



Presented by:

Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2981114

Board: V
House/Single Family

1115 E 33RD AVENUE

Vancouver East
Knight
V5V 3B1

Residential Detached

\$1,355,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,660,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**
Frontage(feet): **30.00** Bathrooms: **4** Age: **30**
Frontage(metres): **9.14** Full Baths: **4** Zoning: **RS-1S**
Depth / Size: **102** Half Baths: **0** Gross Taxes: **\$6,888.77**
Lot Area (sq.ft.): **3,060.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.07** P.I.D.: **011-098-171** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Other**
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: **No :**
Floor Finish:

Legal: **LOT 11, BLOCK 4, PLAN VAP2096, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 5, & DL 392**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	950	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	200	Main	Living Room	10' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 17'			x	Above 3
Finished Floor (Below):	0	Main	Dining Room	11' x 7'			x	Main 3
Finished Floor (Basement):	850	Main	Bedroom	10' x 10'			x	Below 3
Finished Floor (Total):	2,000sq. ft.	Above	Primary Bedroom	12' x 14'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	2,000sq. ft.	Bsmt	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10' x 10'			x	
		Bsmt	Living Room	12' x 11'			x	
		Bsmt	Kitchen	7' x 11'			x	
		Bsmt	Recreation Room	10' x 12'			x	
				x			x	
				x			x	
Suite: Unauthorized Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 11							

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

3 level home, 5 bedrooms, 4 baths, 2 bedroom suite, Hotwater heat, recreation room in basament. Handy man special, needs painting, flooring, kitchen and bathroom updating. Lane access and detached double garage.



Presented by:

Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2985915
Board: V
House/Single Family

3390 NANAIMO STREET

Vancouver East
Renfrew Heights
V5N 5G6

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,550,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1954**
Frontage(feet): **0.00** Bathrooms: **3** Age: **71**
Frontage(metres): Full Baths: **3** Zoning: **R1 - 1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,538.80**
Lot Area (sq.ft.): **8,611.00** Rear Yard Exp: **East** For Tax Year: **2024**
Lot Area (acres): **0.20** P.I.D.: **013-938-819** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport; Multiple, Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **A FEW BLOCKS** Dist. to School Bus: **A FEW BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **LOT A, BLOCK 10, PLAN VAP1224, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT, OF BLK A**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby**

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

Finished Floor (Main):	1,652	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	244	Below	Foyer	6'2 x 4'8	Main	Bedroom	7'7 x 12'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Living Room	17'4 x 13'3	Main	Bedroom	9'1 x 12'1	Below 4
Finished Floor (Below):	771	Below	Dining Room	9'6 x 9'11	Main	Bedroom	15'6 x 9'7	Main 4
Finished Floor (Basement):	0	Below	Kitchen	12'4 x 9'11	Main	Walk-In Closet	6'4 x 4'3	Main 4
Finished Floor (Total):	2,667 sq. ft.	Below	Bedroom	12'1 x 11'5	Main	Primary Bedroom	11'8 x 12'11	
Unfinished Floor:	0	Below	Bedroom	14'10 x 10'0	Above	Loft	10'3 x 6'2	
Grand Total:	2,667 sq. ft.	Below	Dining Room	14'10 x 6'4	Above	Loft	10'3 x 8'6	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14'10 x 10'4			x	
		Below	Kitchen	10'8 x 9'6			x	
		Below	Other	11'6 x 23'5			x	
		Main	Living Room	16'1 x 13'1			x	
		Main	Dining Room	12'1 x 10'6			x	
		Main	Kitchen	12'1 x 9'0			x	

Suite: **Unauthorized Suite**
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **20**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Investors, Developers and Builders - Great chance to build up your portfolio and invest in the future of this neighbourhood. REDEVELOPMENT potential within the TOA (Transit Oriented Area) at Tier 3 - 800 meters. Up to 8 stories or 3.0 FSR. Great potential to hold and/or build later. Large 8600 sqft lot. Court Order sale for 2/3 share of property, 1/3 share ALSO available to purchase for remainder of the property. As is where is. Please call listing agent for more details - Samantha.



Presented by:
Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2967009

Board: V
House/Single Family

2242 E 39TH AVENUE

Vancouver East
Victoria VE
V5P 1H8

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,200,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1961**
Frontage(feet): **40.00** Bathrooms: **3** Age: **64**
Frontage(metres): **12.19** Full Baths: **3** Zoning: **R1-1**
Depth / Size: **141** Half Baths: **0** Gross Taxes: **\$8,366.85**
Lot Area (sq.ft.): **5,640.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.13** P.I.D.: **014-412-390** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Community** Water Supply: **Community**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:

Parking: **Garage; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **:**

Floor Finish: **Other**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 44, BLOCK 10, PLAN VAP1694, DISTRICT LOT 394, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'9 x 5'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'9 x 16'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'3 x 9'			x	Bsmt 3
Finished Floor (Basement):	1,071	Main	Kitchen	10'3 x 8'4			x	Bsmt 3
Finished Floor (Total):	2,261 sq. ft.	Main	Eating Area	10'3 x 6'			x	
Unfinished Floor:	0	Main	Bedroom	11'9 x 9'3			x	
Grand Total:	2,261 sq. ft.	Main	Bedroom	11'9 x 8'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14' x 11'3			x	
Suite:		Bsmt	Recreation Room	24'7 x 13'			x	
Basement: Full		Bsmt	Storage	10' x 5'2			x	
		Bsmt	Bedroom	11'1 x 12'4			x	
		Bsmt	Bedroom	12'3 x 11'9			x	
		Bsmt	Kitchen	12'3 x 11'9			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage - Wolstencroft**

40 x 141 Ft Lot (5,640 square feet) in Prime East Van Location. Rectangular middle lot on Quiet street. Raised Rancher with basement. Lane access and detached Double Garage. Street Parking and sidewalks. R1-1 Zoning. Court date June 26 2025. Call for further details.



Presented by:

Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2986056

Board: V
House/Single Family

1072 E 39TH AVENUE

Vancouver East
Fraser VE
V5W 1L1

Residential Detached

\$2,395,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,598,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**
Frontage(feet): **33.00** Bathrooms: **6** Age: **9**
Frontage(metres): **10.06** Full Baths: **5** Zoning: **R1-1**
Depth / Size: **131** Half Baths: **1** Gross Taxes: **\$10,197.20**
Lot Area (sq.ft.): **4,327.95** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.10** P.I.D.: **008-244-740** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: CITY VIEWS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Carport & Garage**
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: **Hardwood, Tile**

Legal: **LOT 10, BLOCK 12, PLAN VAP1378, DISTRICT LOT 666, NEW WESTMINSTER LAND DISTRICT, EXC S 2.5', NOW LANE OF LOT 2, TO BLK 21**

Amenities: **In Suite Laundry, Swirlpool/Hot Tub**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Sprinkler - Inground, Vacuum - Built In**

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	970	Main	Living Room	15' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Main 2
Finished Floor (Below):	936	Main	Kitchen	10' x 11'4			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	10' x 13'2			x	Above 3
Finished Floor (Total):	2,842sq. ft.	Above	Bedroom	16'4 x 11'4			x	Above 3
Unfinished Floor:	0	Above	Bedroom	8'10 x 11'8			x	Above 3
Grand Total:	2,842sq. ft.	Above	Primary Bedroom	11'4 x 12'10			x	Below 3
Flr Area (Det'd 2nd Res):	508sq. ft.	Below	Bedroom	9'8 x 9'6			x	
		Below	Living Room	16'10 x 6'10			x	
		Below	Bedroom	16'6 x 7'6			x	
		Below	Recreation Room	15'4 x 9'4			x	
Suite:		Main	Living Room	15'11 x 9'10			x	
Basement: Fully Finished		Main	Bedroom	13' x 8'10			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **FaithWilson Christies International Real Estate** **FaithWilson Christies International Real Estate**

Welcome to this stunning modern home, perfectly positioned on a quiet street. This 6-bedroom, 5-bathroom property offers an ideal combination of contemporary finishes and lush tropical landscaping. With an abundance of natural light streaming in from both the south and north-facing skylights, you'll enjoy a bright living space. The laneway suite provides a fantastic opportunity for additional rental income to help with your mortgage. Located just moments away from the amenities along Victoria Street, and with easy access to Memorial South Park, Tecumseh Park, and Kensington Park, this home truly offers the best of both comfort and location.