



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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luisayala@shaw.ca



Active
R2382445
Board: V
House/Single Family

3266 E PENDER STREET

Vancouver East
Renfrew VE
V5K 2C6

Residential Detached

\$1,490,000 (LP)

(SP)



Sold Date: Frontage (feet): **35.00** Original Price: **\$1,490,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2007**
Depth / Size: **155** Bathrooms: **4** Age: **12**
Lot Area (sq.ft.): **5,425.00** Full Baths: **4** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,668.21**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-538-563**
Tour:

View: **Yes: Mountain View**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Metered Water:

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

Legal: **LOT 23, BLOCK 68, PLAN VAP1594, DISTRICT LOT THSL, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 10'6	Bsmt	Bedroom	9' x 7'			x
Main	Bedroom	10'1 x 10'5	Bsmt	Kitchen	9'6 x 10'6			x
Main	Bedroom	9'7 x 9'8	Bsmt	Living Room	8'9 x 13'6			x
Main	Master Bedroom	12'6 x 15'6	Bsmt	Recreation	16'5 x 12'11			x
Main	Kitchen	10'3 x 11'2			x			x
Main	Dining Room	9'7 x 6'6			x			x
Main	Eating Area	9'5 x 10'11'			x			x
Bsmt	Bedroom	11'8 x 10'4			x			x
Bsmt	Bedroom	10'1 x 10'5			x			x
Bsmt	Bedroom	9' x 7'5			x			x

Finished Floor (Main):	1,249	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,249	Suite:	Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,498 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 4	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	2,498 sq. ft.	Basement: Full		6				
				7				
				8				

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

Sutton Group-West Coast Realty

Solid 12 year old Vancouver Special on a 35x155=5425sf extra large lot. Prime east side location close to PNE, HWY1, DT and Northshore. Measurements are approx. Court Ordered Sale, subject to court approval.



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Active
R2384181
Board: V
House/Single Family

1024 E 20TH AVENUE

Vancouver East
Fraser VE
V5V 1N8

Residential Detached

\$1,539,000 (LP)

(SP)



Sold Date: Frontage (feet): **32.98** Original Price: **\$1,539,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1910**
Depth / Size: **122** Bathrooms: **3** Age: **109**
Lot Area (sq.ft.): **4,023.56** Full Baths: **3** Zoning: **RM-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,247.69**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-973-912**
Tour:

View: **Yes: CITY**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **1990**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail.**
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: **LOT A, BLOCK 40, PLAN VAP3317, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, OF LOTS 3 & 4**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 10'3	Bsmt	Living Room	10'7 x 8'7			x
Main	Living Room	11'7 x 9'5	Bsmt	Bedroom	13'6 x 8'1			x
Main	Dining Room	15'8 x 9'6	Bsmt	Kitchen	9'3 x 9'10			x
Above	Bedroom	10'5 x 11'4	Bsmt	Bedroom	8'4 x 10'2			x
Above	Master Bedroom	15'8 x 11'4	Bsmt	Storage	18'5 x 5'0			x
Below	Kitchen	12'2 x 11'5			x			x
Below	Bedroom	12'2 x 8'10			x			x
Below	Living Room	12' x 12'2			x			x
Below	Office	6'7 x 16'5			x			x
Bsmt	Eating Area	10'7 x 8'4			x			x

Finished Floor (Main):	802	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	430	# of Kitchens:	3	1	Main	4	No	Barn:
Finished Floor (Below):	708	# of Levels:	3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	775	Suite:	Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	2,715 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	2,715 sq. ft.	Basement:	Fully Finished, Separate Entry	6				
				7				
				8				

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

Welcome to this beautiful 3 suites character home near the Glen Park and Charles Dickens Catchment! Excellent opportunity for owner occupied suite and 2 other rental suites. TOP 2 FLOORS: 2 bright bedrooms, eat in kitchen and large bright living room. BELOW: 1 bedroom plus den, large windows, over height ceilings. BASEMENT: 2 bedroom suite with full kitchen, living room, full bath and separate entrance. Walking distance to Charles Dickens, great parks, cafes, shops and transit. Good size lot with RM-1 zoning for future potential development. South facing backyard with lane access. A must see to believe!!!



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Active
R2385185
Board: V
House/Single Family

8473 ISABEL PLACE

Vancouver West
Southlands
V6P 6B2

Residential Detached

\$2,488,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.36	Original Price: \$2,588,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2009
Depth / Size: 86.99	Bathrooms:	4	Age: 10
Lot Area (sq.ft.): 5,827.00	Full Baths:	3	Zoning: CD-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,323.32
Rear Yard Exp: Northwest			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-021-921
			Tour:

View: :

Complex / Subdiv:

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

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

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

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., Open**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN BCS2271, DISTRICT LOT 317, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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**

Amenities: **Air Cond./Central**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Oven - Built In, Smoke Alarm**

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

Finished Floor (Main): **2,145**
Finished Floor (Above): **1,175**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,320 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,320 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

Listing Broker(s): **Dracco Pacific Realty**

Dracco Pacific Realty

Private home nestled in Southlands neighborhood features large principal entertaining rooms, custom crown moldings, detailed milwork, designer fireplace, radiant heating throughout, open kitchen is equipped with stone countertops / SS apps / large island / plenty of storage. 3 separated ensuite bed upstairs. The bonus recreation room is perfect for indoor entertaining. Just steps from Fraser River Park where you can take a walk or jog or enjoy sunset. Quick access to any restaurants, shops, services, cafes on Granville Street / UBC / golf course / Richmond etc... Crofton House, Magee Secondary & Maple Grove Elementary nearby. Perfect for a growing family. \$430,000 below the assessment!! It is time to get this chance.



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Active
R2389839
Board: V
House/Single Family

1716 NASSAU DRIVE

Vancouver East
Fraserview VE
V5P 2B5

Residential Detached

\$1,088,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1950
Depth / Size: 0	Bathrooms:	2	Age: 69
Lot Area (sq.ft.): 4,274.27	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,554.95
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-096-612
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 6, BLOCK 6, PLAN VAP8393, DISTRICT LOT FRASERVIEW, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	7'11 x 9'0	Bsmt	Recreation	10'5 x 15'0			x
Main	Living Room	12'9 x 13'3	Bsmt	Flex Room	25'9 x 13'7			x
Main	Kitchen	9'4 x 8'6			x			x
Main	Bedroom	9'2 x 11'8			x			x
Main	Bedroom	9'8 x 13'7			x			x
Above	Bedroom	10'1 x 12'0			x			x
Above	Bedroom	12'6 x 9'3			x			x
Bsmt	Laundry	5'7 x 13'2			x			x
Bsmt	Storage	9'8 x 9'2			x			x
Bsmt	Bedroom	10'5 x 10'4			x			x

Finished Floor (Main):	835	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	370	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	712	Suite: None	3				Pool:
Finished Floor (Total):	1,917 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 4	5				Grg Dr Ht:
Unfinished Floor:	323	Basement: Partly Finished	6				
Grand Total:	2,240 sq. ft.		7				
			8				

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

FORECLOSURE! Priced like bank owned property! Act fast to get this large 4274sf lot perched high in Fraserview. The current home is in decent shape with 5 bedrooms and 2 bathrooms. You can easily rent the home while waiting to build a new home. The location offers quick access to Victoria Dr. shopping and SW Marine Dr. The lot sides on to two alleys making it easier to load construction materials and reduces building costs. Contact your realtor ASAP to make an offer. Having trouble qualifying with the stress test? Seller open to vendor take back mortgage. Do not disturb tenant or walk on property without requesting a showing.



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Active
R2389998
Board: V
House/Single Family

1304 E 36TH AVENUE

Vancouver East
Knight
V5W 1C9

Residential Detached

\$1,897,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.09	Original Price: \$1,897,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2017
Depth / Size: 110.53	Bathrooms:	7	Age: 2
Lot Area (sq.ft.): 3,657.00	Full Baths:	5	Zoning: RS-1
Flood Plain: No	Half Baths:	2	Gross Taxes: \$5,651.79
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 007-100-400
			Tour: Virtual Tour URL

View: **Yes: INLET & NORTH SHORE MTNS**
Complex / Subdiv: **KENSINGTON**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Laneway House**
Construction: **Frame - Wood**
Exterior: **Other, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
Type of Roof: **Asphalt, Metal**

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane, Rear**
Parking: **Open**

Dist. to Public Transit: **1** Dist. to School Bus: **7**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **LOT 1, BLOCK 6, PLAN VAP1522, DISTRICT LOT 700, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, 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	16'8 x 12'3	Bsmt	Bedroom	8'10 x 9'8			x
Main	Dining Room	13'6 x 9'	Bsmt	Living Room	11'5 x 11'4			x
Main	Kitchen	10'11 x 12'5	Bsmt	Kitchen	8' x 8'1			x
Main	Master Bedroom	10'7 x 13'	Bsmt	Bedroom	9'7 x 8'8			x
Above	Bedroom	14'7 x 9'7	Bsmt	Bedroom	13'4 x 11'6			x
Above	Family Room	13'9 x 18'5			x			x
Above	Laundry	0' x 0'			x			x
Bsmt	Recreation	10'3 x 12'5			x			x
Bsmt	Kitchen	13'2 x 11'8			x			x
Bsmt	Bedroom	10'3 x 9'1			x			x

Finished Floor (Main):	920	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	634	# of Kitchens: 3	1	Above	3	Yes	Barn:
Finished Floor (Below):	900	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	628	Suite:	3	Main	2	No	Pool:
Finished Floor (Total):	3,082 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: 4 Beds not in Basement: 2	5	Below	4	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6	Bsmt	4	No	
Grand Total:	3,082 sq. ft.		7	Bsmt	2	Yes	
			8				

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

This custom-designed family home features a 'Great Room' concept on the Main Floor, plus powder room, Master Bedroom & Ensuite. The open plan Upper level comes with 1 BR, a 3 piece Bath, a Family Room w/ roughed-in Kitchen, Laundry Room & the stairs to the panoramic vista from the roof deck! Wall off extra BRs or Dens as needed. A 2 BR suite occupies the Lower level. 2 BR, 1 - 1/2 Bath Laneway House (+/-628 sq. ft.) can be used for family or income. This is a beautiful view property with North Shore Mountain & Inlet views! Walk to Knight bus to Downtown or #33 bus to Canada Line (Airport) & Expo Line Stations, plus UBC. Kensington Park & Community Centre steps away. Vancouver Public Library at King Edward Village.



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Active
R2395943
Board: V
House/Single Family

1519 W 33RD AVENUE

Vancouver West
Shaughnessy
V6M 1A8

Residential Detached

\$2,850,000 (LP)

(SP)



Sold Date:	Frontage (feet):	10.00	Original Price: \$2,850,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2015
Depth / Size: 0.30	Bathrooms:	4	Age: 4
Lot Area (sq.ft.): 4,305.00	Full Baths:	3	Zoning: RS-5
Flood Plain: No	Half Baths:	1	Gross Taxes: \$8,681.30
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-168-658
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete**
Exterior: **Concrete, Glass, Metal**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Metal**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 2, PLAN BCS3690, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 20'8			x			x
Main	Dining Room	16'10 x 10'10			x			x
Main	Kitchen	16'10 x 14'9			x			x
Main	Master Bedroom	17' x 15'10			x			x
Main	Office	12'1 x 12'3			x			x
Main	Mud Room	15'1 x 4'			x			x
Main	Other	6'4 x 14'8			x			x
Above	Bedroom	16'2 x 10'3			x			x
Above	Bedroom	16'2 x 11'1			x			x
Below	Recreation	16'1 x 11'9			x			x

Finished Floor (Main):	2,072	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	528	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	443	Suite: None	3	Above	3	No	Pool:
Finished Floor (Total):	3,043 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	3,043 sq. ft.	Beds not in Basement: 3	7				
			8				

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

Unique design & modern, bright and open in Prestigious Shaughnessy Area. Thi one of a kind "Garden Wall House" created by Peter Cardew won the Canadian Architects Award of Excellence. Open concept with radiant heating, high ceilings, gourmet kitchen. Oversized master bedroom with an spa like ensuite and a private patio at the back of the home. Huge rec room in the basement area an be used for an extra bedroom or great for home entertainment centre. Convenient location, minutes to downtown. Close to best schools, public transportation, shopping, restaurants and more.



Presented by:
Luis Ayala PREC*

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Active
R2399301
Board: V
House/Single Family

2075 W 19TH AVENUE

Vancouver West
Shaughnessy
V6J 2P5

Residential Detached

\$4,400,000 (LP)
(SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$4,400,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**
Depth / Size: **130.00** Bathrooms: **4** Age: **13**
Lot Area (sq.ft.): **7,020.00** Full Baths: **3** Zoning: **RS1**
Flood Plain: **Exempt** Half Baths: **1** Gross Taxes: **\$17,635.10**
Rear Yard Exp: **Southeast** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-542-861**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 5, BLOCK 23, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 28'2	Above	Bedroom	13'11 x 11'11			x
Main	Kitchen	18'4 x 13'8	Above	Office	12'8 x 8'2			x
Main	Dining Room	16' x 7'4	Below	Family Room	25'6 x 17'7			x
Main	Eating Area	11'4 x 9'4	Below	Bedroom	10'11 x 10'7			x
Main	Mud Room	10'8 x 5'4	Below	Bedroom	16'8 x 14'1			x
Main	Den	12'2 x 11'8	Below	Laundry	10'9 x 10'2			x
Main	Foyer	13'1 x 17'10			x			x
Above	Master Bedroom	14'7 x 14'6			x			x
Above	Walk-In Closet	7'8 x 7'1			x			x
Above	Bedroom	13'1 x 11'9			x			x

Finished Floor (Main):	1,413	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,325	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,413	# of Levels: 3	2	Above	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Above	4	No	Pool:
Finished Floor (Total):	4,151 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	4,151 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Custom Built on a corner lot Shaughnessy Mansion. Great design with open concept floor plan. Great for a big family and entertaining. Exotic dark stained oak flooring, all wood windows, lush crown mouldings, constant hot water system in a grand kitchen with gleaming black granite counters and white cabinetry. Living & dining area features 10'4 ceilings and lots of natural light. Private setting but also very central, minutes to downtown, shopping and restaurants. Close to best schools and public transportation. OPEN HOUSE SUNDAY SEPTEMBER 15th 12NOON TO 2PM.



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Active
R2399580

Board: V
House/Single Family

1075 DOUGLAS CRESCENT

Vancouver West
Shaughnessy
V6H 1V4

Residential Detached

\$4,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$4,100,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1910
Depth / Size:	Bathrooms: 3	Age: 109
Lot Area (sq.ft.): 0.00	Full Baths: 3	Zoning: FSD
Flood Plain: Exempt	Half Baths: 0	Gross Taxes: \$13,652.76
Rear Yard Exp:		For Tax Year: 2019
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 011-532-777
		Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 17, BLOCK 55, PLAN VAP4502, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 20'	Below	Bedroom	8' x 19'			x
Main	Kitchen	12' x 15'	Below	Den	10' x 11'			x
Main	Dining Room	8' x 14'	Below	Laundry	8' x 15'			x
Main	Den	8' x 15'	Below	Storage	8' x 7'			x
Above	Bedroom	9' x 13'			x			x
Above	Bedroom	15' x 16'			x			x
Main	Bedroom	8' x 12'			x			x
Above	Bedroom	10' x 14'			x			x
Above	Bedroom	10' x 14'			x			x
Below	Bedroom	10' x 17'			x			x

Finished Floor (Main):	1,850	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,750	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,050	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Below	4	No	Pool:
Finished Floor (Total):	4,650 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	400	Basement: Part	6				
Grand Total:	5,050 sq. ft.	Beds not in Basement: 7	7				
			8				

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

Great investment opportunity! Zoned for senior living, daycare, group home. One of a few big lots in this prime location with a huge potential. Minutes to downtown, city's best schools, shopping, restaurants, public transportation, YVR. One of a kind & Not to be missed.