



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2105230

Board: V
House/Single Family

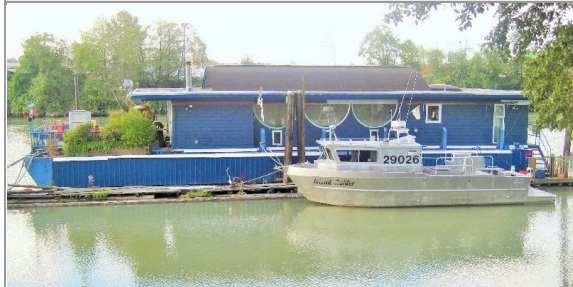
1728 E KENT SOUTH AVENUE

Vancouver East
Fraserview VE
V5P 2S7

Residential Detached

\$250,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$250,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 9999
Depth / Size:	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 1.00	Full Baths:	2	Zoning: INDUST
Flood Plain:	Half Baths:	0	Gross Taxes: \$0.00
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 800-107-951
			Tour:

View: **Yes: FRASER RIVER**
Complex / Subdiv:
Services Connected: **Electricity, Water**

Style of Home: **Floating Home**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Pellet**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Other**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **BLOCK F, DL328 NWD, PLAN LMP 42440**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 20'			x			x
Main	Kitchen	11' x 13'			x			x
Main	Dining Room	10' x 15'			x			x
Main	Patio	22' x 22'			x			x
Main	Master Bedroom	10' x 13'			x			x
Main	Bedroom	9' x 10'			x			x
Above	Den	7' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,462	# of Rooms:	7	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,462 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:	1,462 sq. ft.	Basement: Part		6					
				7					
				8					

Listing Broker(s): **Royal LePage Westside**

Opportunity to turn this 80 x 30 barge with a 1462sf one level home and 22 x 21 deck into something very special. The house is unique and has some architectural history (modified in 1985 from an office into a house designed by Fred Hollingsworth) Moorage is \$1200 per month. Two pellet stoves are in the house and the deck has a wood stove and a hot tub. All measurements are approximate. All appointments and viewings are through the listing realtor.



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Active
R2108310
Board: V
House/Single Family

2 TAMATH CRESCENT

Vancouver West
University VW
V6N 2C9

Residential Detached

\$548,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$548,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1967**
Depth / Size: **0** Bathrooms: **7** Age: **49**
Lot Area (sq.ft.): **12,623.00** Full Baths: **7** Zoning: **RM 4**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$9,982.00**
Rear Yard Exp: **East** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **008-941-807**
Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2013**
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural, Wood** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus:
Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: DRAPES IN LIVING RM, LARGE GOLD FRAMED MIRROR IN**
Floor Finish: **Hardwood, Other, Tile**

Legal: **PL VAP12172 LT 17 BLK A LD 36**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Freezer, Garage Door Opener, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 15'	Bsmt	Bedroom	0' x 0'			x
Main	Dining Room	14' x 13'	Bsmt	Bedroom	0' x 0'			x
Main	Kitchen	21'5 x 13'5	Bsmt	Bedroom	0' x 0'			x
Main	Den	17'5 x 12'	Bsmt	Bedroom	0' x 0'			x
Main	Master Bedroom	15' x 17'	Bsmt	Bedroom	0' x 0'			x
Main	Bedroom	11'5 x 12'			x			x
Main	Bedroom	12' x 12'5			x			x
Bsmt	Storage	9' x 8'			x			x
Bsmt	Office	8' x 11'			x			
Bsmt	Living Room	0' x 0'			x			

Finished Floor (Main):	2,300	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5	Yes	Barn:
Finished Floor (Below):	2,300	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	4,600 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	5	5	Bsmt	3	No	Door Height:
Grand Total:	4,600 sq. ft.	Basement:	Fully Finished	6	Bsmt	3	No	
		Beds not in Basement:	3	7	Bsmt	3	No	
				8				

Listing Broker(s): **Dexter Associates Realty**

This home offers outstanding value in a quiet cul de sac with a park like setting located in Musqueam close to UBC. There are large principal rooms, with hardwood floors, gas and wood burning fireplaces, 3 bedrooms on the main and 5 bedrooms down that provide potential extra mortgage helper income. There is a lovely bright huge kitchen with gas stove that is perfect for a growing family. Other features include all new vinyl frame windows throughout and a very big new cedar deck off the kitchen for family and guest entertaining. Close to UBC, walking trails, St Georges, Crofton, public schools, airport and Dunbar and Kerrisdale shopping districts. This is a non-prepaid lease with an annual lease payment until 2064. The current annual lease payment yet to be decided by the courts.



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Active
R2035046

Board: V
House/Single Family

Lot 33 PASSAGE ISLAND

West Vancouver
Howe Sound
v7w 1v7

Residential Detached

\$549,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$629,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1977
Depth / Size:	Bathrooms:	1	Age: 39
Lot Area (sq.ft.): 16,768.00	Full Baths:	1	Zoning: RR1
Flood Plain:	Half Baths:	0	Gross Taxes: \$1,149.67
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 008-972-826
			Tour: Virtual Tour URL

View: **Yes: Waterfront**
Complex / Subdiv:
Services Connected: **Septic**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Propane, Wood**
Water Supply: **Cistern**
Fuel/Heating: **Natural Gas, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
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 VAP12053 LT 33 DL 841 LD 36 **TR 06-21-16****

Amenities:

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

Features: **Free Stand F/P or Wdstove, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Living Room	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	900	# of Rooms:	4	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	900 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 1		6							Door Height:
Grand Total:	900 sq. ft.	Basement: None			7							
					8							

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

If you've been looking for magic near Vancouver - it just found you. Passage Island marks the entrance to Howe Sound, and offers the most impressive views of this incredible area. This is the first home built on Passage Island, sited on a rock outcropping projected into the sea. You won't find anything else like it. The circular shape of this unique home and SW exposure offers absolutely incredible views from every room, plenty of sunlight and unparalleled oceanfront experience. Foreshore lease offers the opportunity for your private dock, and a large 1/3+ acre lot offers plenty of room for additional dwelling construction. Located only 5 minutes from West Vancouver Yacht Club and 15 minutes from the docks at Granville Island.



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Active
R2103984
Board: V
House/Single Family

49 PASSAGE ISLAND
West Vancouver
Howe Sound
V7W 1V7

Residential Detached
\$755,000 (LP)
(SP)



Sold Date:	Frontage (feet):	232.00	Original Price: \$755,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 2001
Depth / Size:	Bathrooms:	1	Age: 15
Lot Area (sq.ft.): 22,743.00	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,209.51
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-973-008
			Tour: Virtual Tour URL

View:	Yes: Pt Grey, Van Island
Complex / Subdiv:	Passage Island
Services Connected:	None

Style of Home: **1 1/2 Storey, Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Cistern**
Fuel/Heating: **Propane Gas, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **None**

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: **Mixed**

Legal: **PL VAP12053 LT 49 DL 841 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Marina Nearby, Private Yard, Recreation Nearby, Rural Setting, Waterfront Property**
Features: **Clothes Washer/Dryer, Dishwasher, Free Stand F/P or Wdstove, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 8'			x			x
Main	Living Room	24' x 15'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Bedroom	12' x 24'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	768	# of Rooms:	4	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	330	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,098 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2		6							Door Height:
Unfinished Floor:	0	Basement: None			7							
Grand Total:	1,098 sq. ft.				8							

Listing Broker(s): **Sotheby's Int'l Realty Canada**

A cottage dream! Are you looking to escape from the city? This lovely, bright bungalow w/ loft home on Passage Island is the perfect retreat. One of the best lots on the island w/ some flat yard area w/ the best panoramic views to Point Grey and Vancouver Island. Open floor plan, concrete counters, wrap around covered deck, over 1000 sq ft, Bd on main and 1 loft. Easy access to property. bring your own family and friends to entertain or enjoy all to yourself! Less than 10 min by private boat from Thunderbird Marina. This is your rec home you have dreamed about.



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Active
R2098573

Board: V
House/Single Family

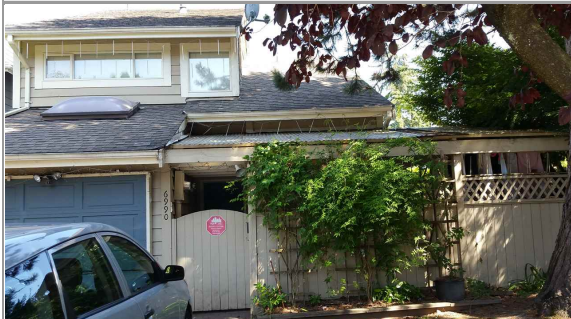
6990 WHITHORN COURT

Vancouver East
Champlain Heights
V5S 4K7

Residential Detached

\$799,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.82	Original Price: \$799,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1983
Depth / Size: 114.90	Bathrooms:	3	Age: 33
Lot Area (sq.ft.): 3,885.92	Full Baths:	1	Zoning: CD-1
Flood Plain:	Half Baths:	2	Gross Taxes: \$3,900.44
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-998-623
			Tour:

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

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

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

Total Parking: Covered Parking: **1** Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold prepaid-NonStrata**

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

Legal: **PL VAP19653 LT 168 DL 339 LD 36**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Dining Room	13' x 12'			x			x
Main	Eating Area	8' x 7'			x			x
Main	Family Room	20' x 11'			x			x
Main	Utility	8' x 8'			x			x
Above	Master Bedroom	16' x 13'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Storage	9' x 9'			x			

Finished Floor (Main):	1,000	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	850	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	2	Yes	Pool:
Finished Floor (Total):	1,850 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,850 sq. ft.	Basement: None	6				
		Beds not in Basement: 3	7				
			8				

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

Excellent, nice quiet location in cul-de-sac, good, treed neighbourhood in prestigious Champlain Heights area. 3 bedrooms, 3 baths, 33'82 X 114.90 good sized, corner lot @ SE facing with fruit tree and flower garden. Hose, bright with lots of windows and closets, newer laminate floor. Garage converted into a rec room. Walking distance to parks, school-Champlain Mall, Community Centre, 49th bus to UBC and Central park & Metrotown. Well priced, show and sell." City of Vancouver Leasehold land"



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Active
R2116268
Board: V
House/Single Family

5512 DUNDEE STREET

Vancouver East
Collingwood VE
V5R 3T9

Residential Detached

\$825,000 (LP)
(SP)



Sold Date: Frontage (feet): **1.00** Original Price: **\$898,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2016**
Depth / Size: Bathrooms: **3** Age: **0**
Lot Area (sq.ft.): **1.00** Full Baths: **2** Zoning: **RT11**
Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**
Rear Yard Exp: For Tax Year:
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-925-461**
Tour:

View: **:**
Complex / Subdiv: **VVECO - COLLINGWOOD**
Services Connected: **Electricity**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: Parking Access: **Rear**
Parking: **Open**
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: **Hardwood, Mixed, Tile**

Legal: **SL 3 BLK 7 DL 50 GR 1 NWD SP EPS3634**

Amenities: **None**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	14'6 x 12'2			x			x
Above	Bedroom	10'6 x 10'11			x			x
Above	Bedroom	10'6 x 10'			x			x
Main	Kitchen	12' x 8'6			x			x
Main	Living Room	20'2 x 14'8			x			x
Main	Family Room	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 665	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 665	# of Kitchens: 1	1	Above	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Main	2	No	Pool:
Finished Floor (Total): 1,330 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 1,330 sq. ft.		7				
		8				

Listing Broker(s): **Royal Pacific Rlty. (Kingsway)**

Royal Pacific Rlty. (Kingsway)

A very considerable single family on a non-conforming strata lot is just finished.No It is located on a quiet street of Collingwood neighbourhood; no strata fee. This house features 1330 SF living area, 3 bedrooms at above, living room, dining room, kitchen at main floor, granite countertop, maple wood cabinets, engineered hardwood floor, system, inter-telecom, 2-5 bathrooms, Open parking lot.



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Active
R2125046
Board: V
House/Single Family

435 MCLEAN DRIVE
Vancouver East
Hastings
V5L 3M5

Residential Detached
\$925,000 (LP)
(SP)



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): **25.50** Original Price: **\$925,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1908**
Depth / Size: **87** Bathrooms: **3** Age: **108**
Lot Area (sq.ft.): **2,218.50** Full Baths: **3** Zoning: **I-2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,733.51**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-277-513**
Tour:

View: :
Complex / Subdiv: **Hastings**
Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, 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: **Open**

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: **Wall/Wall/Mixed**

Legal: **PL VAP4934 LT B BLK 11 DL 182 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Range Top**

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

Finished Floor (Main): 736	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 736	# of Kitchens: 3	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 836	Suite: Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total): 2,308 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Unfinished Floor: 0	Basement: Full, Fully Finished	6				
Grand Total: 2,308 sq. ft.		7				
		8				

Listing Broker(s): **Keller Williams Black Diamond**

Keller Williams Black Diamond

The lowest price for a detached home in Vancouver Eastside for under \$1million. Steps to shops, No Frills grocery store, 7 minutes drive to downtown, and walk to the trendy Drive on Commercial. This 5 bedroom and 3 bathrooms home is situated in Grandview-Woodland area perfect for your growing family. This area is upcoming in the Vancouver re-development. Potential mortgage helper in basement with separate entrance. Don't miss this amazing opportunity!



Presented by:
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Active
R2117185

Board: V
House/Single Family

1976 ADANAC STREET

Vancouver East
Hastings
V5L 2E4

Residential Detached

\$969,900 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$969,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1911
Depth / Size: 66	Bathrooms:	2	Age: 105
Lot Area (sq.ft.): 2,178.00	Full Baths:	2	Zoning: RT-4
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$4,228.21
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-895-526
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Community, 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: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Carpport; Single**

Dist. to Public Transit: **2** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP2071 LT Z BLK 11 DL 264A LD 36**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 11'11	Below	Laundry	14'6 x 12'5			x
Main	Dining Room	11'11 x 15'3			x			x
Main	Bedroom	12'1 x 10'2			x			x
Main	Bedroom	12'0 x 9'10			x			x
Main	Kitchen	11'10 x 14'6			x			x
Below	Living Room	17'4 x 10'11			x			x
Below	Den	11'9 x 7'6			x			x
Below	Bedroom	14'1 x 7'8			x			x
Below	Walk-In Closet	4'5 x 3'10			x			
Below	Kitchen	10'10 x 10'11			x			

Finished Floor (Main):	953	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	953	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3				Pool:
Finished Floor (Total):	1,906 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	1,906 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Coldwell Banker Westburn Rlty.**

Coldwell Banker Westburn Rlty.

5 Reasons you will LOVE THIS HOUSE. 1. Live in Vancouver for under \$1 million! 2. The house is situated in trendy, popular Grandview area. 3. Located on a corner 33 x 66 RT-4 lot kitty corner from Templeton Secondary School. 4. Live, hold or build. This house has loads of present and future potential. 5. Potential mortgage helper downstairs with separate entrance. Don't miss out! OPEN SUNDAY NOV 20th 2-4



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Active
R2021475
Board: V
House/Single Family

2355 E 41ST AVENUE

Vancouver East
Collingwood VE
V5R 2W2

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	1.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2015
Depth / Size:	Bathrooms:	4	Age: 1
Lot Area (sq.ft.):	Full Baths:	3	Zoning: RT11
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,531.00
Rear Yard Exp:			For Tax Year: 2014
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-843-715
			Tour:
View:	:		
Complex / Subdiv:	VVE-COLLINGWOOD		
Services Connected:	Electricity		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
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: Parking Access: **Rear**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **SL 2 DL 394 GR 1 NWD SP EPS3521**

Amenities: **None**

Site Influences: **Central Location**

Features:

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

Finished Floor (Main):	513	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	522	# of Kitchens:	1	1	Above	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	513	Suite: Unauthorized Suite		3	Main	2	No	Pool:
Finished Floor (Total):	1,548 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Full		6				
Grand Total:	1,548 sq. ft.			7				
				8				

Listing Broker(s): **Royal Pacific Rlty. (Kingsway)**

Royal Pacific Rlty. (Kingsway)

A single house on a non-conforming strata lot is just finished. This 3 storey house, one family accomodation features 3 bedrooms, 2 full bathrooms up, kitchen, living, dining room, half bathroom at main floor plus one bedroom suite at basement. In addition, it contains granite countertops, Laminate floor, electric heat, alarm & open parking. House is under 2-5-10 year new home warranty. Open House Sun 2-4pm



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Active
R2102585
Board: V
House/Single Family

1358 E 28TH AVENUE
Vancouver East
Knight
V5V 2R1

Residential Detached
\$998,000 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1945
Depth / Size: 110	Bathrooms:	2	Age: 71
Lot Area (sq.ft.): 3,630.00	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,278.48
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-090-000
			Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
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:

Legal: **PL VAP2534 LT 22 BLK 17 LD 36**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 14'4			x			x
Main	Bedroom	11'3 x 11'5			x			x
Main	Bedroom	10'8 x 8'10			x			x
Main	Kitchen	16'2 x 11'			x			x
Below	Living Room	12'11 x 12'9			x			x
Below	Bedroom	11'5 x 11'1			x			x
Below	Flex Room	12'10 x 10'6			x			x
Below	Bedroom	14'6 x 9'1			x			x
Below	Flex Room	13'5 x 9'			x			x
		x			x			x

Finished Floor (Main):	964	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	252	# of Kitchens:	1	1		Main	4	No	Barn:
Finished Floor (Below):	801	# of Levels:	3	2		Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	2,017 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Unfinished Floor:	0	Basement:	Partly Finished	6					
Grand Total:	2,017 sq. ft.			7					
				8					

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

Here it is!! Urban affordability. This sunny south exposed 33' x 110' lot. This home is over 2000 SQFT on 2.5 levels and needs a complete reno or redevelopment. Build a 2541 SQFT new home with an attached garage at the front and your in a new home for \$1,500,000. Located in a family oriented neighbourhood close to Kensington community center, Kingsway +Knight and in the McBride school catchment. Walking distance to the King-Edward, Knight and 33rd bus lines. Open House Sat/Sun November 26/27 2016 from 2-4 p.m.



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Active
R2113336
Board: V
House/Single Family

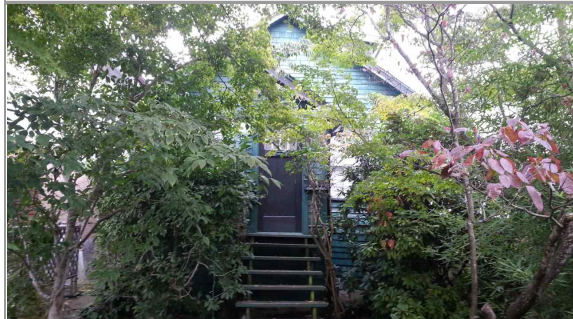
465 E 18TH AVENUE

Vancouver East
Fraser VE
V5V 1E9

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	24.75	Original Price: \$1,098,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 9999
Depth / Size: 122	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 3,019.00	Full Baths:	0	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,165.10
Rear Yard Exp: North			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-160-858
			Tour:

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

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **None**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
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: **PL VAP187 LT 15 BLK 75 DL 301 LD 36**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 8'8			x			x
Main	Living Room	11'2 x 10'10			x			x
Main	Dining Room	11'2 x 8'6			x			x
Main	Bedroom	10' x 8'			x			x
Main	Kitchen	9'6 x 9'4			x			x
Above	Attic	19' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	648	# of Rooms:	6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1				Barn:
Finished Floor (Below):	0	# of Levels:	1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	648 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 1	5				Door Height:
Unfinished Floor:	0	Basement: Crawl, None		6				
Grand Total:	648 sq. ft.			7				
				8				

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

Estate sale. RS-1 zoning. 24.75' x 122' lot. Bedroom is presently used as a laundry. Attic was used as a bedroom but has extremely limited height. House has no heating system. Crawlspace, no basement.



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Active
R2120530

Board: V
House/Single Family

1784 E 37TH AVENUE

Vancouver East
Victoria VE
V5P 1E8

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1956
Depth / Size: 104	Bathrooms:	1	Age: 60
Lot Area (sq.ft.): 3,432.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,590.31
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 014-271-290
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **1 Storey**
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: **Fenced Yard**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
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: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP1827 LT 34 DL 703 LD 36 PART E 1/2, GROUP 1. ** CANC 04-01-13/EXP****

Amenities:

Site Influences:

Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'4			x			x
Main	Kitchen	11'3 x 10'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Master Bedroom	12'1 x 11'1			x			x
Main	Bedroom	12' x 8'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	820	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	820 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Door Height:
Grand Total:	820 sq. ft.	Basement:	None		6							
					7							
					8							

Listing Broker(s): **Keller Williams Black Diamond**

This charming 2bed home on a quiet street, is in a very desirable family Victoria neighbourhood. Amazing Opportunity, and lots of potential; great starter home to update to your liking, or build a custom home. Home has real hardwood floors, good bones and roof is less than 10 years old and in great shape. Sits on a 33x104 lot, has a Bright South facing back yard. Centrally located and Close to Parks, schools, shopping, restaurants and so much more.



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Active
R2124446
Board: V
House/Single Family

2640 MCGILL STREET

Vancouver East
Hastings East
V5K 1H3

Residential Detached

\$998,000 (LP)
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$998,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1930**
Depth / Size: **122** Bathrooms: **1** Age: **86**
Lot Area (sq.ft.): **4,026.00** Full Baths: **1** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,777.31**
Rear Yard Exp: **South** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **010-872-671**
Tour: **Virtual Tour URL**

View: **Yes: NORTHSHORE MOUNTAINS**
Complex / Subdiv: **HASTINGS SUNRISE**
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
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: **No** :
Floor Finish: **Softwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL VAP6675 LT 824 DL HT LD 36 PART W 1/2, EXC PTNS IN REF PL 5145 & EXPL PL LMP2999.**

Amenities: **In Suite Laundry, Storage**

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	13'2 x 15'2	Bsmt	Bedroom	12'3 x 11'1			x
Main	Dining Room	5'11 x 12'5	Bsmt	Laundry	8'3 x 19'5			x
Main	Kitchen	7'4 x 12'5	Bsmt	Storage	17' x 19'5			x
Main	Nook	5'4 x 5'7			x			x
Main	Bedroom	11'8 x 9'4			x			x
Main	Bedroom	11' x 13'1			x			x
Above	Bedroom	13' x 12'7			x			x
Above	Bedroom	13' x 12'6			x			x
Above	Nook	7'9 x 5'5			x			
Bsmt	Bedroom	10'5 x 11'1			x			

Finished Floor (Main):	915	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	465	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	850	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,230 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,230 sq. ft.		7				
			8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

This bright family home is perched on the high side of the street with inviting views of the North Shore mountains. Boasting a great 33x122 lot, sunny south facing back yard with lane way possibilities & 4 yr old high efficiency furnace, this is the perfect opportunity for 1st time buyers, investors, or builders to get a home in one of the city's most charming community based neighborhoods. Situated in the catchment of Tillicum Annex, Hastings Elementary, Templeton Secondary & a French Immersion school are all walking distance. An ideal location close to the North Shore, Downtown, Commercial Drive & Hwy 1, walking distance to great transit service. Open Saturday Nov 26 & Sunday Nov 27 2:00-4:00 Sneak Peek Thurs Nov 24 6:00-7:00



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Active
R2124991
Board: V
House/Single Family

2084 E 54TH AVENUE

Vancouver East
Fraserview VE
V5P 1Y6

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 9999
Depth / Size: 98.2	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 3,240.00	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,714.34
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-140-085
			Tour: Virtual Tour URL

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

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
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: **Laminate, Mixed, Tile**

Legal: **PL VAP8446 LT 33 BLK 58 DL FV LD 36**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 10'4			x			x
Main	Kitchen	15'1 x 9'6			x			x
Main	Bedroom	10'4 x 9'4			x			x
Main	Bedroom	10'6 x 9'4			x			x
Main	Storage	10'1 x 5'7			x			x
Main	Other	8'8 x 5'2			x			x
Below	Living Room	11'7 x 10'			x			x
Below	Kitchen	13' x 9'7			x			x
Below	Bedroom	12'7 x 10'			x			
Below	Storage	9'6 x 5'9			x			

Finished Floor (Main):	698	# of Rooms:	10	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	Below	3	No		Workshop/Shed:
Finished Floor (Basement):	680	Suite:	None	3					Pool:
Finished Floor (Total):	1,378 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement:	Partly Finished	6					
Grand Total:	1,378 sq. ft.			7					
				8					

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

Sutton Centre Realty

This 2 bedroom bungalow, plus a finished basement sits on the great location of Victoria Drive & 5th Ave area. Loads of potential, renovate and build a laneway home. Or build a 2263 sqft home plus a 517 sqft laneway on this easy to build on lot. Basement could be used as extra living space with a little TLC.



Presented by:
Nikki Cvitanovic

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Active
R2121679
Board: V
House/Single Family

2981 MCGILL STREET

Vancouver East
Hastings East
V5K 1H8

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1973
Depth / Size: 121.72	Bathrooms:	4	Age: 43
Lot Area (sq.ft.): 4,017.00	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	2	Gross Taxes: \$4,348.13
Rear Yard Exp: North			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-295-614
			Tour:

View: **Yes: CITY AND MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary 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: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

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

Total Parking: **3** Covered Parking: **1** Parking Access:
Parking: **Carpport; Single**

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

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

Legal: **PL VAP14972 LT B DL TH LD 36**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'5	Below	Bedroom	12'7 x 11'			x
Main	Dining Room	13'5 x 10'6	Below	Den	10'2 x 7'			x
Main	Kitchen	16'6 x 8'8			x			x
Main	Master Bedroom	10'12 x 10'11			x			x
Main	Bedroom	12'6 x 11'5			x			x
Main	Bedroom	11'5 x 9'5			x			x
Below	Kitchen	10'1 x 8'1			x			x
Below	Family Room	12'5 x 9'3			x			x
Below	Recreation	12'7 x 10'9			x			
Below	Bedroom	13' x 9'1			x			

Finished Floor (Main):	1,053	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No		Barn:
Finished Floor (Below):	1,211	# of Levels:	2	2	Main	2	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	3	No		Pool:
Finished Floor (Total):	2,264 sq. ft.	Crawl/Bsmt. Height:		4	Above	2	No		Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 5	5					Door Height:
Unfinished Floor:	0	Basement: None		6					
Grand Total:	2,264 sq. ft.			7					
				8					

Listing Broker(s): **New Coast Realty**

Renovated and updated! Ideal for investors to hold now to earn excellent rental income and build later. Solid house with major updates sitting on a 33 x 121 North-South oriented lot with VIEW. Enjoy the beautiful North Shore mountains and Second Narrows Bridge from the enormous sundeck. Major renovations include flooring, paint, bathrooms, windows, kitchen, counter tops, furnace, and hot water tank. Functional layout allows for convenient rental income as mortgage helper; separate entrances for main and below. Centrally located allowing for easy access to North Vancouver, PNE, Downtown, and Burnaby. First Showing at Open House Saturday Nov. 12 2-4PM!



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Active
R2122075
Board: V
House/Single Family

651 E 53RD AVENUE

Vancouver East
South Vancouver
V5X 1J4

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	30.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1945
Depth / Size: 122	Bathrooms:	1	Age: 71
Lot Area (sq.ft.): 3,660.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,464.21
Rear Yard Exp: North			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-139-765
			Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Oil**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
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: **Yes: Freezer (doesn't work)**
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL VAP5739 LT 10 BLK 3 DL 653 LD 36**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 11'8	Below	Utility	13'2 x 6'10			x
Main	Kitchen	10'0 x 8'9			x			x
Main	Eating Area	8'9 x 5'7			x			x
Main	Bedroom	11'2 x 11'0			x			x
Main	Bedroom	11'2 x 11'0			x			x
Main	Mud Room	6'3 x 3'4			x			x
Below	Bedroom	14'6 x 10'6			x			x
Below	Flex Room	15'9 x 12'8			x			x
Below	Workshop	16'3 x 9'1			x			
Below	Cold Room	6'0 x 3'6			x			

Finished Floor (Main):	811	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	352	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,163 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	459	Basement: Partly Finished	6				
Grand Total:	1,622 sq. ft.		7				
			8				

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

An opportunity of a lifetime! Offered under \$1 million is this one owner occupied home located in the highly sought after and family oriented Fraser Street area. Close to everything! Just steps away from schools, shopping, restaurants and transit! This South facing residence features a spacious living room with a cozy wood burning fireplace and 2 bedrooms on the main floor plus additional bedroom down. The lower level ready for your renovation ideas. A perfect property to hold now and build later. Situated on a 30 X 122 foot lot. Call us today for more listing details.