating:	City/Municipal Forced Air, Natu	ral Gas	Meterec				Mixed No		Smoke	Detectors?	: <b>Y</b>	
replace Fuel:				•		Fixtures Rmvd:	:					
enovations: of Fireplaces	: 0		R.I. Plui R.I. Fire	5		Property Disc.: I Fixtures Leased:						
ain Screen:			Reno. Y			Duonoutry Diss	Ne					
oundation:	Concrete Perime	eter				Title to Land:		onStrata		, school bu		
onstruction: xterior:	Frame - Wood Wood					Parking: Dist. to Public Tra		e; Single		School Bu	<b>.</b> .	
,	3 Storey w/Bsm	t.			/po.	Total Parking: 3	Covered I		-	g Access: R	ear	
<u> </u>	the strange				Services Connection Sewer Type:	cted: Electricit City/Mun		Gas, Sa	nitary Sev	ver, wate	er.	
					Complex / Subc			<b>C</b> C				
					View:	Yes: City						
							P.I.D.: <b>01</b>	1-063-6	537	Tour:		
					If new, GST/HS	ST inc?:	Half Baths	-	0		Utilities?:	No
					Council Apprv?:	:	Full Baths	:	4	For Tax	Year:	2020
					Rear Yard Exp:	North	Bathroom		4	Gross Ta	xes:	\$9,791.4
		1			Flood Plain:	,	Beds not i		-	Zoning:		JU I1
STRANGERY					Lot Area (sq.ft.		Beds in Bs		0	Approx. Age:		90
C.					Meas. Type: Depth / Size (ft	Feet	# of Roon Bedrooms		10 6	-	(metres): Year Built:	
					Sold Date:		Frontage		33.00	-	Price: <b>\$4</b> ,	-
ourplex		1.0000	_		V5	5Y 1N3						(SP) M
Board: V						Pleasant VW				\$	4,000,00	. ,
ctive 2495138						TH AVENUE						ifamily
					เมรษ	luisayala.ca						
						ww.luisayala.ca					EDG real	
						Edge Realty 604-551-4418					MET	
							C*					

Potential Development Site. 33 x 122 lot. Light Industrial Zoning. Currently a 4 unit Multi Family Conversion with 2 one bedroom suites & 2 two bedroom suites. The property is located in the vibrant & beautiful Mount Pleasant Area at 8th & Alberta. Within walking distance to Parks Restaurants, Stores, Schools, Granville Island and the Olympic Village. Just a 10 minute drive to downtown, a 27 minute drive to YVR Airport and minutes away from Vancouver's world class public transportation. A 94 Walking Score, 93 Transit Score and a 94 Bike Score. All measurements and age are approximate. Buyer to verify all information.

Sold Date:       Frontage (fect):       51.85       Original Price:       \$2,188,000         Meas: Type:       Feet       # of Rooms:       6       Approx. Year Built:       197         Meas: Type:       Feet       Bedronoms:       6       Approx. Year Built:       195         Lot Area (sq.ft.):       6,090.00       Beds not in Bsmt:       0       Approx. Year Built:       63         Courcit Appro:       Full Baths:       0       Aprox. Year Built:       195       Courcit Approx.       Full Baths:       0       Aprox. Year Built:       63         Courcit Appro:       Full Baths:       3       For Tax Year:       2020       Courcit Approx.       Full Baths:       0       Aprox.       Year Built:       2020         Sold Date:       Freet       Full Baths:       0       Aprox.       Year Built:       2020       For Tax Year:       2020         Construction:       Free Meride:       Screet yw (Jsmt.       For Tax Year:       Courcit Approx.       Year City/Municipal       Parking:       For Tax Year:       2020       Data:				-		nted by:		,					<b>\</b>
Active R24933529 Board: V Duplex       G391 BEATRICE STREET Vancouver East (SP)       Multifamily S2,188,000 (P) (SP) (SP) 315       Multifamily S2,188,000 (P) (SP) (SP) 315         Sold Date: (SP) 2015       Frontage (fred:): S14       S14 Date: (SP) 215,80 (Pp) / Size (ft.): 11,45       Frontage (fred:): S14       S14 Date: (SP) 215,80 (Pp) / Size (ft.): 11,45       Original Price: 52,188,000 (P) (SP) 315       Original Price: 52,188,000 (P) (SP) 315       Approx: S2,188,000 (P) (SP) 315       Approx: S2,188,000 (P) (SP) 315       Mathematical S2,000 (P) (SP) 315       S14 Date: (SP) (SP) 315       Frontage (fred:): S1,43       S14 Date: (SP) 415       Original Price: 52,183       Original Price: 53,183       Orig				L	Metro E Phone: 6 http://ww	Edge Realty 04-551-4418 w.luisayala.ca		•				EDG	Ē
Diplex     VSP 3/5     (CP)       Sold Date:     Frontage (frect):     51.85     Original Price:     \$2,188,000       Mass Type:     Feet     # of Rooms:     14     Frontage (frect):     \$1.85     Original Price:     \$2,188,000       Mass Type:     Feet     # of Rooms:     14     Frontage (frect):     \$1.85     Original Price:     \$2,188,000       Mass Type:     Feet     # of Rooms:     14     Frontage (frect):     \$1.43     Frontage (metric:     \$3,000       Beds not in Bant:     0     Age:     \$3     Gross Taxes:     \$5,143       Council Appr?:     Full Baths:     0     Tax Inc. Utilities?:     No       Council Appr?:     Full Baths:     0     Tax Inc. Utilities?:     No       Style of Home:     2     Storey W/Bant.     Council Appr?:     Full Baths:     0     Tax Inc. Utilities?:     No       Style of Home:     2     Storey W/Bant.     Complex / Subdiv:     Second     Garage; Double     Dist. to School Bus:     Tax Inc. Utilities?:     No       Style of Home:     2     Storege     Frame: Wood     Second     Forest Rear	R2493529	•		6	391 BEAT Vanco	RICE STR uver East	EET				\$		<b>D</b> (LP)
Mass. Type:       Feet       # of Rooms:       14       Frontage (metres): 15.80         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Depth / Size (ft.): 117.45       Bedrooms:       3       Goros Taxx *ear:       2020         If end pethods:       Council Approv?:       Full Baths:       0       Tax Lo: Utilities?: No         Parking / Size (ft.): 107.45       Bedrooms:       Council Approv?:       Full Baths:       0       Tax Lo: Utilities?: No         Stef of Inone:       2 Storey w/Bant.       Council Approv?:       Covered Parking: 2       Parking Access: Rear         Stef of Inone:       2 Storey w/Bant.       Covered Parking: 2       Covered Parking: 2       Detk: to School Bus:         Title to Land:       Freehold NonStrata       Freehold NonStrata       Freehold NonStrata<													(SP) M
Mass. Type:       Feet       # of Rooms:       14       Frontage (metres): 15.80         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Depth / Size (ft.): 117.45       Bedrooms:       6       Approx. Year Built: 1957         Edd Area (sq.ft.): 6,090.00       Beds in Bint:       0       Age:       51.42         Flood Plain:       Beds on th Bismt:       0       Age:       51.72         Flood Plain:       Beds on th Bismt:       0       Gross Taxe:       55.143         Council Approv2:       Full Baths:       3       For Tax Year:       2020         If new, GST/HST inc?:       Haif Baths:       0       Tax Inc. Utilities?: No       P.I.D.: 009-602-810         Style of Home:       2 Storey w/Bant.       Council Approv?:       Councel Parking: 4       Councel Parking: 2       Parking Access:       Rear         Style of Home:       2 Storey w/Bant.       Councel Parking:       Courcel Parking: 4       Dist. to School Bus:       Tax Inc. Utilities?:       No         Style of Home:       2 Storey w/Bant.       Freehold NonStrata       Parking:       Parking Access:       Rear         Style of Home:       2 Storey W/Bant.       Rear Over Marking: 2       Parking Access:       Four Howell Parking:       Dis				So	ld Date:		Fr	ontage (	(feet):	51.85	Original	Price: <b>\$2,</b> :	188,000
Apple:       6.3         Flood Plain:       0       Age:       6.3         Flood Plain:       Beds not in Bsmt:       6       Zoning::       RT-2         Read Plain:       Beds not in Bsmt:       6       Zoning::       RT-2         Read Plain:       Beds not in Bsmt:       6       Zoning::       RT-2         Council Appr/2:       Full Baths:       3       For Tax Year:       2020         If new, GST/HST in C?:       Half Baths:       0       Tax Inc., Utilities?:       No         P.I.D::090-602-810       Tour:       Vev::       :       :       Complex / Subdiv:       Services Connected:       Electricity, Sanitary Sewer, Storm Sewer         Style of Hom:       2 Storey w/Bsmt.       Trame - Wood       Strucco       Garage; Double       Dist. to School Bus:       Dist. to School Bus:       Title to Land:       Freehold NonStrata         Trade Score:       R.I. Fireplaces: 0       R.I. Fireplaces: 0       Fixtures Ravis: :       Smoke Detectors?: N       Byow Matchers?: No       Smoke Detectors?: N         Stores:       Read: Not Nater       No       Smoke Detectors?: N       Byow Matchers?: No       Smoke Detectors?: N       Smoke Detectors?: N         Very:       Concrete Perimeter       Stores:       Read Struct Parion: 4<	* 1			Me	eas. Type:	Feet	#	of Roon	ns:	14	Frontage	(metres):	15.80
Flood Plain:       Beds not in Bsmt:       6       Zoning:       RT-2         Rear Yard Exp:       Bathrooms:       3       Gross Taxes:       \$5,13         Council Apprv2:       Full Baths:       3       For Tax Inc. Utilities?:       No         Profile       Studiu       Profile       2020         If new, GST/HST inc?:       Half Baths:       0       Tax Inc. Utilities?:       No         Profile       Studiu:       Tour:       Profile       Tour:       Profile       Studiu:	4	A REAL PROPERTY OF		De	epth / Size (ft.	): <b>117.45</b>	Be	edrooms	:	6	Approx.	Year Built:	1957
Rear Yard Exp:       Bathrooms:       3       Gross Taxes:       \$5,143         Council Appr/2:       Full Baths:       3       For Tax Year:       2020         Linew, GST/HST Inc?:       Half Baths:       0       Tax Inc. Utilities?:       No         Pill.D::       000-602-810       Tour:       Tour:       View:       :         View:       :       :       Concrete Parking:       Parking Access:       Rear         Ontrol Tepplace V       Succo       Concrete Parking:       Covered Parking:       Parking Access:       Rear         Of Fleplaces:       0       R.I. Fleplaces:       0       Fathered       Dist. to School Bus:         Succo       Concrete Parimeter       Ref. Parking:       Covered Parking:       Parking Access:       Rear         of Fleplaces:       0       R.I. Fleplaces:       0       Future Rnnot:       Dist. to School Bus:         Storent:       Rear (Yard Exp:       No       Smidlers:       No       Smidlers:       No         Storent:       Rear (Yard Exp:       No       Smidlers:       No       Smidlers:       No       Smidlers:       No         Storent:       Rear (Yard Exp:       No       Smidlers:       No       Smidlers:       No<				Lo	t Area (sq.ft.)	6,090.00	Be	eds in Bs	smt:	0	Age:		63
Council Apprv?:       Full Baths:       3       For Tax Year:       2020         If new, GST/HST inc?:       Half Baths:       0       Tax Inc. Utilities?:       No         Pl.D.:       009-602-810       Tour:       Tour:       View:       ::         View:       ::       Complex / Subdiv:       Secondary       Secondary       Secondary       Secondary         View:       ::       Complex / Subdiv:       Secondary       Secondary       Parking Access: Rear         Succo       Succo       Total Parking:       Garage; Double       Dist. to School Bus:       Dist. to School Bus:         Unidation:       Concrete Perimeter       Total Parking:       Garage; Double       Dist. to School Bus:       Dist. to School Bus:         Unidation:       Concrete Perimeter       Total Parking:       Property Disc.: Yes       Fixtures Lessed: No :       Fixtures Lessed: No :       Fixtures Lessed: No :       Smoke Detectors?: N         Baseboard, Into Water       Metered       Property Disc.: Yes       Smoke Detectors?: N       Smoke Detectors?: N       Smoke Detectors?: N         Property Disc.:       Stard Counder Stard       Smoke Detectors?: N       Smoke Detectors?: N       X         SprintRest:       Stard Loading Area       Stong Access: Rear       Smoke Detectors?: N </td <td>. 1</td> <td>TT</td> <td></td> <td>Flo</td> <td>ood Plain:</td> <td></td> <td>Be</td> <td>eds not i</td> <td>n Bsmt:</td> <td>6</td> <td>Zoning:</td> <td></td> <td>RT-2</td>	. 1	TT		Flo	ood Plain:		Be	eds not i	n Bsmt:	6	Zoning:		RT-2
If new, GST/HST inc?       Half Baths:       0       Tax Inc. Utilities?:       No         P1.D.: 009-602-810       Tour:         Vew:       :       :       Complex / Subdiv:         Services Connected:       Electricity, Sanitary Sewer, Storm Sewer         Services Connected:       Ristros Rundi         Below       R.I. Fireplaces:       O         All Fireplaces:       O       Fistures Rundi         Services Contracted Services       Fistures Rundi       Sinkers Rundo         Below       Kitchen       10° x10°       Sinkers Rundo         Services Contracted Services Service       Sinkers Rundo       X       X         Service Contracted Services Service				Re	ar Yard Exp:		Ba	athroom	s:	3	Gross Ta	ixes:	\$5,143.0
If new, GST/HST inc?:       Half Baths:       0       Tax Inc. Utilities?: No         P.I.D.: 009-602-810       Tour:         View:       :       :         Complex / Subdiv:       Santary Sewer, Storm Sewer         Sever Type:       City/Municipal         View:       :       :         Sever Type:       City/Municipal         View:       :       :         Sever Type:       Concrete Perimeter       City/Municipal         Praing:       Concrete Perimeter       Garage; Double         Dist. to Public Transti:       Total Parking: 4       Covered Parking: 2         Sever Type:       Concrete Perimeter       Dist. to Public Transti:       Dist. to School Bus:         Dist. to Public Transti:       Property Disc:: Yes       Fitures Ravdi:       Dist. to School Bus:         Utdoor Area:       Balcony(s) Patio(s) Dck(s)       Metered       Sinde Pathing:       Sinde Detectors?: N         Sequer:       Starter Balcony(s) Patio(s) Dck(s)       Metered       Floor Finish:       Hardwood, Laminate, Wall/Wall/Mixed         Sequer:       Shared Laundry       Elony Rinish:       Hardwood, Laminate, Wall/Wall/Mixed       Sinde Edetors?: N         Sequer:       Shared Laundry       Elow       Main Kitchen       15' x10'				Contract of Contract of Contract	•		Fu	ull Baths	:	3	For Tax		
P.I.D.: 009-602-810       Tour:         View:       :         View:       :         Complex / Subdiv:         Services Connected:       Electricity, Sanitary Sewer, Storm Sewer         Swer Type:       City/Municipal         View:       :         Services Connected:       Electricity, Sanitary Sewer, Storm Sewer         Sundation:       Concrete Perimeter         and Screen:       R.I. Plumbing:         enovations:       R.I. Plumbing:         enovations:       R.I. Plumbing:         enovations:       R.I. Plumbing:         enovations:       R.I. Fireplaces: 0         enovations:       R.I. Fireplaces: 0         enovations:       R.I. Fireplaces: 0         enovations:       R.I. Fireplaces: 0         enovations:       Soriel Resht         allory Spatial       Diff. Finales:         uel(Heating:       Baseboard, Hot Water         gala:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT         telnfluence:       Contral Location, Lane Access, Private Yard, Shopping Nearbat         startures:       Schared Laundry         telnfluence:       Eduction Name         fain       Eding Area       5 × 10'      <	-					Γ inc?:	Ha	alf Baths	:	0	Tax Inc.	Utilities?:	No
View:       :       :       Complex / Subdiv:         Services Connected:       Electricity, Sanitary Sewer, Storm Sewer         Sever Type:       City/Municipal       Parking Access: Rear         Sever Type:       Carage; Double       Dist. to School Bus:         Dist. to Fublic Transit:       Dist. to School Bus:       Dist. to School Bus:         Title to Land:       Freehold NonStrata       Dist. to School Bus:         Property Disc::       Yes       Fixtures Lessed: No :       Dist. to School Bus:         Title to Land:       Freehold NonStrata       Dist. to School Bus:       Dist. to School Bus:         Windfation:       Rano, Yesr:       Fixtures Lessed: No :       Dist. to School Bus:         Title to Land:       Freehold NonStrata       Dist. to School Bus:       Dist. to School Bus:         Title to Land:       Freehold NonStrata       Dist. to School Bus:       Dist. to School Bus:         Title to Land:       Freehold NonStrata       Dist. To Puper View:       Dis				Carry Street and Street	,	-				10			-
Complex / Subdiv: Services Connected:       Electricity, Sanitary Sewer, Storm Sewer Sewer Type:       Services Connected:       Fetty/Municipal         Vet of Home:       2 Storey w/Bsmt. Instruction:       Frame - Wood       Total Parking: 4       Covered Parking: 2       Parking Access: Rear         Instruction:       Frame - Wood       Total Parking: 4       Covered Parking: 2       Parking Access: Rear         Instruction:       Frame - Wood       Total Parking: 4       Covered Parking: 2       Parking Access: Rear         Instruction:       Frame - Wood       Bits to Public Transit:       Dist. to School Bus:         Instruction:       R.I. Plumbing:       Property Disc.: Yes       Dist. to School Bus:         Fireplaces: 0       R.I. Plumbing:       Property Disc.: Yes       Smoke Detectors?: N         Baseboard, Hot Water       Hoor Finish:       Hardwood, Laminate, Wall/Wall/Mixed         Sgal:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT         mentides:       Shared Laundry         te Influences:       Coher Type       Dimensions       Floor       Type       Smoke Detectors?: N         te Influences:       Coher Type       Dimensions       Floor       Type       Dimensions       Kone       Smoke Detectors?: N         te Influences:       Coher Type			-	VI:	214/1		••						
Services Connected:       Electricity, Sanitary Sewer, Storm Sewer Sewer Type:       City/Municipal         vie of Home:       2 Storey w/Bsmt. onstruction:       Frame - Wood denor:       Total Parking:       Garage; Double Dist. to Public Dist. to School Bus:       Parking Access:       Rear         undation:       Concrete Perimeter ain Screen:       R.I. Plumbing:       Property Disc.:       Yes       Dist. to School Bus:       Dist. to School Bus:         of Freplace Fuel:       R.I. Fireplaces: 0       R.I. Fireplaces: 0       Fixtures Rankow, Laminate, Wall/Wall/Mixed       Sinck Dist.         etable Supply:       Community       Metered       Floor Finish:       Hardwood, Laminate, Wall/Wall/Mixed         utdoor Area:       Baleny(S) Patio(s) Det(s)       Baleny(S) Patio(s) Det(s)       Bisto Public       Sincke Detectors?: N         utdoor Area:       Saphalt       Eleform Type       Dimensions       Floor       Type       Dimensions         eatures:       Cothes Dryer, Refrigerator, Stove       Sito Public       X       X       X         tain Acting Area       5' X 10'       Below       Living Room       10' X 10'       X       X         tain       Aster Bedroom       10' X 10'       X       X       X       X       X         tatin Master Bedroom       10' X 10'	ander to A	State State State				:							
Sewer Type:       City/Municipal         Vel of Home:       2 Storey w/Bsmt. Instruction:       Total Parking: 4 Covered Parking: 2 Parking:       Parking Access: Rear         vindation:       Concrete Perimeter       Parking:       Garage Jouble       Dist. to School Bus:         vindation:       R.I. Plumbing: Property Disc.: Yes       Dist. to School Bus:       Dist. to School Bus:         vindation:       R.I. Plumbing: Property Disc.: Yes       Property Disc.: Yes       Dist. to School Bus:         vindation:       R.I. Plumbing: Property Disc.: Yes       Fixtures Leased: No : Fixtures Rander: No       Smoke Detectors?: N         vieworking:       Metered       Sprinklers?: No       Smoke Detectors?: N       Smoke Detectors?: N         vieworking:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT       Smoke Detectors?: N       Smoke Detectors?: N         viework:       Stared Laundry       Kitchen       10' x 10'       x       x         tain       Kitchen       15' x 10'       Below       Kitchen       10' x 10'       x         tain       Stared Rearon       10' x 10'       x       x       x       x         tain Bedroom       10' x 10'       x       x       x       x       x         tain Master Bedroom       10'		and the second	SUSA		•				•				
yle of Home:       2 Storey w/Bsmt.       Total Parking: 4       Covered Parking: 2       Parking Access: Rear         onstruction:       Frame - Wood       Storey       Dist. to Public Transit:       Dist. to School Bus:         undation:       Concrete Perimeter       R.I. Plumbing:       Property Disc. Yes       Parking Access: Rear         envolution:       R.I. Plumbing:       Property Disc. Yes       Freehold NonStrata       Dist. to School Bus:         after Supply:       Community       Metered       Property Disc. Yes       Fittures Leased: No :       Fittures Leased: No :         after Supply:       Community       Metered       Fittures Leased: No :       Fittures Leased: No :       Smoke Detectors?: N         again:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT       Smoke Detectors?: N       Smoke Detectors?: N         again:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT       X       X         ten finith:       Homensions       Floor       Type       Dimensions       Floor       Type       Dimensions         fain       Kitchen       15' x 10'       Below       Kitchen       10' x 10'       X       X         fain       Maing Area       5' x 10'       Below       Kitchen       10' x 10' <td>1. 1. 1. 1. A. A. A. A.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Sewer,</td> <td>Storm Se</td> <td>wer</td> <td></td> <td></td>	1. 1. 1. 1. A. A. A. A.								Sewer,	Storm Se	wer		
instruction: Frame - Wood terror: Surce o Surce o Surce o Concrete Perimeter in Screen: Reno. Year: Reno. Year: Title to Land: Freehold NonStrata Dist. to School Bus: Dist. to School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Title to Land: Freehold NonStrata Dist. To School Bus: Dist. Dist. Dist. Dist. Dist. Dist. To School Bus: Dist.				Se									
terior: Stucco Stucco Stucco Stucco Concrete Perimeter in Screen: Reno. Year: Reno. Year: Reno. Year: Property Disc.: Yes Smoke Detectors?: N How Infractions?: N Some Detectors?: N How Infractions?: N Some Detectors?: N How Infractions?: N Some Detectors?: N How Infractions?: N How Infrac	,						4 (			-	Access: R	ear	
Concrete Perimeter       Reno. Year:       Reno. Year:       Property Disc.: Yes         ain Screen:       R.I. Plumbing:       Property Disc.: Yes         of FireplaceS:       0       R.I. FireplaceS:       0         idel/Heating:       Bacboard, Hot Water       Fixtures Leased(No :         Bacboard, Hot Water       Bachoard, Hot Water       Smoke Detectors?: N         Balcny(s) Patio(s) Dck(s)       Balcny(s) Patio(s) Dck(s)       Balcny(s) Patio(s) Dck(s)         yee of Roof:       Asphalt       Balcny(s) Patio(s) Dck(s)       Balcny(s)         gal:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT       Smoke Detectors?: N         waters:       Central Location, Lane Access, Private Yard, Shopping Nearby       Dimensions       Floor       Type       Dimensions         fain       Kitchen       15' × 10'       Below       Kitchen       10' × 11'       X         fain       Bating Area       5' × 10'       Below       Below       X       X         fain       Bedroom       10' × 11'       X       X       X       X         fain       Bedroom       10' × 10'       X       X       X         fain       Bedroom       10' × 10'       X       X       X <td></td> <td></td> <td></td> <td></td> <td></td> <td>5</td> <td>Transit</td> <td></td> <td>e; Doubi</td> <td></td> <td>School Bu</td> <td>s:</td> <td></td>						5	Transit		e; Doubi		School Bu	s:	
enovations: of Fireplaces: 0       R.I. Plumbing: R.I. Fireplaces: 0       Property Disc: Yes Fixtures Reased: No : Fixtures Remvd: : Horor Finish:       Property Disc: Yes Fixtures Remvd: : Horor Finish:         enovations: of Fireplaces: 0       Community Baseboard, Hot Water Heter Witchor Area: Baleny(s) Patio(s) Dck(s) ype of Roof: Asphalt       Metered Sprinklers?: No Bylaw Infractions?: N       Floor Finish: Hardwood, Laminate, Wall/Wall/Mixed Sprinklers?: No Bylaw Infractions?: N         sgal:       LOT F, PLAN VAP9556, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT       Smoke Detectors?: N         wentities:       Shared Laundry       Eto Horor Type       Dimensions Below Kitchen 10' x 10' Alain       Floor       Type       Dimensions Atain Mitchen 15' x 10' Below       Floor       Type       Dimensions X       Floor       Type       Dimensions X         Adain       Strink       Below       Kitchen 10' x 10' Kain       10' x 10' Kain       Kitchen 10' x 10' Kain       Strink       X         Adain       Below       Below       Below Bedroom 10' x 10' Kain       Kitchen 10' x 10' Kain       Strink Kitchen 10' x 10' Kain       Strink       X         Alain       Bedroom 10' x 10' Kain       Bechorom 10' x 10' Kain       Strink       Strink       X         Alain       Bedroom 10' x 10' Kain       Bechorom 10' x 10' Kain       Strink       Strink       Strink         Alain </td <td></td> <td></td> <td>er</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>nStrata</td> <td></td> <td></td> <td></td> <td></td>			er						nStrata				
no Fireplaces: 0 R.I. Fireplaces: 0 Fixtures Lease(No : Fixtures Rmvd: : Fixtures							<b>X</b>						
ireplace Fuel: Vater Supply: Vater Supply: Vate		0											
Valer Supply:       Community       Metered       Floor Finish:       Hardwood, Laminate, Wall/Wall/Mixed         uel/Heating:       Baseboard, Hot Water       Sprinklers2:       No       Smoke Detectors2: N         uel/Heating:       Balcny(s) Patio(s) Dck(s)       Balchy(s) Patio(s) Dck(s)       Smoke Detectors2: N         wain       Balcny(s) Patio(s) Dck(s)       Balchy(s) Patio(s) Dck(s)       Smoke Detectors2: N         wain       Shared Laundry       Etor Finish:       Hardwood, Laminate, Wall/Wall/Mixed         tite Influences:       Central Location, Lane Access, Private Yard, Shopping Nearby       Etor Finish:       Hardwood, Laminate, Wall/Wall/Mixed         eatures:       Clothes Dryer, Refrigerator, Stove       Dimensions       Floor       Type       Dimensions         Rating Roem       15' x 10'       Below       Kitchen       10' x 10'       x         Main       Kitchen       10' x 10'       X       X       X         Main       Bedroom       10' x 10'       X       X       X         Main       Bedroom       10' x 10'       X       X       X         Main       Bedroom       10' x 10'       X       X       X         Main       Below       Below       Below       X       X	•	U	K.I. I										
butdoor Area:       Balany(s) Patio(s) Dck(s)       Bylaw Infractions?: N         egal:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT         irmenities:       Shared Laundry         iite Influences:       Central Location, Lane Access, Private Yard, Shopping Nearby catures:         clothes Dryer, Refrigerator, Stove       Dimensions         Floor       Type         Main       Kitchen         15' x 10'       Below         Main       Living Ream         10' x 12'       Below         Main       Strichen         Main       Strichen         10' x 10'       X         Main       Strichen         Main       Below         Main       Below         Main       Below         Main       Strichen         Main       Strichen         10' x 10'       X         Main       Below         Main       Strichen         Main				ed				dwood, l	Laminate				
ype of Roof:       Asphalt         eggl:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT         menities:       Shared Laundry         ite Influences:       Central Location, Lane Access, Private Yard, Shopping Nearby eatures:       Dimensions         floor       Type       Dimensions         Main       Kitchen       15' x 10'         Below       Kitchen       10' x 10'         Main       Eating Area       5' x 10'         Below       Living Room       10' x 12'         Below       Below       Below         Main       Bedroom       10' x 12'         Wain       Store       x         Agenom       10' x 12'       Below         Main       Bedroom       10' x 10'         Main       Bedroom       10' x 10'         Main       Bedroom       10' x 10'         Main       Eating Area       5' x 10'         Wain       Eating Area       5' x 10'         Wain       Bedroom       10' x 12'         Main       Bedroom       10' x 10'         Wain       Bedroom       10' x 10'         Main       Bedroom       10' x 10'       x										Smoke	Detectors?	: <b>N</b>	
Eggl:       LOT F, PLAN VAP9656, DISTRICT LOT 734, GROUP 1, NEW WESTMINSTER LAND DISTRICT         menities:       Shared Laundry         ite:       Influences:       Central Location, Lane Access, Private Yard, Shopping Nearby         eatures:       Clothes Dryer, Refrigerator, Stove         Reining Kitchen       15' x 10'         Main       Kitchen       10' x 10'         Main       Living Room       10' x 12'         Below       Living Room       10' x 10'         Main       Bedroom       10' x 10'         Main       String Area       5' x 10'         Main       Bedroom       10' x 10'         Main       Eating Area       5' x 10'         Main       Eating Area       5' x 10'         Main       Eating Area       5' x 10'         Main       Bedroom       10' x 12'         Main       Eating Area       5' x 10'         Main       Bedroom       10' x 10'         Main       Bedroom       10' x 10'         Main       Bedroom       10' x 10'			DCR(S)				115:.1						
menities: Shared Laundry tite Influences: Central Location, Lane Access, Private Yard, Shopping Nearby eatures: Clothes Dryer, Refrigerator, Stove Toor Type Dimensions Below Kitchen 10' × 10' Main Kitchen 15' × 10' Below Kitchen 10' × 10' Main Living Room 10' × 12' Below Master Bedroom 12' × 10' Main Master Bedroom 12' × 10' Below Bedroom 10' × 11' Main Master Bedroom 10' × 12' Below Bedroom 10' × 10' Main Kitchen 15' × 10' X Main Kitchen 15' × 10' X Main Bedroom 10' × 12' Below Bedroom 10' × 10' Main Master Bedroom 10' × 12' Selow Bedroom 10' × 10' Main Master Bedroom 10' × 12' X 10' X Main Bedroom 10' × 12' X Main Bedroom 10' × 12' X Main Bedroom 10' × 12' X Main Bedroom 10' × 10' X Main Bedroom			656, DISTRICT	.OT 734, GI	ROUP 1, NEW	WESTMINST	ER LA		TRICT				
Beatures:       Clothes Dryer, Refrigerator, Stove         Boor       Type       Dimensions       Floor       Type       Dimensions       Floor       Type       Dimensions       Main star balance       Star bal			<b>,</b>	, .	,								
MainKitchen15' x 10'BelowKitchen10' x 10'xMainEating Area5' x 10'BelowLiving Room10' x 11'xMainLiving Room10' x 12'BelowMaster Bedroom12' x 10'xMainMaster Bedroom10' x 12'BelowBelowBedroom12' x 10'MainMaster Bedroom10' x 10'xxxMainBedroom10' x 10'xxxMainEating Area5' x 10'xxxMainEating Area5' x 10'xxxMainMaster Bedroom10' x 12'xxxMainMaster Bedroom10' x 12'xxxMainMaster Bedroom10' x 10'xxxMainBedroom10' x 10'xxxMainBedroom10' x 10'xxxMainBedroom10' x 10'xxxMainBedroom10' x 10'xxxMainBedroom10' x 10'xxxMainBedroon10' x 10'xxxMainBedroon10' x 10'xxxMainBedroon10' x 10'xxxMainBedroon10' x 10'xxxMainBedroon10' x 10'xxxMainBedroon10' x 10'x<					Shopping Nea	rby							
MainKitchen15' x 10'BelowKitchen10' x 10'xMainEating Area5' x 10'BelowLiving Room10' x 11'xMainLiving Room10' x 12'BelowMaster Bedroom12' x 10'xMainMaster Bedroom10' x 12'BelowBelowBedroom12' x 10'MainMaster Bedroom10' x 10'xxxMainBedroom10' x 10'xxxMainEating Area5' x 10'xxxMainEating Area5' x 10'xxxMainLiving Room10' x 12'xxxMainMaster Bedroom10' x 12'xxxMainMaster Bedroom10' x 10'xxxMainBedroom10' x 10'x <th>loor</th> <th>Туре</th> <th>Dimensions</th> <th>Floor</th> <th>Туре</th> <th></th> <th>Dim</th> <th>ancione</th> <th>Floor</th> <th>τ.</th> <th>/ne</th> <th></th> <th>Dimensions</th>	loor	Туре	Dimensions	Floor	Туре		Dim	ancione	Floor	τ.	/ne		Dimensions
MainEating Area5' x 10'BelowLiving Room10' x 11'xMainLiving Room10' x 12'BelowMaster Bedroom12' x 10'xMainMaster Bedroom12' x 10'BelowBelowBedroom10' x 10'MainMaster Bedroom10' x 10'xxxMainBedroom10' x 10'xxxMainEating Area5' x 10'xxxMainEating Area5' x 10'xxxMainMaster Bedroom10' x 12'xxxMainMaster Bedroom10' x 12'xxxMainMaster Bedroom10' x 10'xxxMainMaster Bedroom10' x 10'xxxMainMaster Bedroom10' x 10'xxxMainMaster Bedroom10' x 10'xxxMainBedroor10' x 10'xxxMainBedroor2 & Above4NoNo3 Bed Units:Less Op. Exp:3B										I y	he	l	
Main Main Main Master Bedroom10' x 12' x 10' BelowBelow BedroomMaster Bedroom 10' x 10' x x x x x x x x x x Aain Main Eating Area10' x 10' x 10' x 10' x 10' x													
Main Main Main Main Main Main Main Main Main Main Main Main Main Mater Bedroom Main Mater Bedroom 10' × 12'10'xx <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>													
Main Main Adin Hain Adin Eating Area15' x 10' x 10'x <td></td> <td></td> <td></td> <td>Below</td> <td>Bedrooi</td> <td>n</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>				Below	Bedrooi	n							
Main       Eating Area       5' x 10'       x													
Main       Master Bedroom       12' x 10'       x       x       x       x       x         Main       Bedroom       10' x 10'       x       x       x       x       x       x         inished Floor (Main):       1,043       Bachelor Units:       Income as at:       Bath       Floor # of Pieces       Ensuite?       Outbuildings         inished Floor (Above):       1,043       1 Bed Units:       Income/annum:       2       Above       4       No         inished Floor (Below):       800       2 Bed Units:       3       Income/annum:       2       Above       4       No         inished Floor (Basement):       0       3 Bed Units:       Less Op. Exp:       3       Below       3       No       Pool:         inished Floor (Total):       2,886 sq. ft.       Other Units:       Net Op. Income:       4       Suite:       Garage Sz:       Grage Sz:         infinished Floor:       0       Crawl/Bsmt. Height:       6       7       Floor       Floor       Grape Sz:	Main B	Eating Area	5' x 10'										
MainBedroom10' x 10'xxinished Floor (Main):1,043Bachelor Units:Income as at:BathFloor# of PiecesEnsuite?inished Floor (Above):1,0431 Bed Units:Income as at:1Main4Noinished Floor (Below):8002 Bed Units:3Income/annum:2Above4Noinished Floor (Basement):03 Bed Units:Less Op. Exp:3Below3Noinished Floor (Total):2,886 sq. ft.Other Units:Net Op. Income:4Sittle:Garage Sz:Infinished Floor:0Crawl/Bsmt. Height:67FloorGrig Dr Ht:													
inished Floor (Main): inished Floor (Above):1,043 1,043Bachelor Units: 1 Bed Units:Income as at:Bath 													
Inished Floor (Above):1,0431 Bed Units:1 Main4NoBarn:inished Floor (Below):8002 Bed Units:3 Income/annum:2Above4NoBarn:inished Floor (Basement):03 Bed Units:Less Op. Exp:3Below3NoPool:inished Floor (Total):2,886 sq. ft.Other Units:Net Op. Income:4Suite:Garage Sz:Garage Sz:inished Floor:0Crawl/Bsmt. Height:67Sign Dr Ht:Grage Sz:Grage Sz:rand Total:2,886 sq. ft.Basement: Full, Fully Finished7Sign Dr Ht:Sign Dr Ht:					Incomo ao at		1		Floor	# of Pieces	Ensuito?	Outh	
inished Floor (Below):          800       2 Bed Units:       3 Income/annum:       2       Above       4       No       Workshop/Shed:         inished Floor (Basement):       0       3 Bed Units:       Less Op. Exp:       3       Below       3       No       Workshop/Shed:         inished Floor (Total):       2,886 sq. ft.       3 Bed Units:       Less Op. Exp:       3       Below       3       No       Pool:         Infinished Floor:       0       Crawl/Bsmt. Height:       6       5       Grage Sz:       Grag Dr Ht:         Infinished Total:       2,886 sq. ft.       Basement: Full, Fully Finished       7       7       Full       Full	•				income as at								ananys
inished Floor (Basement): inished Floor (Total): Infinished Floor: Infinished Floor:	inished Floor (I	Below): 800			Income/annu	m:		2	Above	4	No		Shed:
Infinished Floor: 0 Suite: 5 Grg Dr Ht: irand Total: 2,886 sq. ft. Basement: Full, Fully Finished 7 Grg Dr Ht:	•				• •			-	Below	3	No	Pool:	
Infinished Floor: 0 Crawl/Bsmt. Height: 6 G G G G G G G G G G G G G G G G G G	Inished Floor (	rotal): <b>2,88</b>		nits:	Net Op. Incol	ne:							
irand Total: 2,886 sq. ft. Basement: Full, Fully Finished 7	Infinished Floor	r: (		smt. Heiaht:								GIG DI HE:	
					y Finished			7					
	rand lotal:	,											
sting Broker(s): Sutton Group-West Coast Realty	rand lotal:		-					8					
ocation! Location! Close to transit, restaurants, schools and parks. Legal duplex with 3 units. 2 Units have been recently renovated. Lots of parkir		-	est Coast Realty					8					

Location! Location! Close to transit, restaurants, schools and parks. Legal duplex with 3 units. 2 Units have been recently renovated. Lots of parking. Great investment !! Just sit back and collect the rent. Call to view allow 24 hours. All measurements are approximate & to be verified by buyer.