



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2811635**  
Board: V  
House/Single Family

**1576 W 57TH AVENUE**

Vancouver West  
South Granville  
V6P 1T2

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,199,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1944**  
Frontage(feet): **50.00** Bathrooms: **2** Age: **80**  
Frontage(metres): **15.24** Full Baths: **2** Zoning: **RS-1**  
Depth / Size: **112** Half Baths: **0** Gross Taxes: **\$8,417.55**  
Lot Area (sq.ft.): **5,600.00** Rear Yard Exp: **South** For Tax Year: **2023**  
Lot Area (acres): **0.13** P.I.D.: **011-162-287** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **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: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Open**  
Driveway Finish: **Paving Stone**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Undivided Interest** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :SOLD AS IS WHERE IS**  
Fixtures Rmvd: **:SOLD AS IS WHERE IS**  
Floor Finish: **Hardwood, Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 4 BLOCK 3 OF A&B DISTRICT LOT 325A & 526 PLAN 5495**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	540	Main	Foyer	6'0 x 4'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'3 x 13'0			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	11'7 x 10'3			x	Bsmt	4
Finished Floor (Basement):	1,063	Main	Kitchen	15'0 x 9'0			x		
Finished Floor (Total):	2,793sq. ft.	Main	Family Room	14'10 x 9'5			x		
Unfinished Floor:	0	Main	Primary Bedroom	13'10 x 10'7			x		
Grand Total:	2,793sq. ft.	Above	Loft	16'3 x 13'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	25'0 x 12'9			x		
		Bsmt	Laundry	14'9 x 10'4			x		
		Bsmt	Bedroom	12'9 x 10'6			x		
		Bsmt	Bedroom	13'8 x 12'6			x		
		Bsmt	Bedroom	15'0 x 11'0			x		
		Bsmt	Bedroom	0'0 x 0'0			x		
Suite: <b>None</b>									
Basement: <b>Full</b>									
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:		CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Royal LePage West Real Estate Services**

**UNDIVIDED 1/2 INTEREST BEING OFFERED FOR SALE ONLY.** This offering is for only 50% of the property while someone else owns the other half and they still occupy the property. Very unique. Prime South Granville location on the quieter park of W57th Ave. Nice clean home with some updates over the years including kitchen cabinets and counters, crown moldings and high baseboards. Main floor as an open kitchen with French doors to sundeck, adjoining family room, formal living room with cross hall dining room, primary bedroom and a 4pc bath. Upper floor has multi use loft. Basement is finished with a large rec room with doors to the back patio. The lot has lane access with open parking, fenced yard and the front is private with lots of mature hedging.



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**Active**  
**R2842803**  
Board: V  
House/Single Family

**4682 W 6TH AVENUE**  
Vancouver West  
Point Grey  
V6R 1V7

Residential Detached  
**\$3,650,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,650,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2010**  
Frontage(feet): **33.00** Bathrooms: **3** Age: **14**  
Frontage(metres): **10.06** Full Baths: **2** Zoning: **RS-1**  
Depth / Size: **112.7** Half Baths: **1** Gross Taxes: **\$11,991.10**  
Lot Area (sq.ft.): **3,719.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.09** P.I.D.: **013-245-953** 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: **Stone, Wood**  
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:  
Fireplace Fuel: **Natural Gas** Metered Water:  
Fuel/Heating: **Electric, Hot Water, Radiant** R.I. Plumbing:  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **DetachedGrge/ Carport, Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:SOLD AS IS, WHERE IS, NO CHATTELS INCLUDED**  
Floor Finish: **Hardwood, Wall/Wall/Mixed, Carpet**

Legal: **LOT 4, BLOCK 144, PLAN VAP3013, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **Air Conditioning**

Finished Floor (Main):	925	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,225	Main	Living Room	11'8 x 10'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'5 x 9'6			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'6 x 10'			x	Above 5
Finished Floor (Basement):	135	Main	Family Room	16'6 x 12'6			x	Above 5
Finished Floor (Total):	2,285sq. ft.	Above	Primary Bedroom	14'7 x 12'11			x	
Unfinished Floor:	0	Above	Bedroom	11'0 x 10'6			x	
Grand Total:	2,285sq. ft.	Above	Bedroom	11'0 x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Den	14'6 x 14'			x	
Suite: <b>None</b>		Above	Walk-In Closet	5'6 x 5'3			x	
Basement: <b>Crawl</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group - 1st West Realty**

**Stunning home in prime North Point Grey. Ready for immediate occupancy. Contemporary open floor plan with entertainment sized chef's kitchen & huge family room spilling out onto sun drenched south facing fenced yard. 2nd floor features 3 spacious bedrooms including a large master with ensuite bathroom. A fabulous, 14x14 loft/den on the third floor opening onto a large private view deck which could be another bedroom, office or guest room. Private south facing roof deck for plenty of natural light. A/C & BBQ gas line. Private green space patio opening to a large 2 car garage. Open House canceled**



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**Active**  
**R2841245**  
Board: V  
House/Single Family

**7133 MARGUERITE STREET**

Vancouver West  
South Granville  
V6P 5G4

Residential Detached

**\$3,829,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,829,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1989**  
Frontage(feet): **64.70** Bathrooms: **9** Age: **35**  
Frontage(metres): **19.72** Full Baths: **8** Zoning: **RS-6**  
Depth / Size: **143.9** Half Baths: **1** Gross Taxes: **\$17,585.20**  
Lot Area (sq.ft.): **9,310.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.21** P.I.D.: **011-104-228** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No :**  
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: **Brick, Concrete, Frame - Wood**  
Exterior: **Brick, Glass, Mixed**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **5** Covered Parking: **4** Parking Access: **Lane**  
Parking: **Garage; Single, Garage; Triple, Open**  
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 5, BLOCK 11, PLAN VAP5614, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT H**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,157	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,572	Main	Living Room	20' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17' x 14'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	17' x 13'			x	Main 4
Finished Floor (Basement):	1,804	Main	Bar Room	9' x 14'			x	Above 5
Finished Floor (Total):	5,533sq. ft.	Main	Family Room	22' x 14'			x	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	23' x 15'			x	Above 4
Grand Total:	5,533sq. ft.	Above	Bedroom	17' x 13'			x	Above 4
		Above	Bedroom	14' x 12'			x	Above 4
		Above	Bedroom	13' x 12'			x	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	29' x 15'			x	Bsmt 3
		Bsmt	Bedroom	15' x 13'			x	
Suite:		Below	Bedroom	15' x 12'			x	
Basement: Fully Finished		Bsmt	Utility	14' x 13'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Large South Granville property. Nice location close to good schools shopping and more. The home itself appears intact and structurally sound (buyer to verify). However, currently un-livable. No power, Gas. Heat or functional plumbing. The structure will likely require a complete re build from the inside-out. Alternatively, the property is a candidate for COV higher density multiple duplex zoning. Buyer to confirm. Please contact the listing Realtor for more detailed information to determine if this property is suitable for you. Please do not walk the property without consent of the Seller. UNDER CONTRACT COURT DATE MARCH 7 2024 Contact Gregory Heyes for Lawyer instructions with respect to competing bids.**



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**Active**  
**R2844267**

Board: V  
Other

**387 W 13TH AVENUE**

Vancouver West  
Mount Pleasant VW  
V5Y 1W2

Residential Detached

**\$3,995,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,995,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1912**  
Frontage(feet): **50.00** Bathrooms: **10** Age: **112**  
Frontage(metres): **15.24** Full Baths: **10** Zoning: **RT-6**  
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$11,314.60**  
Lot Area (sq.ft.): **6,250.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.14** P.I.D.: **800-167-002** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Wood**

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

Total Parking: **5** Covered Parking: Parking Access: **Front, Rear**  
Parking: **Open**  
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:

Legal: **LOT 14, BLOCK I, PLAN VAP1530, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT- DUPLICATE COMMERCIAL EXISTS C8054613**

Amenities:

Site Influences:  
Features:

Finished Floor (Main):	1,587	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,388	Main	Living Room	16' x9'9			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	6'6 x7'1			x	Above	3
Finished Floor (Below):	1,407	Main	Bedroom	12'2 x10'6			x	Main	3
Finished Floor (Basement):	0	Main	Bedroom	17'2 x10'5			x	Main	4
		Main	Bedroom	15'5 x14'8			x	Above	3
Finished Floor (Total):	5,382sq. ft.	Above	Living Room	13'5 x11'5			x	Above	3
Unfinished Floor:	0	Above	Kitchen	12' x12'			x	Above	4
Grand Total:	5,382sq. ft.	Above	Bedroom	14'7 x12'3			x	Below	3
		Above	Bedroom	13'8 x13'4			x	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	16'7 x7'7			x	Below	3
		Below	Living Room	11'4 x8'6			x	Below	4
		Below	Bedroom	15'4 x13'9			x		
		Below	Bedroom	10'10 x9'10			x		
Suite: <b>Licensed Suite, Other</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement: <b>Full, Separate Entry</b>		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 3	# of Rooms: 13								

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

**Oakwyn Realty Ltd.**

**ATTENTION investors! This property in Vancouver's Cambie Corridor/Mt Pleasant neighbourhood is available. Sitting on a 6,250 SF lot and offering 16 bedrooms (half with AC), and 6 kitchens. Various room options from 1 bedrooms to 3 bedroom suites. Perfect opportunity for a live-in owner/operator as a business. This location is ideal, close to shopping, dining, Broadway-City Hall skytrain station, VGH, and Downtown Vancouver. Higher density redevelopment options under the Broadway Plan, contact us for more details. This property has several options for the right buyer, and may be operated as a bed&breakfast or as a spacious family home that generates revenue for the homeowner. Contact your agent to book a tour!**





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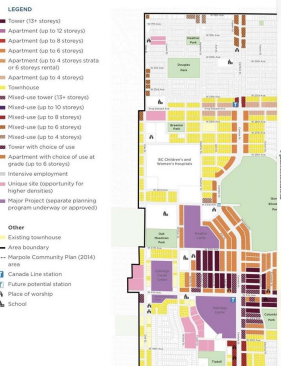
micky@therealtorwithsoul.com



**Active**  
**R2850534**  
Board: V  
House/Single Family

**426 W 41ST AVENUE**  
Vancouver West  
Oakridge VW  
V5Y 2S7

Residential Detached  
**\$4,240,500** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,240,500**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1952**  
Frontage(feet): **51.50** Bathrooms: **2** Age: **72**  
Frontage(metres): **15.70** Full Baths: **2** Zoning: **RS-1**  
Depth / Size: **142.29** Half Baths: **0** Gross Taxes: **\$27,840.00**  
Lot Area (sq.ft.): **7,327.93** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.17** P.I.D.: **008-500-444** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
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: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Renovations: Reno. Year:  
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:  
Fireplace Fuel: **Natural Gas** Metered Water:  
Fuel/Heating: **Forced Air** R.I. Plumbing:  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **No :AS IS WHERE IS**  
Type of Roof: **Asphalt** Floor Finish:

Legal: **LOT 17 BLOCK 857 PLAN VAP7737 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,161	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'2 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'6 x 10'1			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 10'8			x	Bsmt 3
Finished Floor (Basement):	1,035	Main	Primary Bedroom	11'2 x 10'6			x	
Finished Floor (Total):	2,196sq. ft.	Main	Bedroom	13'2 x 8'5			x	
Unfinished Floor:	0	Bsmt	Living Room	16'1 x 13'5			x	
Grand Total:	2,196sq. ft.	Bsmt	Kitchen	16'11 x 15'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'8 x 10'			x	
		Bsmt	Bedroom	9'4 x 9'3			x	
		Bsmt	Laundry	10'5 x 10'			x	
Suite:				x			x	
Basement: Full				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): **Amex - Fraseridge Realty**

**Land Value only. Development property on West 41st Avenue near Oakridge Mall and Skytrain Station. Located in the heart of the Oakridge Municipal Town Centre (Oakridge MTC) Development Plan area.**



Presented by:

## Micky Kandola

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**Active**  
**R2837407**

Board: V  
House/Single Family

### 5584 LABURNUM STREET

Vancouver West  
Shaughnessy  
V6M 3S8

Residential Detached

**\$4,704,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,849,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1920**  
Frontage(feet): **75.00** Bathrooms: **4** Age: **104**  
Frontage(metres): **22.86** Full Baths: **3** Zoning: **RS-3A**  
Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$20,002.50**  
Lot Area (sq.ft.): **9,150.00** Rear Yard Exp: **East** For Tax Year: **2023**  
Lot Area (acres): **0.21** P.I.D.: **011-121-157** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No**  
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: **Concrete, Stucco, Wood**

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), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: **3** Parking Access: **Front, Rear**

Parking: **Carport & Garage, Open, Other**

Driveway Finish: **Asphalt**

Dist. to Public Transit: **1 blk**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Dist. to School Bus: **1 blk**

Land Lease Expiry Year:

Floor Finish: **Hardwood, Mixed**

Legal: **LOT 3, BLOCK 5, PLAN VAP5552, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 5**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features:

Finished Floor (Main):	1,510	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,137	Main	Living Room	14' x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 13'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	11' x 19'			x	Above 4
Finished Floor (Basement):	1,384	Main	Den	11' x 12'			x	Above 4
Finished Floor (Total):	4,031 sq. ft.	Main	Family Room	15' x 10"			x	Bsmt 3
Unfinished Floor:	0	Main	Foyer	14' x 8"			x	
Grand Total:	4,031 sq. ft.	Above	Primary Bedroom	14' x 21'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 10'			x	
Suite:		Above	Bedroom	14' x 12'			x	
Basement: <b>Partly Finished</b>		Above	Bedroom	10' x 8'			x	
		Bsmt	Flex Room	13' x 10'			x	
		Bsmt	Recreation Room	19' x 11'			x	
		Bsmt	Laundry	13' x 12'			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**This 103 year old home is located on some of the most coveted real estate in Vancouver. A 9,150 sf flat lot with lane access. Just minutes from central Kerrisdale. For the right buyer with the right vision, this home could be brought back but realistically this old timer has seen better days. Alternatively, re-build the home of your dreams here or multiple Duplex's could be constructed here. Check with COV with respect to the new density allowances.**



Presented by:  
**Micky Kandola**

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Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2841831**  
Board: V  
House/Single Family

**4698 ANGUS DRIVE**  
Vancouver West  
Shaughnessy  
V6J 4J5

Residential Detached  
**\$7,380,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,380,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1997**  
Frontage(feet): **80.00** Bathrooms: **8** Age: **27**  
Frontage(metres): **24.38** Full Baths: **7** Zoning: **RS5**  
Depth / Size: **125** Half Baths: **1** Gross Taxes: **\$33,901.90**  
Lot Area (sq.ft.): **10,000.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.23** P.I.D.: **011-015-683** Tax Inc. Utilities?: **Yes**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **4** Parking Access:  
Parking: **Other**  
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 8, BLOCK 748, PLAN VAP6011, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Security System, Stove, Vacuum - Built In, Wet Bar**

Finished Floor (Main):	2,159	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,638	Main	Living Room	18' x 20'	Bsmt	Bedroom	13' x 18'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'8 x 17'4	Bsmt	Bedroom	9' x 13'	Main	2
Finished Floor (Below):	0	Main	Kitchen	22' x 23'			x	Above	6
Finished Floor (Basement):	2,781	Main	Family Room	16'6 x 17'			x	Above	4
		Main	Den	13'2 x 15'			x	Above	4
Finished Floor (Total):	6,578sq. ft.	Main	Wok Kitchen	6' x 10'			x	Above	4
Unfinished Floor:	0	Above	Primary Bedroom	15'8 x 18'4			x	Bsmt	4
Grand Total:	6,578sq. ft.	Above	Bedroom	12' x 15'2			x	Bsmt	3
		Above	Bedroom	14' x 14'6			x	Main	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14' x 12'6			x		
		Bsmt	Recreation Room	18' x 40'			x		
Suite:		Bsmt	Other	20' x 27'			x		
Basement: Full		Bsmt	Laundry	9' x 10'			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 3		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 15		ByLaw Restrictions:					

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

**Prestigious Angus Dr at W 32nd in the heart of second Shaughnessy. This 80x125 = 10000 sf corner property is perching on the higher side of the street. The existing 6578sf 6 bdrm 8 bath mansion was constructed in 1997 w/top quality and excellent layout, grand entrance hall, circular staircase, a 36ft indoor pool, steam bath, A/C, home theatre, wok kitchen, office w/ensuite bathroom which can be used as a bdrm. 4 bdrm up, all with ensuite baths. 2 bdrms in the basement. 4 car garage w/lane access. Walk to York House, LFA, Shaughnessy Elem, short drive to St. George's, UBC. Unbeatable location. "As-is, where-is" basis.**



Presented by:  
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**Active**  
**R2833320**  
Board: V  
House/Single Family

**1188 WOLFE AVENUE**

Vancouver West  
Shaughnessy  
V6H 1V8

Residential Detached

**\$9,680,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$9,680,000**  
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **1911**  
Frontage(feet): **135.00** Bathrooms: **10** Age: **113**  
Frontage(metres): **41.15** Full Baths: **8** Zoning: **FSHCA**  
Depth / Size: **248.15** Half Baths: **2** Gross Taxes: **\$46,348.10**  
Lot Area (sq.ft.): **33,800.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.78** P.I.D.: **011-532-840** Tax Inc. Utilities?: **No**  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: CITY AND MOUNTAINS**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/ Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **5** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2010**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., 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:

Legal: **LOT 4, BLOCK 54, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	2,978	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,190	Main	Living Room	15'6 x 18'5	Abv Main 2	Bedroom	12'2 x 12'9	Floor	#Pcs
Finished Floor (AbvMain2):	1,815	Main	Dining Room	17'5 x 19'4	Abv Main 2	Bedroom	12'1 x 10'7	Main	2
Finished Floor (Below):	0	Main	Family Room	15'6 x 12'7	Abv Main 2	Recreation Room	21'6 x 26'4	Main	3
Finished Floor (Basement):	2,507	Main	Kitchen	14'5 x 21'7	Abv Main 2	Storage	15'3 x 5'6	Above	5
Finished Floor (Total):	9,490sq. ft.	Main	Eating Area	15'6 x 10'	Bsmt	Recreation Room	29'1 x 19'7	Above	4
Unfinished Floor:	0	Main	Office	20'8 x 14'10	Bsmt	Media Room	17'7 x 23'8	Above	3
Grand Total:	9,490sq. ft.	Main	Den	18'9 x 7'6	Bsmt	Bedroom	12'1 x 9'	Abv Main 2	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'8 x 10'3	Bsmt	Bedroom	17'7 x 11'5	Abv Main 2	2
Suite:		Above	Primary Bedroom	15'7 x 17'8	Bsmt	Mud Room	21'6 x 11'10	Abv Main 2	3
Basement: Full, Fully Finished		Above	Bedroom	13'1 x 14'2	Bsmt	Utility	14'5 x 6'8	Bsmt	3
		Above	Bedroom	14'5 x 15'1			x	Bsmt	3
		Above	Flex Room	15'8 x 14'3			x		
		Abv Main 2	Bedroom	12'6 x 15'11			x		
Crawl/Bsmt. Height:	# of Levels: 4	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 23	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**Sutton Group-West Coast Realty**

**MAJESTIC MANSION** close to 10,000sf graceful interior space sitting on 33,800sf property in prestigious FIRST SHAUGHNESSY. This elegant classic 4 level home features mountain & city views from all levels/w radiant floor heat. Spectacular 9 bdrms, 10 baths; lovingly restored & completely renovated, emphasizing its heritage features like beautifully handcrafted oak & mahogany design details, dramatic exposed beams, high ceilings. Private setting park-like gardens w/ waterfall feature, gated driveway, outdoor pool & spa. Sensational prestigious lifestyle. Conveniently close to all great amenities & top ranked schools nearby. Possible to build 2 additional large infills. Court ordered sale - "Schedule A" to be attached; contact L.S. for more info.





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**Active**  
**R2829475**  
Board: V  
House/Single Family

**1233 TECUMSEH AVENUE**  
Vancouver West  
Shaughnessy  
V6H 1T3

Residential Detached  
**\$19,880,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$19,880,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2019**  
Frontage(feet): **126.00** Bathrooms: **11** Age: **5**  
Frontage(metres): **38.40** Full Baths: **7** Zoning: **FSHCA**  
Depth / Size: Half Baths: **4** Gross Taxes: **\$114,438.0**  
Lot Area (sq.ft.): **24,972.00** Rear Yard Exp: **Southwest** For Tax Year: **2023**  
Lot Area (acres): **0.57** P.I.D.: **008-156-603** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: Mountains & Cityscape**  
Complex/Subdiv: **First Shaughnessy**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey, Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **4** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Torch-On, Wood**

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

Total Parking: **3** Covered Parking: **3** Parking Access:  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Concrete, Hardwood, Tile**

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

Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, Pool; Outdoor, Storage, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Pantry, Range Top, Security System, Wet Bar, Wine Cooler**

Finished Floor (Main):	3,982	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,972	Main	Foyer	18'2 x 13'8	Above	Walk-In Closet	15'7 x 13'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	24'5 x 19'7	Above	Primary Bedroom	12'11 x 12'0	Main 2
Finished Floor (Below):	4,381	Main	Kitchen	15'11 x 10'9	Above	Walk-In Closet	12'3 x 11'9	Main 2
Finished Floor (Basement):	0	Main	Pantry	7'0 x 4'5	Above	Bedroom	12'9 x 10'6	Main 3
Finished Floor (Total):	10,335sq. ft.	Main	Kitchen	13'11 x 7'7	Below	Other	23'2 x 22'6	Above 5
Unfinished Floor:	0	Main	Family Room	27'0 x 23'8	Below	Recreation Room	25'4 x 18'10	Above 3
Grand Total:	10,335sq. ft.	Main	Conservatory	21'2 x 6'11	Below	Media Room	22'3 x 15'6	Above 4
Flr Area (Det'd 2nd Res):	1,232sq. ft.	Main	Living Room	27'8 x 15'4	Below	Gym	26'7 x 15'0	Below 2
Suite:		Main	Office	16'0 x 12'3	Below	Nook	11'1 x 8'3	Below 3
Basement:None		Main	Bedroom	13'7 x 11'1	Below	Living Room	14'11 x 11'10	Below 3
		Main	Walk-In Closet	13'7 x 7'2	Below	Bedroom	12'6 x 10'4	Main 2
		Above	Primary Bedroom	15'7 x 12'3	Below	Bedroom	11'3 x 10'0	Above 3
		Above	Flex Room	12'11 x 8'9	Below	Utility	17'7 x 10'11	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **33**  
Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **Engel & Volkers Vancouver**

**Engel & Volkers Vancouver**

**Magnum Projects Ltd.**

**1233 Tecumseh, an architectural masterpiece w/ architecture by The Aire Group, interiors by HB Design & landscaping by Paul Sangha. Blending the 1922 heritage mansion facade w/ new extensions juxtapose contemporary & traditional styling. Spanning 11,567 sf & comprised of 7 bedrms & 11 bathrms incl. the auxiliary building. This estate features a covered terrace, infinity pool, outdoor kitchen & koi pond. Inside, the kitchen boasts a French La CORNUÉ Chateau Supreme oven, stove & adjacent chef's kitchen. The primary bedrm features a f/p, 5-piece en-suite & dressing rm. A full-wall Koi aquarium w/ lounge, media rm, glass wine/cognac cellar, billiards room, wet bar, gym, massage studio on the lower w/ an elevator serving all 3 levels. Rarely does an offering of such quality become available.**