



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

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

Residential Detached
\$3,250,000 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,250,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1939**
 Frontage(feet): **46.00** Bathrooms: **2** Age: **83**
 Frontage(metres): **14.02** Full Baths: **0** Zoning: **RS-1**
 Depth / Size: **122** Half Baths: **2** Gross Taxes: **\$10,351.90**
 Lot Area (sq.ft.): **5,612.00** Rear Yard Exp: _____ For Tax Year: **2021**
 Lot Area (acres): **0.13** P.I.D.: **010-898-271** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: _____
 View: _____
 Complex/Subdiv: _____
 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: **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 45' x 122' lot. 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
R2682556
 Board: V
 House/Single Family

2828 W 41ST AVENUE
 Vancouver West
 Kerrisdale
 V6N 3C6

Residential Detached
\$3,380,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,380,000**
 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: For Tax Year: **2022**
 Lot Area (acres): **0.11** P.I.D.: **025-821-580** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 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: **No** :
 Floor Finish:

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 11'12"	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):	3,907 sq. 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:	3,907 sq. 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: None		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
R2646835
 Board: V
 House/Single Family

4037 W 15TH AVENUE
 Vancouver West
 Point Grey
 V6R 3A2

Residential Detached
\$3,788,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,788,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1940**
 Frontage(feet): **51.00** Bathrooms: **4** Age: **82**
 Frontage(metres): **15.54** Full Baths: **2** Zoning: **RS-1**
 Depth / Size: Half Baths: **2** Gross Taxes: **\$10,503.60**
 Lot Area (sq.ft.): **6,217.00** Rear Yard Exp: **North** For Tax Year: **2021**
 Lot Area (acres): **0.14** P.I.D.: **011-545-763** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: **No :**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Metal**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 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: **Rear**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 18, BLOCK 166, PLAN VAP4498, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, AMD OF LOT 2**

Amenities: **None**

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

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'11 x 19'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	19'9 x 8'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'11 x 10'10			x	Main 2
Finished Floor (Basement):	1,200	Main	Master Bedroom	12'1 x 12'7			x	Below 4
Finished Floor (Total):	2,501 sq. ft.	Main	Bedroom	11'8 x 10'10			x	Below 2
Unfinished Floor:	0	Below	Recreation Room	23'2 x 10'4			x	
Grand Total:	2,501 sq. ft.	Below	Bedroom	11'10 x 11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'5 x 18'7			x	
		Below	Den	10'9 x 9'2			x	
		Below	Kitchen	12'3 x 7'6			x	
Suite: Unauthorized Suite				x			x	
Basement: Full				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Good lot size (51 x 121) in Point Grey. Quiet neighbourhood close to Queen Elizabeth Elementary and Lord Byng Secondary. Within minutes to UBC and Pacific Spirit Park. Large garden area and big garage space (20 x 19).



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Active
R2663344
 Board: V
 House/Single Family

5811 ADERA STREET
 Vancouver West
 South Granville
 V6M 3J1

Residential Detached
\$6,700,000 (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:
 View: :
 Complex/Subdiv:
 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 x 8'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'5 x 13'11			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'11 x 13'0			x	Above	3
Finished Floor (Basement):	1,635	Main	Family Room	19'3 x 14'10			x	Above	5
		Main	Office	12'8 x 8'0			x	Bsmt	3
Finished Floor (Total):	4,572sq. ft.	Above	Master Bedroom	18'0 x 16'6			x	Above	3
Unfinished Floor:	0	Above	Bedroom	12'0 x 11'0			x		
Grand Total:	4,572sq. ft.	Above	Bedroom	12'5 x 11'6			x		
		Above	Bedroom	11'7 x 10'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	30'0 x 23'8			x		
		Bsmt	Media Room	18'7 x 13'5			x		
		Bsmt	Bedroom	13'10 x 11'1			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 Westside. 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 appt only. Court ordered sale. Property is sold as is where is.