



Presented by:  
**Brian Chen**  
 Keller Williams Elite Realty  
 Phone: 778-858-0136  
 brianchen747@gmail.com



**Active**  
**R2705034**  
 Board: V  
 House/Single Family

**2919 E GEORGIA STREET**  
 Vancouver East  
 Renfrew VE  
 V5K 2K5

Residential Detached  
**\$1,525,000** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,525,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1925</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>1</b>	Age: <b>97</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>1</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>105.50</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,994.05</b>
Lot Area (sq.ft.): <b>3,481.50</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>014-754-801</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **3** Covered Parking: Parking Access: **Rear**  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes :AS IS WHERE IS**  
 Floor Finish:

Legal: **LOT 29 EXCEPT: THE NORTH 2 FEET; OF LOT 82 TOWN OF HASTINGS SUBURBAN LANDS PLAN 1367**

Amenities:  
 Site Influences:  
 Features:

Finished Floor (Main): <b>0</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>703</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>	Floor #Pcs
Finished Floor (AbvMain2): <b>0</b>			<b>x</b>			<b>x</b>	<b>Main 3</b>
Finished Floor (Below): <b>0</b>			<b>x</b>			<b>x</b>	
Finished Floor (Basement): <b>650</b>			<b>x</b>			<b>x</b>	
Finished Floor (Total): <b>1,353sq. ft.</b>			<b>x</b>			<b>x</b>	
Unfinished Floor: <b>0</b>			<b>x</b>			<b>x</b>	
Grand Total: <b>1,353sq. ft.</b>			<b>x</b>			<b>x</b>	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>			<b>x</b>			<b>x</b>	
Suite: <b>None</b>			<b>x</b>			<b>x</b>	
Basement: <b>Full, Partly Finished</b>			<b>x</b>			<b>x</b>	
Crawl/Bsmt. Height: # of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	CSA/BCE:	PAD Rental:	Maint. Fee:		
# of Kitchens: <b>0</b> # of Rooms: <b>1</b>	MHR#:						
	ByLaw Restrictions:						

Listing Broker(s): **Amex - Fraseridge Realty**

**Excellent Building Lot in a desired neighborhood with many upcoming new homes. Please make your own inquiries with the City of Vancouver. Property being SOLD as "Lot Value" only in an "AS IS WHERE IS" condition.**



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**Active**  
**R2705499**  
 Board: V  
 House/Single Family

**2665 DUKE STREET**  
 Vancouver East  
 Collingwood VE  
 V5R 4S8

Residential Detached  
**\$1,625,000** (LP)  
 (SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,625,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1910</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>2</b>	Age: <b>112</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>1</b>	Zoning: <b>RM-7</b>
Depth / Size: <b>102</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,568.29</b>
Lot Area (sq.ft.): <b>3,366.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>013-814-664</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 44, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities: **None**

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

Finished Floor (Main):	1,229	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'9 x 14'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'11 x 11'9			x	Main 3
Finished Floor (Below):	1,229	Main	Bedroom	10'6 x 10'5			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	10'6 x 10'5			x	
Finished Floor (Total):	2,458sq. ft.	Main	Bedroom	14'7 x 9'3			x	
Unfinished Floor:	0	Above	Bedroom	13'5 x 11'2			x	
Grand Total:	2,458sq. ft.	Above	Bedroom	11' x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	17'9 x 14'4			x	
		Above	Kitchen	12'11 x 11'9			x	
		Above	Laundry	9'10 x 9'9			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Rennie & Associates Realty Ltd.** **Rennie & Associates Realty Ltd.**

**A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, WITH THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 Duke St. and 2677 Duke St. are being sold together as an RM-7 zoned land assembly package, consisting of two flat 33' x 102' lots with lane access (total land package size of 6732 sqft), with a possible gross buildable area of 8040 sqft over 4 levels. Centrally located in the highly desirable Norquay Village Community and within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools and parks! It doesn't get much better! Inquire to agent for all information and documents. COURT ORDERED SALE - Please do not walk the property without permission.**




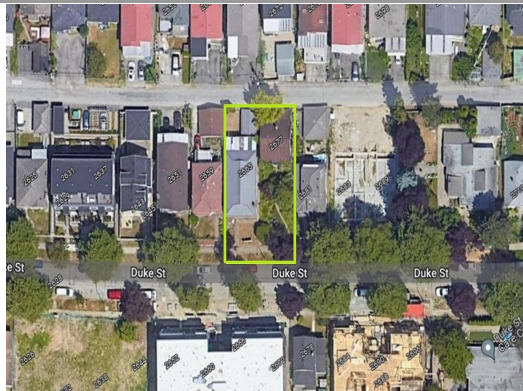
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 Board: V  
 House/Single Family

**2677 DUKE STREET**  
 Vancouver East  
 Collingwood VE  
 V5R 4S8

Residential Detached  
**\$1,625,000** (LP)  
 (SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,625,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1910</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>1</b>	Age: <b>112</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>1</b>	Zoning: <b>RM-7</b>
Depth / Size: <b>102</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,531.76</b>
Lot Area (sq.ft.): <b>3,366.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>013-814-656</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s) Patio(s) Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **:**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 43, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10' NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities:

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

Features:

Finished Floor (Main):	807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	239	Main	Living Room	10'5 x 10'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'10 x 9'6			x	Main 3
Finished Floor (Below):	705	Main	Kitchen	12'11 x 11'9			x	
Finished Floor (Basement):	0	Main	Bedroom	10'6 x 10'5			x	
Finished Floor (Total):	1,751sq. ft.	Main	Bedroom	10'5 x 11'5			x	
Unfinished Floor:	0	Main	Bedroom	10'5 x 10'5			x	
Grand Total:	1,751sq. ft.	Below	Laundry	9'5 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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