



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2202862
Board: V
House/Single Family

4109 ELGIN STREET

Vancouver East
Fraser VE
V5V 4R3

Residential Detached
\$1,378,000 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,378,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1945
Depth / Size: 105.5	Bathrooms:	2	Age: 72
Lot Area (sq.ft.): 3,481.50	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,915.88
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-408-240
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
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.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Legal: **PL VAP2344 LT 13 BLK 28 DL 391 LD 36 GROUP 1 OF LOT 1 & DL 392**

Amenities: **None**

Site Influences:
Features: **Clothes Washer/Dryer, Refrigerator, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	7'5 x 5'7	Below	Bedroom	10'4 x 10'3			x
Main	Kitchen	12'3 x 11'7			x			x
Main	Master Bedroom	11'10 x 10'9			x			x
Main	Living Room	19'1 x 12'7			x			x
Main	Bedroom	10'11 x 10'6			x			x
Below	Storage	7'4 x 5'5			x			x
Below	Bedroom	9'11 x 7'1			x			x
Below	Laundry	11'8 x 11'6			x			x
Below	Utility	10'6 x 8'9			x			
Below	Kitchen	20'8 x 12'1			x			

Finished Floor (Main):	921	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	930	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	1,851 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	1,851 sq. ft.		7				
			8				

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

BUILDER/INVESTOR ALERT! This 4 Bedroom / 2 Bathroom home is ideally located in the Main/Fraser area of Vancouver and is close to everything. Lots of transit options; Fraser, Knight, 33rd or 41st. Excellent value, property assessed at \$1,437,200. Great Income Property or Build to Suit - "As Is/Where Is". Conduct of Sale. OPEN HOUSE - SATURDAY, OCTOBER 14TH (2 to 4pm)



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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)



**NO IMAGE
AVAILABLE**

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: _____
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: **Gas - Natural**
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: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata**
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

Finished Floor (Main):	1,330	# of Rooms:	6	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,028	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	3		3				Workshop/Shed:
Finished Floor (Basement):	478	Suite:			4				Pool:
Finished Floor (Total):	2,836 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4		6				Door Height:
Grand Total:	2,836 sq. ft.	Basement: Full			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
R2201474
Board: V
House/Single Family

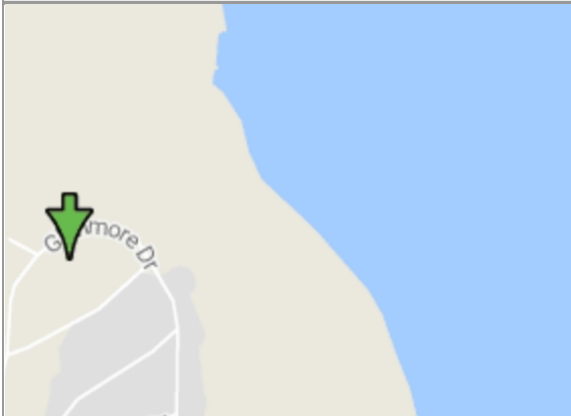
72 GLENMORE DRIVE

West Vancouver
Glenmore
V7S 1A8

Residential Detached

\$2,350,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,998,000
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:	Half Baths:	0	Gross Taxes: \$6,385.39
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 009-756-281
			Tour:
View:	Yes: -		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Water		

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
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.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
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	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Eating Area	0' x 0'			x			x
Above	Master Bedroom	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
Below	Recreation	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **656**
Finished Floor (Above): **534**
Finished Floor (Below): **410**
Finished Floor (Basement): **592**
Finished Floor (Total): **2,192 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,192 sq. ft.**

of Rooms: **7**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **2**
Basement: **None**

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

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

Listing Broker(s): **Sutton Grp-West Coast (w.blvd)**



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Active
R2157380

Board: V
House/Single Family

7283 WILTSHIRE STREET

Vancouver West
South Granville
V6P 5H4

Residential Detached

\$4,948,000 (LP)

(SP)



Sold Date: Frontage (feet): **65.04** Original Price: **\$5,288,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2011**
Depth / Size: **120** Bathrooms: **8** Age: **6**
Lot Area (sq.ft.): **7,804.80** Full Baths: **6** Zoning: **RS-6**
Flood Plain: Half Baths: **2** Gross Taxes: **\$13,548.98**
Rear Yard Exp: **West** For Tax Year: **2016**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **011-105-640**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane, Rear**
Parking: **DetachedGrge/Carport**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP5614 LT 11 BLK 11 DL 526 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'2 x 15'11	Above	Bedroom	14'1 x 11'5			x
Main	Dining Room	15'8 x 9'	Above	Loft	20' x 17'8			x
Main	Living Room	15'8 x 16'1	Bsmt	Recreation	17' x 28'1			x
Main	Wok Kitchen	11'4 x 7'2	Bsmt	Media Room	16'3 x 17'8			x
Main	Family Room	15'3 x 12'8	Bsmt	Bedroom	14' x 13'4			x
Main	Den	11'4 x 14'	Bsmt	Bedroom	14'9 x 13'7			x
Main	Nook	10' x 7'8	Bsmt	Laundry	6' x 8'			x
Above	Master Bedroom	18'5 x 14'	Bsmt	Sauna	4'7 x 4'8			x
Above	Bedroom	15'2 x 11'						
Above	Bedroom	15'4 x 11'						

Finished Floor (Main): **1,601**
Finished Floor (Above): **1,969**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,931**
Finished Floor (Total): **5,501 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,501 sq. ft.**

of Rooms: **18**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Fully Finished**

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

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

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

6 Bedroom - 5,500 sq.ft. 2011 custom built house in prestigious South Granville on a 65' x 120' 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 and a large and versatile loft. Basement contains a huge rec room, wet bar, sauna, media room and additional 2 bedrooms. 4car garage. Magee HighSchool, Maple Grove Elem. Close to the best private schools: Crofton House, St. George's. 15 minutes to YVR, UBC, Downtown FOR SALE BY COURT ORDER & APPROVAL OF SUPREME COURT.