



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2298543

Board: V
House/Single Family

3377 NANAIMO STREET

Vancouver East
Grandview VE
V5N 5G7

Residential Detached

\$2,188,000 (LP)

(SP)



Sold Date:	Frontage (feet):	45.00	Original Price: \$2,188,000
Meas. Type: Feet	Bedrooms:	9	Approx. Year Built: 2018
Depth / Size: 152.62	Bathrooms:	5	Age: 0
Lot Area (sq.ft.): 4,446.00	Full Baths:	5	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,558.10
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-291-831
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Water**

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

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

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

Legal: **PL VAP7943 LT F BLK A DL 195 LD 36. GROUP 1, OF LOT 5.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Above	Walk-In Closet	6'5 x 7'4			x
Main	Dining Room	5' x 15'	Bsmt	Living Room	17'7 x 15'			x
Main	Kitchen	16'5 x 14'5	Bsmt	Kitchen	16'10 x 17'7			x
Main	Family Room	18' x 16'3	Bsmt	Bedroom	10'2 x 9'			x
Main	Den	10'2 x 10'9	Bsmt	Bedroom	10'2 x 8'9			x
Main	Foyer	8'11 x 13'2	Bsmt	Bedroom	11'3 x 10'			x
Above	Master Bedroom	13'10 x 16'3	Bsmt	Recreation	11'8 x 10'1			x
Above	Bedroom	12'4 x 12'2	Bsmt	Bedroom	10'11 x 11'			x
Above	Bedroom	10'6 x 11'1	Bsmt	Bedroom	9'2 x 10'			x
Above	Bedroom	11'6 x 10'7			x			

Finished Floor (Main):	1,451	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,323	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,672	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,446 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 5	5	Bsmt	4	No	Door Height:
Unfinished Floor:	0	Beds not in Basement: 4	6				
Grand Total:	4,446 sq. ft.	Basement: Unfinished	7				
			8				

Listing Broker(s): **RE/MAX Real Estate Services**

Court ordered sale. Subject to court approval. Prime Vancouver East Location! Walking distance to Nanaimo Skytrain station. Huge flat 6868 s.f. lot with 45 foot frontage and a depth of 152.62 foot. A great project for the experienced builder to complete this partly finished 3 level home. Plans and drawings available upon request. MUST SELL ! Please call for details.



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Active
R2298569
Board: V
House/Single Family

808 MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V1

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,550,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1915
Depth / Size: 116	Bathrooms:	5	Age: 103
Lot Area (sq.ft.): 5,850.00	Full Baths:	4	Zoning: C2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,144.00
Rear Yard Exp: Northwest			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-389-719
			Tour:

View: **Yes: WATER VIEW**
Complex / Subdiv: **GRANTHAMS LANDING**
Services Connected: **Electricity, Natural Gas, Septic, Water**

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

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Vinyl/Linoleum**

Legal: **LOT 1 BLOCK 5 DISTRICT LOT 687 PLAN 2075**

Amenities:

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	18'10 x 12'2	Bsmt	Bedroom	11'7 x 10'4			x
Main	Dining Room	12'6 x 11'9	Bsmt	Kitchen	15'5 x 8'			x
Main	Living Room	18'4 x 14'2	Bsmt	Foyer	9'3 x 8'1			x
Main	Kitchen	12'7 x 9'3	Bsmt	Laundry	6'6 x 5'11			x
Main	Great Room	28'2 x 19'	Above	Kitchen	12'7 x 9'3			x
Main	Office	13'11 x 7'	Above	Bedroom	12'8 x 10'4			x
Main	Mud Room	10'10 x 9'	Above	Bedroom	13'7 x 10'4			x
Main	Storage	13' x 9'	Above	Walk-In Closet	4'4 x 3'7			x
Main	Solarium	10'3 x 5'10	Above	Bedroom	15'6 x 10'4			x
Bsmt	Living Room	13'1 x 10'4			x			

Finished Floor (Main): **2,153**
Finished Floor (Above): **899**
Finished Floor (Below): **0**
Finished Floor (Basement): **620**
Finished Floor (Total): **3,672 sq. ft.**

Unfinished Floor: **279**
Grand Total: **3,951 sq. ft.**

of Rooms: **19**
of Kitchens: **3**
of Levels: **3**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Partly Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Grantham's Grand Dame - coveted & rare C2 commercial zoning in the old Gibsons coastal community of Grantham's Landing. This elegant gem is currently a residential home with the capacity as a family compound with separate use areas including a detached seaside cottage. The lovely building exudes class with wooden floors, high ceilings and old world charm. Stunning views of the North Shore Mtns, Shoal Channel and Keats Island greet you every morning and breezes gently stir your heart with memories of bygone years: are you ready to make your own dreams come true? Call today to discuss your options with this one of a kind property.



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Active
R2298104
Board: V
House/Single Family

7530 BULLER AVENUE

Burnaby South
Metrotown
V5J 4S8

Residential Detached

\$2,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	76.00	Original Price: \$2,798,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1924
Depth / Size: 160.00	Bathrooms:	4	Age: 94
Lot Area (sq.ft.): 12,160.00	Full Baths:	4	Zoning: R5
Flood Plain: No	Half Baths:	0	Gross Taxes: \$8,527.00
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-544-318
			Tour:

View: **No :**
Complex / Subdiv: **ROYAL OAK COMMUNITY PLAN**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Single**

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

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

Legal: **LOT 21 EXCEPT PART SUBDIVIDED BY PLAN 27594 DISTRICT LOT 97 GROUP 1NEW WESTMINSTER DISTRICT PLAN 15922**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 16'			x			x
Main	Kitchen	15' x 10'			x			x
Main	Dining Room	16' x 15'			x			x
Main	Bedroom	15' x 10'			x			x
Main	Bedroom	15' x 10'			x			x
Above	Master Bedroom	24' x 14'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Recreation	16' x 13'			x			
Below	Bedroom	16' x 15'			x			

Finished Floor (Main):	1,692	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	900	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,600	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	4,192 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,192 sq. ft.		7				
			8				

Listing Broker(s): **Royalty Group Realty Inc.**

Nice Family Home on the South Slope. Tons of potential. Bring your ideas. Court Ordered Sale. Bring your offer! Schedule A is attached in Documents. Heritage home is part of the "Royal Oak Community Plan" and with a small consolidation it can be rezoned for Multi-Family use. Check with the City for re-development. All measurments are approx. This home is Sold - "As Is Where Is"