




Presented by:
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Active
R2677259
Board: V
House/Single Family

4663 W 13TH AVENUE
Vancouver West
Point Grey
V6R 2V6

Residential Detached
\$2,999,000 (LP)
(SP) 



Sold Date: _____
Meas. Type: **Feet**
Frontage(feet): **46.00**
Frontage(metres): **14.02**
Depth / Size: **122**
Lot Area (sq.ft.): **5,612.00**
Lot Area (acres): **0.13**
Flood Plain: **No**
View: _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?: _____
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **0**
Half Baths: **2**
Rear Yard Exp: _____
P.I.D.: **010-898-271**

Original Price: **\$3,250,000**
Approx. Year Built: **1939**
Age: **83**
Zoning: **RS-1**
Gross Taxes: **\$10,351.90**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour: _____

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

Renovations: _____
of Fireplaces: _____ R.I. Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Other**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Other**

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

Total Parking: _____ Covered Parking: _____ Parking Access: _____
Parking: **DetachedGrge/Carport**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** : _____
Fixtures Rmvd: _____ : _____
Floor Finish: _____

Legal: **LOT 7, BLOCK 159, PLAN VAP6364, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,218	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,160	Main	Living Room	0' x 0'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	0' x 0'			x	Main	2
Finished Floor (Below):	0	Main	Bedroom	0' x 0'			x	Main	2
Finished Floor (Basement):	938	Main	Bedroom	0' x 0'			x		
Finished Floor (Total):	3,316sq. ft.	Main	Kitchen	0' x 0'			x		
Unfinished Floor:	0			x			x		
Grand Total:	3,316sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite:				x			x		
Basement:Full				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Keller Williams Realty VanCentral**

Rare development opportunity in beautiful Point Grey, this home is situated on an RS-1 zoned 46' x 122' lot. An extensive renovation or build a new home on one of the nicest blocks in the area. Walking distance to UBC, University golf club, Pacific Spirit Regional Park, and Jericho Beach. This property is waiting to become a dream home. Call Listing Realtor for details



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Active
R2698643
 Board: V
 House/Single Family

2828 W 41ST AVENUE
 Vancouver West
 Kerrisdale
 V6N 3C6

Residential Detached
\$3,100,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,100,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2004**
 Frontage(feet): **42.00** Bathrooms: **6** Age: **18**
 Frontage(metres): **12.80** Full Baths: **5** Zoning: **RS-5**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$9,988.38**
 Lot Area (sq.ft.): **4,838.00** Rear Yard Exp: **North** For Tax Year: **2021**
 Lot Area (acres): **0.11** P.I.D.: **025-821-580** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
 Parking: **Carport; Multiple, Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **LOT A, BLOCK 6, PLAN BCP8827, DISTRICT LOT 321, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,261	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,260	Below	Eating Area	9'6 x 7'1	Main	Mud Room	5'2 x 6'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Kitchen	7'11 x 11'2	Main	Eating Area	10' x 6'6	Below 4
Finished Floor (Below):	1,386	Below	Living Room	13'10 x 7'3	Main	Patio	12' x 8'4	Below 4
Finished Floor (Basement):	0	Below	Bedroom	10' x 11'1	Above	Nook	6' x 7'4	Main 2
Finished Floor (Total):	3,907sq. ft.	Below	Den	8'11 x 7'1	Above	Bedroom	11'1 x 10'3	Above 5
Unfinished Floor:	0	Below	Laundry	9'5 x 7'6	Above	Bedroom	10'2 x 10'1	Above 4
Grand Total:	3,907sq. ft.	Below	Recreation Room	27'2 x 12'5	Above	Bedroom	11'2 x 10'8	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	6'8 x 10'11	Above	Master Bedroom	14'3 x 14'6	
Suite:		Main	Dining Room	9'11 x 13'	Above	Walk-In Closet	4'6 x 4'10	
Basement:Full		Main	Living Room	11'1 x 13'2	Above	Walk-In Closet	4'5 x 4'11	
		Main	Bar Room	5'6 x 8'2			x	
		Main	Kitchen	13'8 x 14'3			x	
		Main	Family Room	14'4 x 16'4			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 23	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

Oakwyn Realty Downtown Ltd.

Exquisite family residence in Kerrisdale! This beautifully maintained home has the perfect spacious layout your family has been looking for! Upstairs you have 4 bedrooms, including a large master bedroom with a luxurious ensuite and his & hers walk-in closets. On the main floor you'll find an extensive chef's kitchen and generous space for dining and lounging. Below are a recreation/media room for use of the main house, along with a 1 Bed + Den mortgage helper. This is west side living at its finest – just a couple blocks to Kerrisdale Village and in one of the most desired school catchments, Kerrisdale Elementary and Point Grey Secondary. Ample parking with a detached double garage and open carport. Don't miss out!



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Active
R2663344
 Board: V
 House/Single Family

5811 ADERA STREET
 Vancouver West
 South Granville
 V6M 3J1

Residential Detached
\$6,600,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,700,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2009
Frontage(feet): 75.50	Bathrooms: 5	Age: 13
Frontage(metres): 23.01	Full Baths: 4	Zoning: RS-3
Depth / Size: 125.50	Half Baths: 1	Gross Taxes: \$26,973.60
Lot Area (sq.ft.): 9,475.25	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.22	P.I.D.: 011-143-584	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **DetachedGrge/ Carport, 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: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK 3, PLAN VAP5522, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 6 OF BLK 14**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Security System, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	1,534	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,403	Main	Foyer	10'2 x8'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'5 x13'11			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'11 x13'0			x	Above	3
Finished Floor (Basement):	1,635	Main	Family Room	19'3 x14'10			x	Above	5
		Main	Office	12'8 x8'0			x	Bsmt	3
Finished Floor (Total):	4,572sq. ft.	Above	Master Bedroom	18'0 x16'6			x	Above	3
Unfinished Floor:	0	Above	Bedroom	12'0 x11'0			x		
Grand Total:	4,572sq. ft.	Above	Bedroom	12'5 x11'6			x		
		Above	Bedroom	11'7 x10'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	30'0 x23'8			x		
		Bsmt	Media Room	18'7 x13'5			x		
		Bsmt	Bedroom	13'10 x11'1			x		
				x			x		
Suite:									
Basement:Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens:0	# of Rooms: 12	MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							

Listing Broker(s): **Jovi Realty Inc.**

This beautiful 4,572 sq.ft 5 bed and 5 bath home sits on an almost 9,500 sq.ft lot in the prestigious Vancouver West. This amazing two-story home, with fully finished basement, features A/C throughout, custom stencil painted washroom walls, a full gourmet kitchen with Miele appliances, custom glass-stained doors, French plastered walls in the formal dining room, a theatre room, built-in sound system, a recreation room, large outside patio deck, a oversized detached garage that allows for 2.5 cars, and more! Steps to transit, convenient access to Oakridge Mall, Downtown, Kerisdale and UBC, and close to Magee Secondary and Maple Grove Elementary schools. Showing by appts only. Interior photos and 360 virtual walk-through now available. Court ordered sale. Property is sold as is where is.



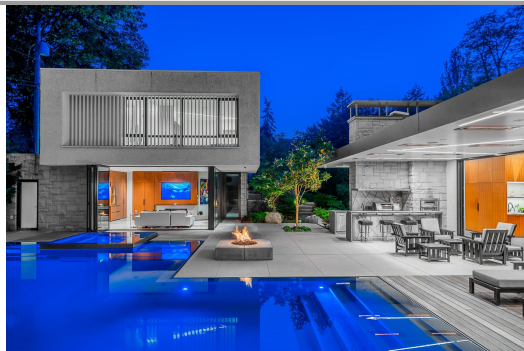
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Active
R2696472
 Board: V
 House/Single Family

1233 TECUMSEH AVENUE
 Vancouver West
 Shaughnessy
 V6H 1T3

Residential Detached
\$29,999,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$29,999,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2019
Frontage(feet): 126.00	Bathrooms: 11	Age: 3
Frontage(metres): 38.40	Full Baths: 7	Zoning: FSD
Depth / Size: IRR	Half Baths: 4	Gross Taxes: \$104,807.0
Lot Area (sq.ft.): 24,972.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.57	P.I.D.: 008-156-603	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt., Carriage/Coach House	Total Parking: 3	Covered Parking: 3	Parking Access:
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Mixed, Stone, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 5	Fixtures Leased: No		
R.I. Fireplaces:	Fixtures Rmvd: :		
Fireplace Fuel: Natural Gas	Floor Finish:		
Fuel/Heating: Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Torch-On			

Legal: **LOT 8B, BLOCK 472, PLAN VAP7670, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Pool; Indoor**

Site Influences:
 Features:

Finished Floor (Main):	4,887	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,356	Main	Living Room	29'0 x 16'5	Above	Bedroom	16'8 x 14'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	25'0 x 21'0	Below	Recreation Room	25'7 x 24'3	Main	2
Finished Floor (Below):	4,170	Main	Kitchen	20'6 x 16'6	Below	Media Room	23'5 x 16'5	Main	2
Finished Floor (Basement):	0	Main	Wok Kitchen	14'6 x 8'7	Below	Hobby Room	24'3 x 23'6	Main	3
Finished Floor (Total):	12,413sq. ft.	Main	Family Room	25'0 x 17'6	Below	Bedroom	15'10 x 10'11	Above	7
		Main	Bedroom	14'6 x 11'8	Below	Bedroom	13'10 x 10'9	Above	3
Unfinished Floor:	0	Main	Library	17'0 x 13'3	Below	Study	15'6 x 12'4	Above	3
Grand Total:	12,413sq. ft.	Main	Foyer	18'5 x 14'1	Below	Gym	27'7 x 18'6	Above	4
		Above	Master Bedroom	27'6 x 12'9	Below	Recreation Room	23'4 x 16'8	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	16'5 x 14'6			x	Below	4
		Above	Bedroom	16'10 x 12'9			x	Below	2
Suite:		Above	Walk-In Closet	13'2 x 12'6			x	Main	2
Basement:Fully Finished		Above	Bedroom	15'6 x 11'5			x	Main	
Crawl/Bsmt. Height: # of Levels: 3		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2 # of Rooms: 22		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.**

Located in this most coveted First Shaughnessy neighborhood of Vancouver this brilliantly designed Modern Masterpiece is a rare example of high performance construction with a sensational ambiance situated on one of the most beautifully landscaped estate properties in the city. Together architectural firm The Airey Group and HB Design have created what is truly an iconic residence ideally situated in a private oasis masterfully designed by Paul Sanga Creative Landscape architects. Exceptional quality and extensive concrete, steel and timber construction together with an impeccable choice of quality materials define this exceptional 7 bedroom 9 bathroom home. Additional features include additional accessory building for guests, koi pond, 3 car garage and fully secured and gated access.