



Presented by:
Corey Zach PREC*

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Active
R2411588

Board: V
House/Single Family

1716 NASSAU DRIVE

Vancouver East
Fraserview VE
V5P 2B5

Residential Detached

\$1,098,000 (LP)

(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$1,098,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1950**
Depth / Size: **110** Bathrooms: **2** Age: **70**
Lot Area (sq.ft.): **4,274.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,775.03**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-096-612**
Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: Metered Water:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**

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

Amenities: **None**

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

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

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

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

Foreclosure sale. Sold as is where is. --- Schedule A to accompany all offers ---Accepted offer, \$1,070,000 for Court Approval proceeding. All other Offers to be handed in to the Director of CTI Construction Testing & Inspection Ltd., the Seller, at 4:00PM – 6:00PM Thursday, February 6, 2020. Location: Royal Pacific Realty Office - 3107 Kingsway Vancouver BC. The Seller will review all offers, select the best qualified offer, then submit to Seller's lawyer to present to the Court For approval



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Active
R2421596

Board: V
House/Single Family

1024 E 20TH AVENUE

Vancouver East
Fraser VE
V5V 1N8

Residential Detached

\$1,499,000 (LP)

(SP)



Sold Date: Frontage (feet): **32.98** Original Price: **\$1,499,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1910**
Depth / Size: **122** Bathrooms: **3** Age: **109**
Lot Area (sq.ft.): **4,023.56** Full Baths: **3** Zoning: **RM-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,424.77**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **012-973-912**
Tour: [Virtual Tour URL](#)

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **0** R.I. Plumbing:
Fireplace Fuel: R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**

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

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

Legal: **LOT A, BLOCK 40, PLAN VAP3317, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, OF LOTS 3 & 4**

Amenities:

Site Influences:
Features:

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

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

Listing Broker(s): **One Percent Realty Ltd.**

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



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Active
R2431859

Board: V
House/Single Family

7550 JASPER CRESCENT

Vancouver East
Fraserview VE
V5P 3S5

Residential Detached

\$1,888,000 (LP)
(SP)



Sold Date: Frontage (feet): **47.20** Original Price: **\$1,888,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1992**
Depth / Size: **134.5** Bathrooms: **5** Age: **28**
Lot Area (sq.ft.): **6,348.00** Full Baths: **5** Zoning: **RS**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,742.50**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-108-254**
Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Metal**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Other**

Total Parking: **4** Covered Parking: **3** Parking Access: **Lane**
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: :
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **LOT 18 BLOCK 12 FRASER VIEW PLAN 8393**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Above	Bedroom	11' x 9'			x
Main	Dining Room	13' x 12'	Below	Recreation Ro...	24' x 13'			x
Main	Foyer	8' x 6'	Below	Bedroom	11' x 9'			x
Main	Kitchen	13' x 12'	Below	Bedroom	10' x 9'			x
Main	Eating Area	12' x 11'	Below	Bedroom	9' x 8'			x
Main	Bedroom	11' x 9'						x
Main	Den	11' x 9'						x
Above	Master Bedroom	15' x 12'						x
Above	Bedroom	11' x 11'						x
Above	Bedroom	11' x 11'						x

Finished Floor (Main):	1,466	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,157	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	955	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	Yes	Pool:
Finished Floor (Total):	3,578 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 8	5	Below	4	No	Grg Dr Ht:
Grand Total:	3,578 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

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

Very large family home located in the desirable area of Fraserview area of East Vancouver. Total of 8 bedrooms and 5 bathrooms, lower level could easily be suited as it has it's own entrance. Radiant heat, triple car garage, 4 bedrooms up, sunken living room, family room, south facing backyard and much more. Large fenced yard and a 6,348 sq. ft. lot with lane access and extra parking. OPEN HOUSE Sunday February 9th from 1 to 3 p.m.



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Active
R2427567

Board: V
House/Single Family

7577 JASPER CRESCENT

Vancouver East
Fraserview VE
V5P 3S6

Residential Detached

\$2,388,000 (LP)

(SP)



Sold Date: Frontage (feet): **45.20** Original Price: **\$2,388,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2005**
Depth / Size: **121.50** Bathrooms: **4** Age: **15**
Lot Area (sq.ft.): **5,492.00** Full Baths: **3** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$6,960.69**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-174-232**
Tour:

View: **Yes: TOWARDS RICHMOND**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Radiant**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Composite**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Garage; Double**

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

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

Legal: **LOT 10, BLOCK 10, PLAN VAP8393, DISTRICT LOT FV, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'7 x 12'2	Below	Bedroom	11'3 x 9'4			x
Main	Kitchen	18'2 x 11'	Below	Bedroom	11' x 10'5			x
Main	Den	11'5 x 10'2	Below	Bedroom	10' x 10'			x
Main	Master Bedroom	11'1 x 10'6	Below	Bedroom	10' x 10'			x
Main	Bedroom	10' x 9'8	Below	Recreation Ro...	10' x 10'			x
Main	Bedroom	10' x 8'			x			x
Main	Family Room	10'5 x 8'3			x			x
Below	Living Room	11' x 10'			x			x
Below	Kitchen	11' x 10'			x			x
Below	Bedroom	11' x 10'3			x			x

Finished Floor (Main):	1,180	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,320	# of Levels:	2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Main	1	No	Pool:
Finished Floor (Total):	2,500 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	2,500 sq. ft.	Basement:	Fully Finished	6				
		Beds not in Basement:	8	7				
				8				

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

Court Order Sale, desirable Fraserview area, corner lot, 45x121 lot, radiant heat. OPEN HOUSE SATURDAY, JANUARY 18TH 1-3PM



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Active
R2429285

Board: V
House/Single Family

1903 W 37TH AVENUE

Vancouver West
Quilchena
V6M 1N5

Residential Detached

\$2,598,000 (LP)

(SP)



Sold Date: Frontage (feet): **39.90** Original Price: **\$2,498,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1941**
Depth / Size: **120** Bathrooms: **3** Age: **79**
Lot Area (sq.ft.): **4,788.00** Full Baths: **3** Zoning: **RS-5**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$9,240.12**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-278-584**
Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior:

Foundation: **Concrete Slab**

Rain Screen:

Renovations:

of Fireplaces: **2**

Fireplace Fuel: **Other**

Water Supply: **City/Municipal, Community** Metered Water:

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Wood**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

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

Dist. to Public Transit: **1**

Dist. to School Bus: **2**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **Yes: APPLIANCES COULD BE REMOVED BY**

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **BLOCK 21, PLAN VAP2975, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, LOT 15 & E 10 FT OF 16 OF LOT 6**

Amenities: **In Suite Laundry, Pool; Outdoor**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'	Bsmt	Laundry	17' x 16'			x
Main	Dining Room	11'8 x 10'11						x
Main	Kitchen	13'4 x 10'8						x
Main	Family Room	13' x 11'						x
Above	Master Bedroom	21' x 10'						x
Above	Bedroom	11' x 9'						x
Above	Bedroom	10'9 x 9'9						x
Above	Bedroom	13' x 11'						x
Bsmt	Recreation Ro...	30' x 15'						x
Bsmt	Den	13' x 11'						x

Finished Floor (Main):	1,039	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,000	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	1,000	Suite:	None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	3,039 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total:	3,039 sq. ft.	Basement: Full, Fully Finished		6				
				7				
				8				

Listing Broker(s): **TRG The Residential Group Downtown Realty**

Solid Corner Lot Home with Mountain Views in a sought after northern perimeter of Shaughnessy in Quilchena - one of the best West Side neighbourhoods Vancouver has to offer. This 3 level 5 bedroom and 3 full bathrooms home features Hardwood flooring throughout, vaulted ceilings, wrap around balcony and a detached Double car garage in a backlane. Enjoy mature trees outside your home, a private backyard with SWIMMING POOL and quiet street making it perfect for raising a family and children play safely. Prestigious Quilchena Elementary & Point Grey secondary schools within property School catchment for your peace of mind. Conveniently located close to Quilchena Point Grey and Kerrisdale parks and within steps from Arbutus Greenway, connecting people parks and places.



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Active
R2399580

Board: V
House/Single Family

1075 DOUGLAS CRESCENT

Vancouver West
Shaughnessy
V6H 1V4

Residential Detached

\$3,549,000 (LP)

(SP)



Sold Date: Frontage (feet): **118.00** Original Price: **\$4,100,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1910**
Depth / Size: **206.50** Bathrooms: **3** Age: **110**
Lot Area (sq.ft.): **15,538.00** Full Baths: **3** Zoning: **FSD**
Flood Plain: **Exempt** Half Baths: **0** Gross Taxes: **\$13,652.76**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-532-777**
Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Water**

Sewer Type: **City/Municipal**

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

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

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

Amenities: **Garden**

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

Features: **Other - See Remarks**

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

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

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

Great investment opportunity! Zoned for senior living, daycare, group home. 15,538 square feet lot. One of a few big lots in this prime location with a huge potential. Minutes to downtown, city's best schools, shopping, restaurants, public transportation, YVR. One of a kind & Not to be missed.



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Active
R2399301

Board: V
House/Single Family

2075 W 19TH AVENUE

Vancouver West
Shaughnessy
V6J 2P5

Residential Detached

\$4,099,999 (LP)
(SP)



Sold Date:	Frontage (feet):	54.00	Original Price: \$4,400,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2006
Depth / Size: 130.00	Bathrooms:	4	Age: 14
Lot Area (sq.ft.): 7,020.00	Full Baths:	3	Zoning: RS1
Flood Plain: Exempt	Half Baths:	1	Gross Taxes: \$17,635.10
Rear Yard Exp: Southeast			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-542-861
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Water**

Sewer Type: **City/Municipal**

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

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

Metered Water:

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

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

Amenities:

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

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

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

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

Custom Built on a corner lot Shaughnessy Mansion. Great design with open concept floor plan. Great for a big family and entertaining. Exotic dark stained oak flooring, all wood windows, lush crown mouldings, constant hot water system in a grand kitchen with gleaming black granite counters and white cabinetry. Living & dining area features 10'4 ceilings and lots of natural light. Private setting but also very central, minutes to downtown, shopping and restaurants. Close to best schools and public transportation. OPEN HOUSE SUNDAY FEB 9th, 12NOON TO 2PM.



Corey Zach PREC*

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