



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2213647
Board: V
House/Single Family

737 PRIOR STREET

Vancouver East
Mount Pleasant VE
V6A 2G8

Residential Detached

\$1,398,000 (LP)

(SP)



Sold Date: Frontage (feet): **25.00** Original Price: **\$1,398,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **9999**
Depth / Size: **132** Bathrooms: **1** Age: **999**
Lot Area (sq.ft.): **3,300.00** Full Baths: **1** Zoning: **RT-3**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,335.65**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-481-546**
Tour:

View: **No :**

Complex / Subdiv:

Heritage House

Infill House

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(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**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PL EPP44325 LT 1 BLK 100 DL 181 LD 36 GROUP 1**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'9 x 11'4			x			x
Main	Living Room	10'7 x 17'4			x			x
Main	Bedroom	12'4 x 11'0			x			x
Above	Master Bedroom	13'11 x 11'9			x			x
Above	Bedroom	9'1 x 8'5			x			x
Above	Bedroom	11'4 x 8'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,330	# of Rooms:	6	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,028	# of Kitchens:	1	1		Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2					Workshop/Shed:
Finished Floor (Basement):	478	Suite:		3					Pool:
Finished Floor (Total):	2,836 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Grand Total:	2,836 sq. ft.	Basement: Full		6					
				7					
				8					

Listing Broker(s): **Royal Pacific Riverside Realty**

An excellent development opportunity. 2 separate strata titles and addresses at 735 and 737 Prior. Previous development application is expired. Court Ordered Sale. Offer must be approved by the Court. For more info please call Listing Agent.



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Active
R2221171
Board: V
House/Single Family

5249 INDIAN RIVER DRIVE

North Vancouver
Woodlands-Sunshine-Cascade
V7G 2T6

Residential Detached

\$1,980,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.49	Original Price: \$2,388,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1953
Depth / Size: 335	Bathrooms:	5	Age: 65
Lot Area (sq.ft.): 20,832.00	Full Baths:	4	Zoning: RS2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$8,004.11
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 014-756-749
			Tour: Virtual Tour URL

View: **Yes: INDIAN ARM**
Complex / Subdiv:
Services Connected: **Septic**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
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: **Other, Tile - Concrete**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP1360 LT A DL 2048 LD 36.**

Amenities: **None**

Site Influences: **Marina Nearby, Private Setting, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28' x 15'	Below	Bedroom	15' x 13'			x
Main	Dining Room	13' x 11'			x			x
Main	Kitchen	16' x 11'			x			x
Main	Family Room	18' x 17'			x			x
Above	Master Bedroom	22' x 18'			x			x
Above	Solarium	18' x 11'			x			x
Below	Bedroom	17' x 12'			x			x
Below	Office	16' x 9'			x			x
Below	Study	16' x 9'			x			x
Below	Recreation	16' x 10'			x			x

Finished Floor (Main):	1,689	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	975	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	1,174	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	300	Suite: None	3	Below	3	Yes	Pool:
Finished Floor (Total):	4,138 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	Yes	Garage Sz:
		Beds in Basement: 0	5	Bsmt	2	No	Door Height:
Unfinished Floor:	0	Basement: Part	6				
Grand Total:	4,138 sq. ft.		7				
			8				

Listing Broker(s): **Coldwell Banker Vantage Realty**

Court Ordered Sale. Indian Arm waterfront home with unobstructed views on all levels. Vaulted cedar ceilings, natural rock wall, newer hardwood flooring throughout and a private dock right outside. Sold as is, where is. Diligence of Buyer and Buyer's representative is strongly suggested.



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Active
R2228722
Board: V
House/Single Family

72 GLENMORE DRIVE

West Vancouver
Glenmore
V7S 1A8

Residential Detached

\$2,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$2,000,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1955
Depth / Size:	Bathrooms:	3	Age: 62
Lot Area (sq.ft.): 14,019.00	Full Baths:	3	Zoning: RES
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,385.39
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-756-281
			Tour:

View: **Yes: mountain and water**

Complex / Subdiv:

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

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

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 NonStrata** Dist. to School Bus:

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

Legal: **PL VAP9088 LT 6 BLK C DL 603 LD 36. GROUP 1, OF LOT 2.**

Amenities: **Pool; Outdoor**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 13'			x			x
Main	Dining Room	14' x 13'			x			x
Below	Eating Area	11' x 18'			x			x
Below	Laundry	6' x 4'6			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	8'6 x 9'6			x			x
Bsmt	Recreation	22'6 x 12'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 656	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 534	# of Kitchens: 0	1	Above	5	Yes	Barn:
Finished Floor (Below): 410	# of Levels: 4	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 592	Suite: None	3	Below	4	No	Pool:
Finished Floor (Total): 2,192 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 2,192 sq. ft.		7				
		8				

Listing Broker(s): **Nu Stream Realty Inc.**

Huge lot great re-development potential with views. Priced to sell below assessed value by over \$700,000. Walking to famous private school Collingwood School- Morven Campus and Capilano Golf and country Club for only 5 minutes. Driving to Downtown Vancouver for 20 minutes.



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Active
R2227488
Board: V
House/Single Family

4851 FRANCIS ROAD

Richmond
Boyd Park
V7C 1J8

Residential Detached

\$2,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	56.30	Original Price: \$2,100,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2017
Depth / Size: 143.44	Bathrooms:	6	Age: 1
Lot Area (sq.ft.): 8,076.00	Full Baths:	5	Zoning: ZS21
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,665.73
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-216-486
			Tour:

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

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

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL EPP36656 LT 5 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 12'2	Main	Foyer	27'9 x 7'			x
Main	Dining Room	12'2 x 9'	Above	Master Bedroom	20'2 x 16'8			x
Main	Kitchen	14'7 x 11'7	Above	Bedroom	15'5 x 13'4			x
Main	Wok Kitchen	14'7 x 6'	Above	Bedroom	15'4 x 9'6			x
Main	Eating Area	9'3 x 9'	Above	Bedroom	14' x 19'			x
Main	Family Room	20'11 x 12'3			x			x
Main	Office	14'7 x 13'8			x			x
Main	Bedroom	13'6 x 11'			x			x
Main	Media Room	19'11 x 13'8			x			
Main	Laundry	9'4 x 8'			x			

Finished Floor (Main): **2,334**
Finished Floor (Above): **2,062**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,396 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,396 sq. ft.**

of Rooms: **15**
of Kitchens: **2**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

Listing Broker(s): **Royal Pacific Realty Corp.**

A rare opportunity to own this south facing home sits on a 56.3 x 143.44 (8076 sqft) lot located in the Boyd Park area. This close to 4400 home is unfinished and it is waiting for your creative design. Total of 5 bedrooms and 6 bathrooms. 3 car garage. Steps from Seafair Shopping Centre, West Rmd Community Centre & golf course. Within walking distance to the dyke, bike lane into Steveston Village & public transit. Close to Grauer Elem & Hugh Boyd Sec catchments. This is a court ordered sale and this property is sold as is where is. The adjacent house 4839 Francis Rd MLS: R2227492 is also available for sale.



Presented by:
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Active
R2227492
Board: V
House/Single Family

4839 FRANCIS ROAD

Richmond
Boyd Park
V7C 1J8

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.39	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2017
Depth / Size: 143.47	Bathrooms:	6	Age: 1
Lot Area (sq.ft.): 7,229.00	Full Baths:	5	Zoning: ZS21
Flood Plain:	Half Baths:	1	Gross Taxes: \$6,832.52
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-216-478
			Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL EPP36656 LT 4 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'8	Main	Foyer	27'4 x 10'4			x
Main	Dining Room	12'5 x 10'3	Above	Master Bedroom	18' x 16'2			x
Main	Kitchen	14'5 x 11'7	Above	Bedroom	12'8 x 12'1			x
Main	Wok Kitchen	13' x 6'	Above	Bedroom	13'10 x 12'6			x
Main	Eating Area	9' x 9'3	Above	Bedroom	13' x 10'8			x
Main	Family Room	20'11 x 13'			x			x
Main	Office	13' x 11'			x			x
Main	Bedroom	13'10 x 10'			x			x
Main	Media Room	18'4 x 13'			x			
Main	Laundry	8'8 x 7'9			x			

Finished Floor (Main):	2,295	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,642	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total):	3,937 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Basement: None	6	Above	3	Yes	
Grand Total:	3,937 sq. ft.		7				
			8				

Listing Broker(s): **Royal Pacific Realty Corp.**

A rare opportunity to own this south facing home sits on a 50.39 x 143.47 (7229 sqft) lot located in the Boyd Park area. This close to 4000 home is unfinished and it is waiting for your creative design. Total of 5 bedrooms and 6 bathrooms. 3 car garage. Steps from Seafair Shopping Centre, West Rmd Community Centre & golf course. Within walking distance to the dyke, bike lane into Steveston Village & public transit. Close to Grauer Elem & Hugh Boyd Sec catchments. This is a court ordered sale and this property is sold as is where is. The adjacent house 4851 Francis Rd MLS: R2227488 is also available for sale.



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Active
R2229160
Board: V
House/Single Family

1527 EDGEWATER LANE

North Vancouver
Seymour NV
V7H 1T3

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,500,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1965**
Depth / Size: **216** Bathrooms: **3** Age: **53**
Lot Area (sq.ft.): **14,256.00** Full Baths: **3** Zoning: **RES3**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,762.25**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-042-301**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Community**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **3**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Multiple**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **Yes: SOLD "AS IS WHERE IS"**
Fixtures Rmvd: **Yes: SOLD "AS IS WHERE IS"**
Floor Finish:

Legal: **PL VAP3222 LT U BLK 1 DL 2044 LD 36**

Amenities: **Storage**

Site Influences: **Private Setting, Private Yard, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 15'	Below	Storage	25'10 x 7'10			x
Main	Family Room	16' x 11'5	Below	Storage	12'6 x 10'11			x
Main	Dining Room	15'10 x 10'8						x
Main	Kitchen	21'10 x 9'7						x
Main	Foyer	12'8 x 5'						x
Main	Laundry	15'5 x 11'4						x
Above	Master Bedroom	16'5 x 16'						x
Above	Bedroom	16'9 x 16'4						x
Above	Bedroom	14' x 13'						x
Below	Recreation	24'8 x 24'5						x

Finished Floor (Main): **1,420**
Finished Floor (Above): **1,207**
Finished Floor (Below): **1,242**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,869 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,869 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full, Fully Finished**

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

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

Listing Broker(s): **Sutton Centre Realty**

Famed Architect "Dan White" designed post & beam home located on a level 14,256 sq/ft, riverfront lot in prestigious Edgewater Lane Cul-De-Sac. Split level style home features open floor plan with 3 bedrooms/ 3 bathrooms on 3 levels. Large living room and combined dining room is host to Vaulted Ceilings with skylights, large Fireplace with exposed stone, kitchen and bathrooms with granite counter-tops throughout. Lower level features large recreation room with crawl space and plenty of storage. Fully fenced, landscaped yard with balcony at the front of upper level, 2 balconies at rear off upper and main floor, with concrete patio off basement. FOR SALE BY COURT ORDER & APPROVAL OF THE COURT.



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Active
R2229378

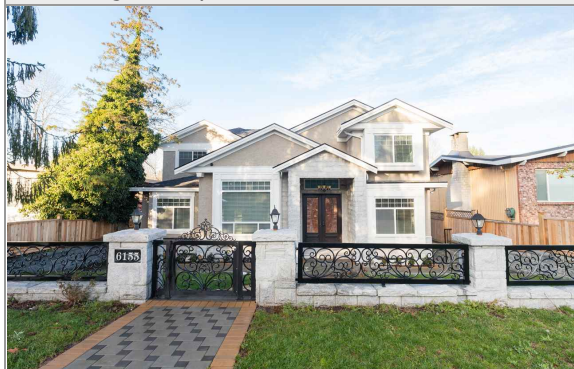
Board: V
House/Single Family

6155 SERVICE STREET

Burnaby South
Upper Deer Lake
V5H 1V7

Residential Detached

\$2,298,000 (LP)
(SP)



Sold Date: Frontage (feet): **57.00** Original Price: **\$2,298,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2017**
Depth / Size: **125** Bathrooms: **7** Age: **1**
Lot Area (sq.ft.): **7,125.00** Full Baths: **6** Zoning: **R4**
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,656.42**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **003-243-133**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit: **NRBY** Dist. to School Bus: **NRBY**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : NOT AWARE**
Fixtures Rmvd: :
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **LOT 126 DL 93 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 30133**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 14'7	Above	Bedroom	13' x 9'9	Bsmt	Other	20'1 x 19'5
Main	Dining Room	10'9 x 13'	Above	Bedroom	12'3 x 9'9			x
Main	Kitchen	14'2 x 14'	Above	Walk-In Closet	10'2 x 5'			x
Main	Eating Area	12'5 x 15'	Bsmt	Kitchen	12'5 x 11'9			x
Main	Family Room	19'4 x 15'1	Bsmt	Bedroom	12'7 x 10'3			x
Main	Office	9'9 x 11'1	Bsmt	Bedroom	14'2 x 13'3			x
Main	Foyer	7'3 x 10'5	Bsmt	Living Room	9'5 x 11'8			x
Main	Wok Kitchen	5'6 x 7'7	Bsmt	Laundry	6'0 x 6'7			x
Above	Master Bedroom	16'1 x 14'7	Bsmt	Den	10'6 x 9'1			
Above	Bedroom	11'8 x 9'5	Bsmt	Storage	5'6 x 8'3			

Finished Floor (Main):	1,631	# of Rooms: 21	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,236	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,394	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,261 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz: 20'1 X 19'5
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 4	5	Above	3	Yes	Door Height:
Grand Total:	4,261 sq. ft.	Basement: Fully Finished	6	Bsmt	3	No	
			7	Bsmt	4	No	
			8				

Listing Broker(s): **Macdonald Realty**

6 Bedroom - 4,200 sq.ft. custom built house in prestigious Upper Deer Lake on a 57' x 125' lot. This spacious and fabulous family home has been classically designed w/ attention to fine details including extensive mill work.. Open concept living with high ceilings, entertainment sized living and dining rooms. Large and well appointed gourmet kitchen with functional wok kitchen and an attached family room. Upstairs features 4 bedrooms all with en-suite. Basement has separate entrance. Bsmt. contains a 2nd kitchen, living area, storage, laundry room and an additional 2 bedrooms. Double car garage is attached. Fenced yard with additional parking. Burnaby Central Secondary, Moscrop Secondary (French), Windsor Elem. FOR SALE BY COURT ORDER & APPROVAL OF SUPREME COURT. OPEN SUNDAY 28th 2:30-4pm



Presented by:
Nikki Cvitanovic

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Active
R2228684

Board: V
House/Single Family

1010 E 21ST AVENUE

Vancouver East
Fraser VE
V5V 1S7

Residential Detached

\$2,375,000 (LP)

(SP)



Sold Date: Frontage (feet): **49.50** Original Price: **\$2,600,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1923**
Depth / Size: **122** Bathrooms: **3** Age: **94**
Lot Area (sq.ft.): **6,039.00** Full Baths: **3** Zoning: **RT-10**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$0.00**
Rear Yard Exp: For Tax Year: **2016**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-937-706**
Tour:
View: **No :**
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:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
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: **No :**
Floor Finish: **Mixed**

Legal: **LOT 1 BLOCK 33 DISTRICT LOT 301 PLAN 187**

Amenities:

Site Influences: **Adult Oriented, Lane Access**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'1 x 16'3	Below	Recreation	10'11 x 16'10			x
Main	Living Room	18'7 x 14'1	Below	Living Room	22' x 7'9			x
Main	Eating Area	14'1 x 14'1	Below	Dining Room	10'1 x 9'8			x
Main	Bedroom	15'4 x 11'6	Below	Bedroom	10'9 x 11'6			x
Main	Bedroom	15'4 x 12'4	Below	Bedroom	9' x 9'4			x
Main	Foyer	9' x 5'1			x			x
Above	Master Bedroom	16'2 x 24'2			x			x
Above	Den	9'5 x 12'			x			x
Above	Other	5'10 x 8'10			x			
Below	Laundry	11'7 x 19'3			x			

Finished Floor (Main):	1,592	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	887	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,561	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	4,040 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	4,040 sq. ft.	Basement: Full	6				
		Beds not in Basement: 5	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

This Three-level Character Home is located on a quiet tree lined street. Open concept living on the main floor featuring a wood burning fireplace and large dining area. Also offers a huge Master Bedroom and Bath, Fully fenced yard, single car garage, close to transit and just steps from the Charles Dickens Annex. Call today for more information.



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Active
R2229516
Board: V
House/Single Family

55 W WOODSTOCK AVENUE

Vancouver West
Cambie
V5Y 2R6

Residential Detached

\$2,888,888 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,888,888
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1996
Depth / Size: 122	Bathrooms:	3	Age: 22
Lot Area (sq.ft.): 4,026.00	Full Baths:	3	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,575.68
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-572-256
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

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: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**

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

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

Legal: **PL VAP4381 LT 26 BLK 1004A DL 526 LD 36. OF LOT 1.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
Bsmt	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **1,010**
Finished Floor (Above): **938**
Finished Floor (Below): **583**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,531 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,531 sq. ft.**

of Rooms: **7**
of Kitchens: **1**
of Levels: **3**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Partly Finished**

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

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

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

Location, Location, Location! Great home with radiant floor heating, air conditioning, hardwood floors, granite counter tops throughout, skylights, and more! Upstairs bedrooms all have ensuite baths, master has soaker tub & double sink. Double garage carport & in ground sprinkler system. Possible rental suite in basement. Close to Queen Elizabeth Park, Golf Course/Tennis Courts and walking distance to Oakridge Shopping Centre and Canada Line and only minutes to Downtown and Richmond. School catchment is Van Horne Elementary and Eric Hamber Secondary.



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Active
R2231582
Board: V
House/Single Family

5503 BLENHEIM STREET

Vancouver West
Dunbar
V6N 1P4

Residential Detached

\$3,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.70	Original Price: \$3,100,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1912
Depth / Size: 104.70	Bathrooms:	4	Age: 106
Lot Area (sq.ft.): 6,355.30	Full Baths:	4	Zoning: H.R.A
Flood Plain: No	Half Baths:	0	Gross Taxes: \$7,639.40
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-777-226
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **3 Storey, Basement Entry**
Construction: **Brick, Frame - Wood, Other**
Exterior: **Brick**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **DetachedGrge/Carport**

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: **Hardwood, Mixed**

Legal: **PL LMP45404 LT A BLK 13 DL 2027 LD 36 GROUP 1**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 19'0	Above	Bedroom	11' x 11'			x
Main	Dining Room	10'6 x 11'2	Above	Bedroom	14' x 14'			x
Main	Kitchen	9' x 12'	Above	Bedroom	15' x 14'			x
Main	Family Room	13' x 14'6	Bsmt	Recreation	11'6 x 13'6			x
Main	Nook	9' x 12'	Bsmt	Hobby Room	11'6 x 12'4			x
Above	Living Room	14' x 29'	Bsmt	Bedroom	16' x 16'			x
Above	Kitchen	8'6 x 16'	Bsmt	Utility	5' x 13'6			x
Above	Dining Room	7'6 x 14'	Bsmt	Hobby Room	11'6 x 13'4			x
Above	Master Bedroom	11'6 x 10'6			x			
Above	Bedroom	11'6 x 10'6			x			

Finished Floor (Main): **1,717**
Finished Floor (Above): **1,062**
Finished Floor (Below): **428**
Finished Floor (Basement): **1,710**
Finished Floor (Total): **4,917 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,917 sq. ft.**

of Rooms: **18**
of Kitchens: **2**
of Levels: **4**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **5**
Basement: **Full**

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

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

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

Developer/Investor Alert! "The Morrisette Farmhouse" A Heritage Classic needs a top to bottom renovation. Heritage Revitalization Agreement struck with the city in March 2000 covers this lot and the Southern 40 X 105 Lot, on W39th. Also available is the attached 50 X 107 ft. Lot to the West (RS 5) Now Exclusive, for a total develop-able piece of Dunbar/Kerrisdale of 17,248 SF. Bring your ideas. Call for more details.



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Active
R2228929

Board: V
House/Single Family

285 RABBIT LANE

West Vancouver
British Properties
V7S 1J1

Residential Detached

\$3,300,000 (LP)

(SP)



Sold Date:	Frontage (feet):	229.00	Original Price: \$3,300,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1966
Depth / Size:	Bathrooms:	3	Age: 51
Lot Area (sq.ft.): 52,000.00	Full Baths:	2	Zoning: RS3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,427.70
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-032-037
			Tour:

View: **No**
Complex / Subdiv: **BRITISH PROPERTIES**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : UNKNOWN**
Fixtures Rmvd: **Yes: UNKNOWN**
Floor Finish: **Laminate, Tile**

Legal: **PL VAP8539 LT 84 BLK 6 DL CE LD 36. GROUP 1.**

Amenities: **Tennis Court(s)**

Site Influences: **Golf Course Nearby, Greenbelt, Private Setting, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 11'8			x			x
Main	Dining Room	14'10 x 12'5			x			x
Main	Kitchen	17' x 14'			x			x
Main	Master Bedroom	23' x 11'6			x			x
Main	Bedroom	16' x 8'			x			x
Bsmt	Family Room	22' x 11'9			x			x
Bsmt	Recreation	25' x 16'8			x			x
Bsmt	Flex Room	19' x 14'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,388	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5	No	Barn:
Finished Floor (Below):	1,480	# of Levels:	2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Bsmt	2	No	Pool:
Finished Floor (Total):	2,868 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5				Door Height:
Grand Total:	2,868 sq. ft.	Basement: Full, Fully Finished		6				
				7				
				8				

Listing Broker(s): **Valley Pacific Realty Ltd.**

SUBJECT TO COURT APPROVAL. AS IS WHERE IS. 1.2 acre Private lot with Renovated 2,800+ sq ft home in British Properties! Rare find. Open floorplan with 2 gas fireplaces, 3 baths, double garage, metal roof and Private tennis court! Walking distance to Capilano Golf and Country Club, Suspension Bridge and Regional Park. Westcot Elementary, Sentinel Secondary, and Collingwood Private School nearby. MUST BE PATIENT WHEN SETTING APPOINTMENT TO VIEW. BUYER/BUYERS AGENT TO VERIFY ALL INFORMATION IF IMPORTANT. MEASUREMENTS APPROXIMATE.



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Active
R2230299

Board: V
House with Acreage

12825 SQUAMISH VALLEY ROAD

Squamish
Upper Squamish
V0N 1H0

Residential Detached

\$3,680,000 (LP)

(SP)



Sold Date:	Frontage (feet):	2,400.0	Original Price: \$3,680,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1976
Depth / Size: 731	Bathrooms:	4	Age: 42
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: ALR
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,054.77
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-251-204
			Tour:
View:	Yes: MOUNTAIN		
Complex / Subdiv:	SQUAMISH VALLEY		
Services Connected:	Septic		

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

Reno. Year: **2009**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **RV Parking Avail., Visitor Parking**

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: **Other**

Legal: **PL VAP21704 LT 1 DL 1512 LD 36.**

Amenities: **Barn, Green House, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Storage Shed, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'			x			x
Main	Living Room	25' x 15'			x			x
Main	Dining Room	15' x 10'			x			x
Main	Bedroom	12' x 14'			x			x
Main	Bedroom	12' x 18'			x			x
Main	Bar Room	12' x 12'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	20' x 14'			x			x
Above	Bedroom	11' x 14'			x			
Above	Bedroom	13' x 17'			x			
Finished Floor (Main): 2,348			# of Rooms: 10			Bath	Floor	# of Pieces
Finished Floor (Above): 1,080			# of Kitchens: 1			1	Main	2
Finished Floor (Below): 0			# of Levels: 2			2	Main	3
Finished Floor (Basement): 0			Suite:			3	Above	4
Finished Floor (Total): 3,428 sq. ft.			Crawl/Bsmt. Height:			4	Above	4
			Beds in Basement: 0 Beds not in Basement: 6			5		
			Basement: Fully Finished			6		
Unfinished Floor: 2,348						7		
Grand Total: 5,776 sq. ft.						8		
						Ensuite?		
						Outbuildings		
						Barn: 50' X 75'		
						Workshop/Shed:		
						Pool:		
						Garage Sz:		
						Door Height:		

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

Have you ever dreamed of owning a farm or acreage just 15 minutes away from Squamish? Now here is your opportunity! Glacier Valley Farms, located just 15 minutes from Squamish, is a 42 acre estate with a lovely 7 bedroom home as well as 2 other outbuildings including guest house and barn. This property has 3 wells and a certified septic system and is currently operating as a farm with summer group revenue. There are many options for generating revenue on this site- including B&B, Conference Center, as well as ALR variance for 10 cabins on the site.



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Active
R2233259

Board: V
House/Single Family

2075 W 19TH AVENUE

Vancouver West
Shaughnessy
V6J 2P5

Residential Detached

\$5,580,000 (LP)

(SP)



Sold Date:	Frontage (feet):	54.00	Original Price: \$5,580,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2006
Depth / Size: 130	Bathrooms:	4	Age: 12
Lot Area (sq.ft.): 7,020.00	Full Baths:	3	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$13,806.37
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-542-861
			Tour:
View:	Yes: MOUNTAIN		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas		

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **PL VAP4502 LT 5 BLK 23 DL 526 LD 36**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 18'	Bsmt	Bedroom	10'7 x 11'8			x
Main	Dining Room	16' x 13'10	Bsmt	Bedroom	16'8 x 14'10			x
Main	Eating Area	11'3 x 9'11						x
Main	Kitchen	13'8 x 17'8						x
Main	Den	11'8 x 12'2						x
Above	Master Bedroom	17' x 14'7						x
Above	Bedroom	13'10 x 11'1						x
Above	Bedroom	13'10 x 11'8						x
Above	Den	12'8 x 8'2						x
Bsmt	Recreation	25'5 x 21'7						x

Finished Floor (Main): **1,413**
Finished Floor (Above): **1,325**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,413**
Finished Floor (Total): **4,151 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,151 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Fully Finished**

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

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

Listing Broker(s): **Royal Pacific Realty Corp.**

Court Order Sales. First Shaughnessy Classic quality custom built home on a corner lot facing south and Arbutus Greenway. About 12 years, over 7000 sqft lot, about 4150 finishing area. Excellent layout and functional flooring plan. Featuring 10' ceilings on main, beautiful wrap around staircase. Oak wood flooring on main, crown mouldings, grand entertainment kitchen & ample living space. Spacious 3 bed rooms plus a big office (can be used as add'l bedroom) on upper floor, 2 bed rooms and a huge rec room in the basement. Close to best school catchments, Shaughnessy Elem, & Prince of Wales Sec., shoppings & downtown. Amazing opportunity, don't miss out.



Presented by:
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Active
R2215485
Board: V
House/Single Family

5315 SEASIDE PLACE

West Vancouver
Caulfield
V7W 3E2

Residential Detached

\$6,900,000 (LP)

(SP)



Sold Date: Frontage (feet): **67.86** Original Price: **\$7,500,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1992**
Depth / Size: **132/126/IRR** Bathrooms: **6** Age: **26**
Lot Area (sq.ft.): **13,390.00** Full Baths: **5** Zoning: **RS3**
Flood Plain: Half Baths: **1** Gross Taxes: **\$22,028.44**
Rear Yard Exp: For Tax Year: **2016**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **007-043-546**
Tour: **Virtual Tour URL**

View: **Yes: OCEAN/WATER**
Complex / Subdiv: **Seaside Estates**
Services Connected: **Electricity, Natural Gas, Water**

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

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

Total Parking: **6** Covered Parking: **4** Parking Access:
Parking: **Garage; Single, Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL VAS1857 LT 9 DL 879 LD 36 GROUP 1, DL 5762, 6136, 6137 & 6138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**

Amenities: **Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Private Setting, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'6 x 15'2	Below	Bedroom	22'3 x 11'6			x
Main	Dining Room	16'3 x 11'7	Below	Bedroom	12'8 x 11'6			x
Main	Kitchen	16'5 x 11'6	Below	Recreation	26'3 x 15'2			x
Main	Eating Area	9'4 x 5'7	Below	Media Room	22'7 x 22'5			x
Main	Office	6'11 x 5'8	Below	Den	11'6 x 10'4			x
Main	Master Bedroom	19'8 x 13'11			x			x
Main	Walk-In Closet	19'8 x 13'11			x			x
Above	Foyer	18'4 x 11'10			x			x
Above	Bedroom	13'8 x 12'7			x			
Above	Sauna	7'7 x 5'11			x			

Finished Floor (Main):	2,371	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	884	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	2,368	# of Levels:	3	2	Main	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	No	Pool:
Finished Floor (Total):	5,623 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5	Below	4	No	Door Height:
Unfinished Floor:	0	Basement: None		6	Below	5	No	
Grand Total:	5,623 sq. ft.			7				
				8				

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

Enjoy West Vancouver's most sought after OCEAN VIEW- from EVERY room in the house. Exclusive, gated community - Seaside Estates founded by Arthur Griffiths in the heart of Caulfield. This executive home overlooks unobstructed ocean and city views, you can NOT get closer to the water! More than 168 feet of natural shoreline is accessible right from your door and just a short walk to Kew Beach Park. Boasting a sprawling 5623 square feet, this home has excellent potential. Garage parking for four vehicles. School Catchment: Caulfield Elementary & Rockridge Secondary.