



Presented by:
Luis Ayala PREC*

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Active
R2300186

Board: V
Duplex

882 884 INVERGARRY AVENUE

Burnaby North
Sperling-Duthie
V5B 4M8

Multifamily
\$1,998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	75.00	Original Price: \$1,998,000
Meas. Type: Feet	# of Rooms:	17	Frontage (metres): 22.86
Depth / Size (ft.):	Bedrooms:	6	Approx. Year Built: 1958
Lot Area (sq.ft.): 9,095.00	Beds in Bsmt:	0	Age: 60
Flood Plain:	Beds not in Bsmt:	6	Zoning: R5
Rear Yard Exp: East	Bathrooms:	3	Gross Taxes: \$7,741.33
Council Apprv?:	Full Baths:	3	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: Yes
	P.I.D.: 008-778-094		Tour:

View: :

Complex / Subdiv: **Sperling-Duthie in North Burnaby**

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

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

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

Total Parking: **3** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL NWP17853 LT 14 DL 206 LD 36. GROUP 1.**

Amenities: **Garden, In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 10'	Below	Living Room	12'6 x 12'6			x
Main	Dining Room	13'3 x 6'7	Below	Kitchen	12' x 11'			x
Main	Kitchen	13'3 x 9'10	Below	Bedroom	11' x 10'			x
Main	Master Bedroom	13'6 x 11'1	Below	Laundry	10' x 6'8			x
Main	Bedroom	10'6 x 8'	Below	Den	14'3 x 12'9			x
Main	Living Room	13'3 x 10'	Below	Bedroom	12'10 x 10'9			x
Main	Dining Room	13'3 x 6'7	Below	Laundry	13'2 x 10'			x
Main	Kitchen	13'3 x 9'10			x			x
Main	Master Bedroom	13'6 x 11'1			x			
Main	Bedroom	10'6 x 8'			x			

Finished Floor (Main):	1,504	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	1,005	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	3	No	Pool:
Finished Floor (Total):	2,509 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	400	Crawl/Bsmt. Height:		6				
Grand Total:	2,909 sq. ft.	Basement: Full, Partly Finished		7				
				8				

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

Full duplex on a quiet street with level backyard. Back lane. Each half includes 3 bedrooms each. Zoning allows for a new duplex of 3982 SF. Short drive to shops on Hastings, SFU, Burnaby Mountain Golf Course. School catchments: Westridge Elementary & Burnaby North Secondary.



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Active
R2294412

Board: V
Other

5675 WHARF AVENUE

Sunshine Coast
Sechelt District
V0N 3A0

Multifamily
\$639,000 (LP)

(SP)



Sold Date:	Frontage (feet): 60.00	Original Price: \$639,000
Meas. Type: Feet	# of Rooms: 13	Frontage (metres): 18.29
Depth / Size (ft.): 140	Bedrooms: 5	Approx. Year Built: 9999
Lot Area (sq.ft.): 8,430.00	Beds in Bsmt: 0	Age: 999
Flood Plain:	Beds not in Bsmt: 5	Zoning: R2
Rear Yard Exp:	Bathrooms: 4	Gross Taxes: \$3,420.87
Council Apprv?:	Full Baths: 4	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 003-877-400	Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **5** Covered Parking: **1** Parking Access:
Parking: **Carport; Single, Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **n**

Legal: **LT 8, BLK G, DL 304 PL 10030**

Amenities:

Site Influences: **Central Location, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 10'	Main	Kitchen	14' x 8'			x
Main	Living Room	19' x 11'	Main	Living Room	13' x 12'			x
Main	Bedroom	12' x 10'	Main	Bedroom	9' x 9'			x
Main	Bedroom	11' x 9'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Living Room	13' x 10'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Living Room	13' x 10'			x			
Main	Bedroom	9' x 9'			x			

Finished Floor (Main):	2,050	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	2,050 sq. ft.	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,050 sq. ft.	Basement: None		7				
				8				

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

'Investors Alert'. Great opportunity for investment as a revenue source or holding property. Triplex includes a non-conforming cottage with access from Wharf Avenue and also Lamprey Lane. Great location in Sechelt as it is located in an area of transition and is close to all the amenities. Stable clientele ensures a stable revenue stream.



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Active
R2302457

Board: V
Duplex

336-338 RICHMOND STREET

New Westminster
Sapperton
V3L 4B8

Multifamily
\$1,488,000 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,488,000
Meas. Type: Feet	# of Rooms:	11	Frontage (metres): 10.06
Depth / Size (ft.): 103.3	Bedrooms:	5	Approx. Year Built: 1955
Lot Area (sq.ft.): 3,399.00	Beds in Bsmt:	0	Age: 63
Flood Plain:	Beds not in Bsmt:	5	Zoning: DUPLEX
Rear Yard Exp:	Bathrooms:	5	Gross Taxes: \$3,892.73
Council Apprv?:	Full Baths:	5	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 007-601-867		Tour:
View:	Yes: RIVER & MT BAKER		
Complex / Subdiv:			
Services Connected:	Community		

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

Reno. Year: **2014**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL NWP2620 LT 29 LD 36. SUBURBAN BLOCK 3, OF LOT 21.**

Amenities:

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

Features: **Dishwasher, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Inground, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'9 x 11'3	Bsmt	Living Room	13'11 x 10'			x
Main	Living Room	14'7 x 12'7			x			x
Main	Bedroom	13'3 x 12'3			x			x
Main	Bedroom	15'6 x 8'2			x			x
Main	Bedroom	12'6 x 7'3			x			x
Below	Kitchen	11'8 x 16'6			x			x
Below	Living Room	14'8 x 12'6			x			x
Below	Bedroom	13'11 x 10'			x			x
Below	Bedroom	8'3 x 6'2			x			
Bsmt	Kitchen	10' x 9'4			x			

Finished Floor (Main):	1,061	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	1,029	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	360	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total):	2,450 sq. ft.	Other Units:	Net Op. Income:	4	Below	3	No	Garage Sz:
		Suite:		5	Below	3	No	Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,450 sq. ft.	Basement: Fully Finished, Part, Separate Entry		7				
				8				

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

Fantastic Opportunity to own this totally Reno'd dplx with studio & spect view.. River, Bridge & Mt. Baker. Fully furnished (9beds), currently mo/mo, was (Air B&B). Nothing to do but move in & enjoy or relax & collect a super income. Currently 5600 (3bd.main, 2 bd 2nd flr +owner occ studio projected inc \$1300)Potential \$6900.. perfect home for the ext fam or principal res with 2 income stes & boasts everything NEW(2014&2018)...elect, plumb, water on demand, furn, winds, landscaping, fences. I.G. Sprinkler, driveway, gutters, patios, covered decks(3) glass rlgs, granite counters, S/S appl, cabs, f.p surrounds, 2 Indrys, (poss 3) & more. Only min to RCH, Skytrain, Justice Ins, Douglas Coll, SFU, Vanc & #1 Freeway this home has it all. Truly very special & worry free.



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Active
R2303154

Board: V
Duplex

111 FIRST STREET

New Westminster
Queens Park
V3L 2G3

Multifamily
\$2,799,900 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$2,799,900
Meas. Type: Feet	# of Rooms:	18	Frontage (metres): 20.12
Depth / Size (ft.): 132	Bedrooms:	10	Approx. Year Built: 1972
Lot Area (sq.ft.): 8,712.00	Beds in Bsmt:	0	Age: 46
Flood Plain:	Beds not in Bsmt:	10	Zoning: RS-1
Rear Yard Exp:	Bathrooms:	5	Gross Taxes: \$6,734.89
Council Apprv?:	Full Baths:	4	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	1	Tax Inc. Utilities?: No
	P.I.D.: 012-987-140		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Metal, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Carport; Multiple, Open, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL NWP2620 LT 12 BLK F LD 36. CLINTON PLACE RESERVE PL.**

Amenities: **Garden, In Suite Laundry, Workshop Detached**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 9'	Main	Living Room	19'6' x 12'6'			x
Main	Bedroom	12' x 11'3'	Main	Dining Room	10'4' x 9'			x
Main	Bedroom	12' x 11'3'	Below	Master Bedroom	13'4' x 10'			x
Main	Kitchen	17'4' x 9'2'	Below	Kitchen	14'5' x 11'			x
Main	Living Room	19'6' x 12'6'	Below	Living Room	13' x 11'			x
Main	Dining Room	10'4' x 9'	Below	Bedroom	12' x 10'			x
Main	Master Bedroom	13' x 9'	Below	Master Bedroom	13'4' x 10'			x
Main	Bedroom	12' x 11'3'	Below	Bedroom	12' x 10'			x
Main	Bedroom	12' x 11'3'			x			
Main	Kitchen	17'4' x 9'2'			x			

Finished Floor (Main): 4,448	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total): 4,448 sq. ft.	Other Units:	Net Op. Income:	4	Below	2	No	Garage Sz:
	Suite:		5	Below	4	No	Door Height:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 4,448 sq. ft.	Basement: Full, Fully Finished, Separate Entry		7				
			8				

Listing Broker(s): **Keller Williams Elite Realty**

Rare Queen's Park opportunity, 4 units in a side by side non conforming duplex. Fantastic location just steps to Queens Park, Herbert Spencer Elementary, shopping, restaurants, transit, Canada Games Pool & more! This lovely 10-bed, 4.5 bath Duplex in the heart of New Westminster's most sought-after neighborhood offers over 8,700sqft lot & 4,448 sqft of living space on two floors, separate workshop/ shed, upgraded flooring, kitchens and bathrooms in all suites, balconies, patios & sun decks, garden, 2 fireplaces and a comfortable income of up to \$98,000 (if all suites rented). Open house Sept. 8th & 9th from 2 - 4 pm. **Please do not go on property or disturb owner or tenant.**



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Active
R2301557

Board: V
Duplex

6212-6218 ASH STREET

Vancouver West
Oakridge VW
V5Z 3G9

Multifamily
\$5,600,000 (LP)
(SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$5,600,000
Meas. Type: Feet	# of Rooms:	16	Frontage (metres): 21.34
Depth / Size (ft.): 130	Bedrooms:	8	Approx. Year Built: 1965
Lot Area (sq.ft.): 9,100.00	Beds in Bsmt:	2	Age: 53
Flood Plain: No	Beds not in Bsmt:	6	Zoning: RT-1
Rear Yard Exp:	Bathrooms:	6	Gross Taxes: \$12,015.58
Council Apprv?:	Full Baths:	6	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 009-301-291		Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Rear**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 28 BLOCK B PLAN VAP10803 DISTRICT LOT 526 LAND DISTRICT 36 OF BLK 1008**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 12'6	Main	Kitchen	16'4 x 9'6			x
Main	Dining Room	9'8 x 8'	Main	Master Bedroom	15'4 x 10'2			x
Main	Kitchen	16'4 x 9'6	Bsmt	Bedroom	9' x 10'			x
Main	Master Bedroom	15'4 x 10'2	Bsmt	Bedroom	9' x 10'			x
Main	Bedroom	9' x 10'	Bsmt	Recreation	25' x 12'2			x
Main	Bedroom	9' x 10'	Main	Bedroom	9' x 10'			x
Below	Recreation	25' x 12'2			x			x
Main	Bedroom	9' x 10'			x			x
Main	Living Room	14'6 x 12'6			x			
Main	Dining Room	9'8 x 8'			x			

Finished Floor (Main):	2,400	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	Yes	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Below	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,600	3 Bed Units:	Less Op. Exp:	3	Main	3	No	Pool:
Finished Floor (Total):	4,000 sq. ft.	Other Units:	Net Op. Income:	4	Main	3	Yes	Garage Sz:
		Suite:		5	Below	3	Yes	Door Height:
Unfinished Floor:	600	Crawl/Bsmt. Height:		6	Main	3	No	
Grand Total:	4,600 sq. ft.	Basement: Unfinished		7				
				8				

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

This property is part of the Cambie Corridor Phase Three, with a FSR of 1.2 for potential 12 Unit 3 storey townhouse redevelopment. Lot size of 9100 sqft and zoning of RT-1. Amazing location right across Tisdall Park and is a walking distance to Langara College, Cambie Park, Oakridge Shopping Centre, as well as Oakridge & Langara 49th Skytrain Station. This area will be perfect for families with what the neighborhood has to offer. Buyer to verify zoning and building options.



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Active
R2294374

Board: V
Duplex

3676-3678 ST. THOMAS STREET

Port Coquitlam
Lincoln Park PQ
V3B 2Y8

Multifamily
\$975,000 (LP)

(SP)



Sold Date:	Frontage (feet):	67.15	Original Price: \$975,000
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 20.47
Depth / Size (ft.): 122	Bedrooms:	4	Approx. Year Built: 1972
Lot Area (sq.ft.): 8,192.00	Beds in Bsmt:	0	Age: 46
Flood Plain: Yes	Beds not in Bsmt:	4	Zoning: RD
Rear Yard Exp:	Bathrooms:	2	Gross Taxes: \$4,568.09
Council Apprv?:	Full Baths:	2	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 010-576-118		Tour:

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Carpport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed**
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **PL NWP19853 LT 68 LD 36 SEC 6 TWP 40**

Amenities: **In Suite Laundry, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0 x 12'0	Below	Recreation	14'2 x 13'6			x
Main	Living Room	13'8 x 13'5	Below	Laundry	12'6 x 6'9			x
Main	Master Bedroom	13'5 x 9'3			x			x
Main	Bedroom	13'8 x 8'7			x			x
Below	Recreation	14'2 x 13'6			x			x
Below	Laundry	12'6 x 6'9			x			x
Main	Kitchen	10'0 x 12'0			x			x
Main	Living Room	13'8 x 13'5			x			x
Main	Master Bedroom	13'5 x 9'3			x			
Main	Bedroom	13'8 x 8'7			x			

Finished Floor (Main):	1,523	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	828	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	2,351 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,351 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Royal LePage West R.E.S.**

Attention Investors! Beautiful side by side duplex on large 8100 sq foot lot. One side has new flooring, new deck, new paint, new H/W Tank, and reno'd bathroom! Both sides have new windows, new doors, new torch on roof with warranty, fully painted exterior, and is an absolute gem! Newer fence, recently painted as well. Great tenants would like to stay. Room to add 3rd bedroom downstairs. Electrical has been upgraded from 60amp to 100amp service.



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Active
R2297193

Board: V
Triplex

3484- 3492 W 6TH AVENUE

Vancouver West
Kitsilano
V6R 1T3

Multifamily
\$2,538,800 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,538,800
Meas. Type: Feet	# of Rooms:	16	Frontage (metres): 10.06
Depth / Size (ft.): 110	Bedrooms:	5	Approx. Year Built: 9999
Lot Area (sq.ft.): 3,630.00	Beds in Bsmt:	0	Age: 999
Flood Plain: Exempt	Beds not in Bsmt:	5	Zoning: RT-7
Rear Yard Exp: South	Bathrooms:	3	Gross Taxes: \$6,517.10
Council Apprv?:	Full Baths:	3	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 007-864-345		Tour: Virtual Tour URL

View: :
Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **9999**
R.I. Plumbing:
R.I. Fireplaces: **1**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Lane**
Parking: **DetachedGrge/Carport, Garage; Single, Open**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL VAP229 LT 1 BLK 39 DL 540 LD 36. PART W 1/2, EXC S 10 FT NOW LANE.**

Amenities: **In Suite Laundry, Shared Laundry**

Site Influences: **Golf Course Nearby, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 11'	Below	Kitchen	10'5 x 8'11			x
Main	Dining Room	13'3 x 11'6	Below	Bedroom	11'5 x 9'4			x
Main	Kitchen	14' x 9'	Below	Bedroom	10'8 x 9'8			x
Main	Eating Area	15'5 x 4'11	Main	Foyer	9'3 x 3'11			x
Main	Master Bedroom	11'10 x 10'9	Above	Dining Room	12'10 x 7'4			x
Main	Bedroom	12'4 x 9'5	Above	Walk-In Closet	5'5 x 3'6			x
Above	Living Room	16'9 x 15'9			x			x
Above	Kitchen	12'1 x 6'9			x			x
Above	Bedroom	10'9 x 9'8			x			
Below	Living Room	10'8 x 8'0			x			

Finished Floor (Main):	1,094	Bachelor Units: 0	Income as at: 8/13/2018	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	612	1 Bed Units: 1		1	Main	4	No	Barn:
Finished Floor (Below):	939	2 Bed Units: 2	Income/annum: \$58,068.00	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp: \$7,327.09	3	Below	4	No	Pool:
Finished Floor (Total):	2,645 sq. ft.	Other Units:	Net Op. Income: \$50,740.91	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,645 sq. ft.	Basement: Fully Finished		7				
				8				

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

Top Shape Legal Tri-Plex! Fantastic, Substantially Updated Investment/Holding Property or Move-In Large Family Looking To Share Three Suites, or Rent Two Suites Out & Move Into Third Suite. Insuite Laundry and Shared Laundry. RT-7 Townhouse Zoning - So Assembly Potential Too! So Many Opportunities. Gross Rent \$58,068, Low Operating Costs. Updated Plumbing, Electrical, Suites, Drains, Roof, Floors, Kitchens, and Many More Updates. Oil Tank Removed. Bright Upper Suite With Skylight. Solid Hardwood Floors & 9' Ceilings in Two Bedroom Main Level Suite. Beautiful Corner Lot On A Lane Character Home in Heart of Kits! Laneway House Potential as Well. Great Location-Very Close to Bayview Elementary School. Detached Garage Has Art Studio/Workshop Potential. This is Special.



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Active
R2301684

Board: V
 Duplex

1620 E 11TH AVENUE

Vancouver East
 Grandview VE
 V5N 1Y7

Multifamily
\$1,598,000 (LP)
 (SP)



**NO IMAGE
 AVAILABLE**

Sold Date:	Frontage (feet):	25.00	Original Price: \$1,598,000
Meas. Type: Feet	# of Rooms:	13	Frontage (metres): 7.62
Depth / Size (ft.): 127	Bedrooms:	5	Approx. Year Built: 2018
Lot Area (sq.ft.): 3,175.00	Beds in Bsmt:	0	Age: 0
Flood Plain:	Beds not in Bsmt:	5	Zoning: RT-5
Rear Yard Exp: South	Bathrooms:	4	Gross Taxes: \$4,765.41
Council Apprv?:	Full Baths:	4	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?:
	P.I.D.: 004-409-701		Tour:
View: No :			
Complex / Subdiv:			
Services Connected:	Community, Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **2 Storey w/Bsmt., Split Entry**
 Construction: **Concrete**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Community**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **0**

Legal: **004-409-701 PL VAP222 LT 79 BLK 161 DL 264A LD 36. PART W 1/2, & PL 1771.**

Amenities: **In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Heat Recov. Vent., Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'8 x 9'6	Below	Living Room	11' x 10'			x
Above	Bedroom	9' x 8'	Below	Dining Room	11' x 8'6			x
Main	Bedroom	13' x 10'2	Below	Kitchen	18'4 x 5'			x
Main	Foyer	5'6 x '1			x			x
Main	Dining Room	11' x 8'			x			x
Main	Living Room	11'11 x 16'1			x			x
Main	Kitchen	11' x 8'			x			x
Below	Master Bedroom	13'8 x 11'6			x			x
Below	Bedroom	10'1 x 8'4			x			
Below	Foyer	15'6 x 3'			x			

Finished Floor (Main):	911	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	542	1 Bed Units:		1	Above	5	Yes	Barn:
Finished Floor (Below):	911	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	4	Yes	Pool:
Finished Floor (Total):	2,364 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,364 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **Sutton Group Seafair Realty**

**** BUILDER ALERT** RT-5 Duplex lot with approved duplex plans. 0.75 FSR approved, over 2,300 sq ft duplex. This is an approved plans for Passive home. Will be the first passive duplex in Vancouver. Lot size is 25x127. Front 1/2 duplex 3bdrm, 2b bath 2 level suite @ 1,453sq ft and Back 1/2 duplex 2 bdrm, 2 bath @ 911sq ft. Building Permits ready in Early September 2018 and ready for constructions. Call for more info.**



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Active
R2297216

Board: V
Duplex

2920 OXFORD STREET

Port Coquitlam
Glenwood PQ
V3B 4B8

Multifamily
\$1,188,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,188,000
Meas. Type: Feet	# of Rooms:	13	Frontage (metres):
Depth / Size (ft.):	Bedrooms:	4	Approx. Year Built: 1974
Lot Area (sq.ft.): 8,756.00	Beds in Bsmt:	0	Age: 44
Flood Plain:	Beds not in Bsmt:	4	Zoning: DUPLEX
Rear Yard Exp: East	Bathrooms:	1	Gross Taxes: \$5,435.50
Council Apprv?:	Full Baths:	1	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 007-913-133		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking:
Parking: **Open** Parking Access: **Front, Lane**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Concrete, Mixed**
Sprinklers?: **No** Smoke Detectors?: **P**
Bylaw Infractions?: **N**

Legal: **PL NWP19410 LT 44 DL 466 LD 36. GROUP 1.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'3	Below	Other	19' x 13'			x
Main	Eating Area	10'6 x 10'	Below	Other	16' x 13'5			x
Main	Dining Room	10' x 8'	Below	Other	12'8 x 12'5			x
Main	Living Room	18' x 13'8			x			x
Main	Master Bedroom	12'5 x 12'2			x			x
Main	Bedroom	12'6 x 9'7			x			x
Main	Bedroom	11'5 x 9'			x			x
Below	Bedroom	12'6 x 10'5			x			x
Below	Laundry	13'6 x 9'			x			
Below	Foyer	12'5 x 11'6			x			

Finished Floor (Main):	2,496	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	842	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	3,338 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	1,644	Crawl/Bsmt. Height:		6				
Grand Total:	4,982 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Investors and Renovators delight. Large duplex with 3 bedrooms up on each side. Most of the lower level on each side is unfinished with 9' ceilings. Lots of potential here! If finishing the basements each could easily accomodate 3 bedrooms. Both sides are currently rented. Newer furnace on one side. New roof in 2014. Lane access and lots of parking. See floor plan in photos. Very central area close to schools, shops and transportation.



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Active
R2295975

Board: V
Duplex

4520 GRASSMERE STREET

Burnaby South
Forest Glen BS
V5G 2N7

Multifamily
\$3,290,000 (LP)
(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$3,290,000
Meas. Type: Feet	# of Rooms:	11	Frontage (metres): 24.38
Depth / Size (ft.): 168	Bedrooms:	6	Approx. Year Built: 2014
Lot Area (sq.ft.): 13,440.00	Beds in Bsmt:	0	Age: 4
Flood Plain:	Beds not in Bsmt:	6	Zoning: R4
Rear Yard Exp: South	Bathrooms:	6	Gross Taxes: \$10,252.47
Council Apprv?:	Full Baths:	5	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	1	Tax Inc. Utilities?: No
	P.I.D.: 003-287-416		Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Front, Rear**
Parking: **Add. Parking Avail., Open, Other**
Dist. to Public Transit: **5 STEPS** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Tile**
Sprinklers?: **Yes** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL NWP11608 LT A DL 33 LD 36. GROUP 1.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Microwave, Oven-Built In, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'10	Above	Bedroom	9' x 12'6			x
Main	Dining Room	15'8 x 10'			x			x
Main	Family Room	13' x 14'4			x			x
Main	Kitchen	12' x 14'4			x			x
Main	Bedroom	10'2 x 12'			x			x
Main	Kitchen	10'2 x 12'			x			x
Main	Bedroom	10'6 x 11'2			x			x
Above	Master Bedroom	11'8 x 11'6			x			x
Above	Bedroom	9'4 x 11'2			x			
Above	Bedroom	10'6 x 11'2			x			

Finished Floor (Main):	2,900	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,500	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	3	Yes	Pool:
Finished Floor (Total):	4,400 sq. ft.	Other Units:	Net Op. Income:	4	Above	3	Yes	Garage Sz:
		Suite:		5	Above	3	Yes	Door Height:
Unfinished Floor:	500	Crawl/Bsmt. Height:		6	Above	3	Yes	
Grand Total:	4,900 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Maxcel Westcoast Realty Ltd.**

This 2 NON-STRATA FULL DUPLEXES on 13440 sq.ft. corner lot in PRIME Burnaby location. Around 4900 SF living space (2450 SF for each duplex). A total of 12 bedrooms, 10 full baths and 2 powder baths, 4 kitchens, attached garage (4 covered parking) & open available parking spaces at front. Huge backyard that can view mountains. Features: radiant heat, HRV, smoke alarm, balance of 2-5-10 NHW etc. Located within a short walk to transit #130 (To BCIT or Metrotown). A short drive to skytrain, Deer Lake Park, BCIT, Moscrop Secondary, Metrotown Shopping & Crystall mall etc. Also can enjoy from NEW Brentwood centre where you can find shops, restaurants, recreations, grocery shops or pubs, all are new! This is excellent location!



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Active
R2300222

Board: V
Other

2208-2228 ALDER STREET

Vancouver West
Fairview VW
V6H 2R9

Multifamily
\$1,599,900 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,599,900
Meas. Type:	# of Rooms: 3	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 1	Approx. Year Built: 2013
Lot Area (sq.ft.): 1.00	Beds in Bsmt: 0	Age: 5
Flood Plain:	Beds not in Bsmt: 1	Zoning: FM-1
Rear Yard Exp:	Bathrooms: 1	Gross Taxes: \$1,021.17
Council Apprv?:	Full Baths: 1	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?:
	P.I.D.: 029-176-336	Tour:

View: :
Complex / Subdiv: **Alder Crossing**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Concrete, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
Parking: **None**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**
Sprinklers?: **Yes** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL EPS1633 LT 4 DL 526 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17' x 5'5			x			x
Main	Living Room	20'1 x 10'4			x			x
Main	Bedroom	8'3 x 7'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,502	Bachelor Units: 4	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	1,502 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	1,502 sq. ft.	Basement: None		7				
				8				

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

Oakwyn Realty Downtown Ltd.

ALDER CROSSING: Efficient and quiet town homes with tons of storage steps away from Granville Island. This open concept studio features S/S Bosch appliances, gas stove range, quartz countertops, in-suite laundry, wide plan flooring and storage locker. Excellent location steps away from the world renowned Vancouver Seawall while close to downtown, shopping and restaurants. THESE 4 HOMES MUST BE SOLD AS A PACKAGE.



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Active
R2304036

Board: V
Duplex

5447 5449 NORFOLK STREET

Burnaby North
Central BN
V5G 1G3

Multifamily
\$2,538,000 (LP)
(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$2,538,000
Meas. Type:	# of Rooms:	28	Frontage (metres):
Depth / Size (ft.): 132	Bedrooms:	10	Approx. Year Built: 1974
Lot Area (sq.ft.): 8,712.00	Beds in Bsmt:	0	Age: 44
Flood Plain: No	Beds not in Bsmt:	10	Zoning: R12
Rear Yard Exp: North	Bathrooms:	6	Gross Taxes: \$8,749.84
Council Apprv?:	Full Baths:	6	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 012-829-650		Tour: Virtual Tour URL

View: **Yes: City and Mountain View**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **4**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**
Parking: **Carport; Multiple**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Tile**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL NWP2603 LT 32 BLK 23 DL 74 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'11 x 7'11	Below	Kitchen	12'9 x 7'11	Main	Bedroom	11'6 x 9'5
Main	Eating Area	12'11 x 8'2	Below	Eating Area	12'9 x 7'11	Below	Kitchen	12'9 x 15'7
Main	Master Bedroom	13'11 x 13'5	Below	Foyer	6'9 x 8'1	Below	Eating Area	12'9 x 9'
Main	Bedroom	10'1 x 10'4	Below	Laundry	16'8 x 6'9	Below	Living Room	12'9 x 21'7
Main	Bedroom	11'6 x 9'5	Main	Kitchen	12'11 x 7'11	Below	Bedroom	11'7 x 10'5
Main	Living Room	12'11 x 16'5	Main	Eating Area	12'11 x 8'2	Below	Bedroom	10' x 8'3
Main	Dining Room	12'11 x 14'4	Main	Dining Room	12'11 x 8'4	Below	Laundry	16'7 x 9'10
Below	Bedroom	13'6 x 9'11	Main	Living Room	12'11 x 22'4	Below	Foyer	6'9 x 8'1
Below	Bedroom	7'5 x 8'7	Main	Master Bedroom	13'11 x 13'5			
Below	Living Room	12'10 x 30'4	Main	Bedroom	10'1 x 10'4			

Finished Floor (Main):	2,714	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	Yes	Barn:
Finished Floor (Below):	2,714	2 Bed Units:	Income/annum:	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total):	5,428 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
		Suite:		5	Main	4	No	Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Main	3	No	
Grand Total:	5,428 sq. ft.	Basement: None		7	Below	0	No	
				8				

Listing Broker(s): **Engel & Volkers Vancouver**

Come see this amazing well kept rarely available side/side duplex on a huge 66 x 132 lot with R12 zoning. This home has been upgraded with a newer metal roof, granite counter-tops, s/s appliances, gas stove, wood flooring throughout the living area, french doors into a welcoming large living-room & dining area, fireplace, back splash in kitchen, massive deck for entertaining with breathless views of the city & mountains. These two homes have great potential to keep, with massive income potential or to hold & rebuild. Bonus 2 x 2 double enclosed parking with lane access in this perfect local. Minutes to public transportation, shopping, schools, parks, recreation & BCIT. These homes are a pleasure to show so please don't miss out!



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Active
R2300857

Board: V
Duplex

242 244 WARWICK AVENUE

Burnaby North
Capitol Hill BN
V5B 3X4

Multifamily
\$2,498,000 (LP)
(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$2,498,000
Meas. Type: Feet	# of Rooms:	24	Frontage (metres): 20.12
Depth / Size (ft.): 113	Bedrooms:	10	Approx. Year Built: 1980
Lot Area (sq.ft.): 7,458.00	Beds in Bsmt:	2	Age: 38
Flood Plain: Exempt	Beds not in Bsmt:	8	Zoning: R5
Rear Yard Exp: East	Bathrooms:	6	Gross Taxes: \$10,261.00
Council Apprv?:	Full Baths:	4	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?:
	P.I.D.: 003-119-424		Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Storm Sewer**

Style of Home: **2 Storey**
Construction: **Concrete, Log**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front, Lane**
Parking: **Carport; Multiple, DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL NWP4180 LT 3 DL 205 LD 36. GROUP 1.**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'6	Main	Bedroom	13'6 x 9'	Bsmt	Nook	10' x 6'
Main	Kitchen	20' x 11'	Main	Bedroom	10' x 10'	Bsmt	Master Bedroom	13'4 x 11'
Main	Dining Room	11' x 10'	Below	Living Room	21'6 x 13'5	Bsmt	Bedroom	10' x 10'
Main	Master Bedroom	13'4 x 11'	Below	Kitchen	10' x 9'	Bsmt	Laundry	7' x 7'
Main	Bedroom	13'6 x 9'	Below	Nook	10' x 6'			x
Main	Bedroom	10' x 10'	Below	Master Bedroom	13'4 x 11'			x
Main	Living Room	17'6 x 13'6	Below	Bedroom	10' x 10'			x
Main	Kitchen	20' x 11'	Below	Laundry	7' x 7'			x
Main	Dining Room	11' x 10'	Bsmt	Living Room	21'6 x 13'5			
Main	Master Bedroom	13'4 x 11'	Bsmt	Kitchen	10' x 9'			

Finished Floor (Main): **2,750**
Finished Floor (Above): **0**
Finished Floor (Below): **2,425**
Finished Floor (Basement): **0**
Finished Floor (Total): **5,175 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,175 sq. ft.**

Bachelor Units: Income as at:
1 Bed Units:
2 Bed Units: Income/annum:
3 Bed Units: Less Op. Exp:
Other Units: Net Op. Income:
Suite:
Crawl/Bsmt. Height:
Basement: **Fully Finished**

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

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

Listing Broker(s): **RE/MAX Central**

Welcome to 242-244 Warwick Avenue. INVESTOR/BUILDER/MULTI-FAMILY ALERT! An absolute "GEM". This immaculate side by side duplex offers unparalleled value and opportunity! Recently obtained approval from City of Burnaby for subdivision of 2 single family dwellings. Currently this meticulously cared for home offers 5100Sqft of living space on a level, well manicured lot with lane access. Includes 3 covered parking and plenty of open parking spaces including a bonus workshop & storage. Conveniently located in Capitol Hill catchment of North Burnaby with Parks, Schools, Shopping, Recreation at your doorstep. Move in, hold as a revenue machine or subdivide and build 2 single family homes. Do not solicit or walk on property.



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Active
R2300109

Board: V
Duplex

8515 BLUNDELL ROAD

Richmond
Broadmoor
V6Y 1K2

Multifamily
\$1,399,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,399,000
Meas. Type: Feet	# of Rooms: 8	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 5	Approx. Year Built: 2017
Lot Area (sq.ft.): 3,804.00	Beds in Bsmt: 0	Age: 1
Flood Plain:	Beds not in Bsmt: 5	Zoning: RD1
Rear Yard Exp: North	Bathrooms: 5	Gross Taxes: \$0.00
Council Apprv?:	Full Baths: 4	For Tax Year:
If new, GST/HST inc?:	Half Baths: 1	Tax Inc. Utilities?: No
	P.I.D.: 030-405-068	Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL EPS4247 LT 2 BLK 4N LD 36 SEC 16 RNG 6W.**

Amenities: **None**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 14'			x			x
Main	Dining Room	16'2 x 11'6			x			x
Main	Kitchen	14'1 x 12'1			x			x
Main	Bedroom	11'9 x 10'6			x			x
Above	Master Bedroom	14'8 x 13'9			x			x
Above	Bedroom	10'9 x 10'			x			x
Above	Bedroom	11' x 10'7			x			x
Above	Bedroom	11'9 x 10'4			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,130	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,060	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,190 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	Yes	Garage Sz:
		Suite:		5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,190 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **RE/MAX Austin Kay Realty**

Open House Sunday Sept 9th 3-5 pm. Amazing value on these 2 brand new side by side duplexes in Central Richmond. Super spacious 2180 sq ft living area with 5 bedrooms, 4.5 bathrooms, an extra large kitchen with stainless steel appliances, quartz counters, tiled & laminate hardwood floors throughout, and rough-in Air Conditioning. Convenient bedroom with full bathroom on the main floor. Fantastic 2 level living with double garage. No maintenance fees and much cheaper than a detached home with New Home Warranty. 8511 & 8515 Blundell Road – both still available.



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Active
R2300112

Board: V
Duplex

8511 BLUNDELL ROAD

Richmond
Broadmoor
V6Y 1K2

Multifamily
\$1,399,000 (LP)

(SP)



Open House
Sunday 3-5 pm

Sold Date:	Frontage (feet):	Original Price: \$1,399,000
Meas. Type: Feet	# of Rooms: 8	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 5	Approx. Year Built: 2017
Lot Area (sq.ft.): 3,804.00	Beds in Bsmt: 0	Age: 1
Flood Plain:	Beds not in Bsmt: 5	Zoning: RD1
Rear Yard Exp: North	Bathrooms: 5	Gross Taxes: \$0.00
Council Apprv?:	Full Baths: 4	For Tax Year:
If new, GST/HST inc?:	Half Baths: 1	Tax Inc. Utilities?: No
	P.I.D.: 030-405-050	Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL EPS4247 LT 1 BLK 4N LD 36 SEC 16 RNG 6W. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 14'			x			x
Main	Dining Room	16'2 x 11'6			x			x
Main	Kitchen	14'1 x 12'1			x			x
Main	Bedroom	11'9 x 10'6			x			x
Above	Master Bedroom	14'8 x 13'9			x			x
Above	Bedroom	10'9 x 10'			x			x
Above	Bedroom	11' x 10'7			x			x
Above	Bedroom	11'9 x 10'4			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,130	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,060	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,190 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	Yes	Garage Sz:
		Suite:		5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,190 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **RE/MAX Austin Kay Realty**

Open House Sunday Sept 9th 3-5 pm. Amazing value on these 2 brand new side by side duplexes in Central Richmond. Super spacious 2180 sq ft living area with 5 bedrooms, 4.5 bathrooms, an extra large kitchen with stainless steel appliances, quartz counters, tiled & laminate hardwood floors throughout, and rough-in Air Conditioning. Convenient bedroom with full bathroom on the main floor. Fantastic 2 level living with double garage. No maintenance fees and much cheaper than a detached home with New Home Warranty. 8511 & 8515 Blundell Road – both still available.



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Active
R2303138

Board: V
 Duplex

1390 JUDD ROAD

Squamish
 Brackendale
 V0N 1H0

Multifamily

\$1,749,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$1,749,000
Meas. Type: Feet	# of Rooms:	22	Frontage (metres): 24.38
Depth / Size (ft.): 125	Bedrooms:	10	Approx. Year Built: 1974
Lot Area (sq.ft.): 10,000.00	Beds in Bsmt:	0	Age: 44
Flood Plain:	Beds not in Bsmt:	10	Zoning: RS2
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$4,337.07
Council Apprv?:	Full Baths:	2	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: Yes
	P.I.D.: 007-701-519		Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Open, RV Parking Avail., Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish:
 Sprinklers?: **No**
 Bylaw Infractions?: **N**
 Smoke Detectors?: **Y**

Legal: **PL VAP14908 LT 40 LD 36 SEC 15 TWP 50. PART S 1/2 OF NE 1/4, GROUP 1.**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'5 x 10'3	Above	Kitchen	6'5 x 10'3	Main	Mud Room	5' x 8'
Main	Dining Room	9'3 x 10'	Above	Kitchen	10'10 x 15'3	Main	Mud Room	5' x 8'
Main	Kitchen	17'6 x 11'8	Above	Dining Room	8' x 9'			x
Main	Dining Room	7'9 x 8'2	Above	Dining Room	8'3 x 10'7			x
Main	Living Room	15'8 x 13'9	Above	Bedroom	10'8 x 10'6			x
Main	Living Room	15'8 x 13'9	Above	Bedroom	10'8 x 11'8			x
Main	Bedroom	11'9 x 10'9	Above	Bedroom	9'8 x 10'10			x
Main	Bedroom	10' x 10'	Above	Bedroom	10'1 x 8'9			x
Main	Bedroom	10'1 x 10'1	Above	Bedroom	10' x 10'			
Main	Bedroom	10' x 10'	Above	Bedroom	10' x 9'			

Finished Floor (Main):	2,052	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	2,052	2 Bed Units:	Income/annum:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	3	No	Pool:
Finished Floor (Total):	4,104 sq. ft.	Other Units:	Net Op. Income:	4	Above	2	No	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,104 sq. ft.	Basement: None		7				
				8				

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

Investors Alert! With a vacancy rate of less than 0.5 per cent in Squamish rental properties - this full duplex has a potential of (\$8,000 +/- per month). A great location in Brackendale with only a 25-minute drive to Whistler, the house is only steps away from recreation, shops, school and transit. Over 4100 square foot of living space and 10,000 square foot duplex lot size, this home has been professionally finished with all new appliances, new flooring, new kitchens, baths, new gas forced air heating systems, new lighting, and so much more.