<b>V</b>				Thai Keller Williar Phone: ( www.th	ented by: <b>ne Lanz</b> ns Black Diamono 504-765-1490 nanelanz.com					kw	
				vancouverin	vestor@gmail.con	n					
<b>ctive</b> 2206177			4		<b>ISH DRIVE</b> uver West				Resi	dential Det <b>\$499,00</b>	
oard: V louse/Single	e Family				ersity VW N 3M7					+,	(SP) M
			Mea Dep Lot Floo Rea Cou If n View Con	od Plain: ar Yard Exp: uncil Apprv?: ww. GST/HS w: nplex / Subd	T inc?: <b>No :</b>	Frontage Bedroom Bathroor Full Bath Half Bath	เร: ทร: เร: าร:	100.00 3 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	xes: Year: Utilities?: <b>08-942-4</b>	1966 51 RS1 \$9,165.0 2017 Yes
onstruction: kterior: bundation: ain Screen: enovations: of Fireplaces replace Fuel:	Stucco, Wood Concrete Perime Partly S: 2 Gas - Natural City/Municipal Baseboard, Hot V Patio(s)	ter Re R. R. <b>Vater, Natural</b>			Total Parking: 7 Parking: Garage; Dist. to Public Trar Title to Land: Lo Property Disc.: Yo PAD Rental: Fixtures Leased: N Fixtures Rmvd: N Floor Finish: O	nsit: easehold n es o :	-	Dist. to	Access: <b>F</b> School Bu: ta		
menities: te Influences eatures:	s: Central Location, Clothes Washer/								Sprinkle	r - Ingroun	d
Floor Main Main Main Main Main Main Main Main	Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Walk-In Closet Storage Den	Dimensions 24' x 19' 16' x 11'( 18' x 12' 17' x 14' 16'6 x 12'( 16' x 14' 8'6 x 8' 9' x 4' 7' x 17' x	5	Туре	D	imensions X X X X X X X X X X X X X X	Floor	Ту	pe		Dimensions X X X X X X X X X
nished Floor nished Floor nished Floor	(Above): (Below): (Basement):	00         # of           0         # of           0         # of           0         Suite	Rooms: <b>9</b> Kitchens: <b>1</b> Levels: <b>1</b> e: <b>None</b> I/Bsmt. Height:		t in Basement: <b>3</b>	Bath 1 2 3 4 5	Floor Main Main	# of Pieces 5 4	Ensuite? No Yes	Outb Barn: Workshop/ Pool: Garage Sz: Door Heigł	

Come by and see this well built 3 bedroom rancher bungalow in Musqueam Park. All on one level this home offers large principal rooms, 2 gas fireplaces and a renovated kitchen. The living room has 2 sliding doors that open up onto a fantastic fully landscaped south facing back yard and private patio. Located close to UBC, Crofton, public schools, Dunbar and Kerrisdale shopping districts, restaurants and Pacific Spirit Park. Non prepaid Lease until 2064. Approx. 18 years left at the current yearly rental rate of \$22,595 per year.

				Presented by: <b>Thane Lau</b> ler Williams Black Di Phone: 604-765-14 www.thanelanz.co couverinvestor@gm	amond 90 m				kw
<b>Active</b> <b>R2184130</b> Board: V House/Single	Family		15 9	SEMANA CRES Vancouver West University VW V6N 2E1	CENT			Resi	idential Detached <b>\$798,000</b> (LP) (SP) M
			Sold D Meas.	ate: Type: <b>Feet</b>	Bedro	age (feet): ooms: ooms:	7	Approx.	Price: <b>\$798,000</b> Year Built: <b>1972</b>
			Lot Ard Flood Rear Y Counc	ard Exp: <b>East</b> il Apprv?:	DO Full E	Baths: Baths:	6 4 2		axes: <b>\$10,646.10</b> Year: <b>2017</b> Utilities?: <b>Yes</b>
			View: Compl	, GST/HST inc?: No : ex / Subdiv: es Connected: Elect	ricity, Natu	ral Gas, Sa	unitary Sev	Tour:	08-942-242 er
Style of Home Construction: Exterior: Foundation: Rain Screen:	: 4 Level Split Frame - Wood Wood Concrete Perimeter	Reno	. Year:	Dist. to Pub	rage; Triple,		Dist. t	g Access: <b>F</b> o School Bu <b>ata</b>	
uel/Heating:	Wood City/Municipal Hot Water, Natural Fenced Yard, Patio(:	R.I. F Gas, Wood	lumbing: ireplaces:	Property Dis PAD Rental: Fixtures Lea Fixtures Rm Floor Finish:	sed: <b>No :</b> vd: <b>No :</b>	d, Wall/Wa	all/Mixed		
_egal: Amenities:	PL VAP12172 LT 41 Pool; Outdoor E Central Location, Cu ClthWsh/Dryr/Frdg	ıl-de-Sac, Goli	Course Nearby	, Private Yard, Recr		y, Shopping	g Nearby		
Floor Main Main Main Main Main Above Above Above Above	Type Kitchen Family Room Dining Room Living Room Den Foyer Master Bedroom Bedroom Bedroom Bedroom	Dimensions 15' x 12' 23' x 12' 16' x 14' 26' x 17' 15' x 13' 12' x 8' 16' x 15' 15' x 12' 15' x 12' 13' x 12'	Floor Below Below Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Storage Laundry Bedroom Bedroom Utility Recreation Bar Room	Dimensio 14' x 13 8' x 8' 12' x 9' 17' x 8' 17' x 14 15' x 14 25' x 17 15' x 13 x x	, , ,	T	уре	Dimensions X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Flo Grand Total:	(Main):         1,610           (Above):         1,350           (Below):         675           (Basement):         1,400           (Total):         5,035	# of Ro # of Kit # of Le Suite: Sq. ft. Crawl/E Beds in Baseme	oms: <b>18</b> chens: <b>1</b> vels: <b>4</b> smt. Height: Basement: <b>2</b> nt: <b>Fully Finishe</b>	Beds not in Basemer s <b>d</b>	Bat 1 2 3 4	h Floor Main Above Above Above Below Bsmt	# of Pieces 2 4 2 6 4 3	Ensuite? No No Yes Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
	s): <b>Dexter Associates</b>				ŏ				1

This is truly an amazing home for someone with a growing family. Original owners have taken extremely good care of this home over the years. This is a 4 level split with only a few stairs separating each level. Large principle rooms on the main floor with huge kitchen and family room, dining room, living room and den. 4 bedrooms up and 3 bedrooms down. There is also a huge recreation room and bar room in the basement. A lovely out door tiled terrace overlooking an outdoor pool surrounded by gardens. Easy to suite. Tons of storage space. Lots of parking. Close to UBC, Crofton, public schools, Dunbar and Kerrisdale shopping districts, restaurants and Pacific Spirit park. Non-prepaid lease until 2064. Approx. 18 years left at the current yearly rental rate of \$27,002.00 per year.

					Thai eller Willian Phone: www.th	ented by: <b>ne Lanz</b> ns Black Diam 604-765-1490 nanelanz.com vestor@gmail.	ond				kw
Active R2196583 Board: V House/Single	e Family			418	Vanco Unive	QUEAM CL uver West ersity VW N 3R9	OSE				dential Detached 5 <b>1,188,000</b> (LP) (SP) M
				Meas Deptil Lot A Flood Rear Coun If new Views Comp	l Plain: Yard Exp: cil Apprv?: w, GST/HS : olex / Subc	T inc?:	Bedro Bathr Full B Half B	ooms: aths: Baths:	0.00 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: Yes 07-859-406
onstruction: derior: bundation: ain Screen: enovations: of Fireplace: replace Fuel: alter Supply: lel/Heating: utdoor Area: ype of Roof: egal: menities:	Wood City/Municip Baseboard, H Fenced Yard, Asphalt PL VAP14341 Garden, Whe	d imeter lot Water, Na Patio(s) & D . LT 86 BLK B elchair Acces	R.I. Fire etural Gas eck(s) LD 36	mbing: eplaces:		Total Parking: Carpo Parking: Carpo Dist. to Public T Title to Land: Property Disc.: PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	ort; Multip Transit: Leasehol No I: No : No : Hardwoo	d prepaid-  d, Other, T	Dist. t NonStrata 'ile	ig Access: <b>F</b>	
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Above Above Above	Master Benror	17	1	ns: <b>11</b>			Bat	h Floor Main	# of Pieces 2	Ensuite?	Outbuildings Barn:

Amazing value located in a private cui de sac in the pre-paid section of Musqueam. Just over 2000 Sq Ft and although somewhat in original condition the home shows extremely well. Perfect for a young family or executive. Large principle rooms with 1 bdrm on the main, 2 bdrms up and a lofted family room that could easily be a 4th bdrm. High quality wood door and window framing that allows for maximum natural light. S/W facing upper sun deck of the master bdrm and large sundeck off main floor living area. Great house for entertaining with a private fenced back yard and garden. Tons of pkg and storage. Close to UBC, Crofton, public schools, Dunbar and Kerrisdale shopping districts, restaurants and Pacific Spirit park. Pre-paid lease until 2073 Public Open House Sat. Sept. 2nd 11:am to 1:pm.

				Tha Keller Willia Phone: www.t	sented by: <b>ne Lanz</b> ms Black Diamor 604-765-1490 hanelanz.com vestor@gmail.co					kw
Active R2192763 Board: V House/Single	e Family			Vance Fra	EORGE STRI Duver East aser VE SW 2Y6	EET				dential Detached 1,224,800 (LP) (SP) M
				Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Sube Services Conne	East : 5T inc?: No :	Frontage Bedroom Bathroom Full Bath Half Bath	s: ns: s: s:	37.00 2 1 1 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	··· / / ··· ·
ityle of Homes Construction: ixterior: ioundation: dain Screen: dain Screen: enovations: dof Fireplaces ireplace Fuel: Vater Supply: uel/Heating: Dutdoor Area: iype of Roof: egal:	Frame - Woo Mixed Concrete Per S: 0 City/Municip Natural Gas None Asphalt	rimeter	Reno. Yea R.I. Plum R.I. Firep <b>D 36</b>	bing:	Total Parking: 1 Parking: Garage Dist. to Public Tra Title to Land: 1 Property Disc.: 1 PAD Rental: Fixtures Leased: 1 Fixtures Rmvd: 1 Floor Finish: 1	ansit: Freehold Noi No No :	_		g Access: <b>F</b>	
menities: ite Influences eatures: Floor Main Main Main Bsmt	E: Central Loca Clothes Was Type Living Room Kitchen Bedroom Bedroom Recreation	her/Dryer, Re Dime 15'6 3 15' 3 12' 5 12'5 3 14' 3 2 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	frigerator,           nsions         F           < 14'	Stove Hoor Type		Dimensions X X X X X X X X X X X X X	Floor	Τ	уре	Dimensions x x x x x x x x x x x x
inished Floor inished Floor inished Floor inished Floor inished Floor Infinished Floo Grand Total:	(Above): (Below): (Basement): (Total):	930 0 189 1,119 sq. ft. 506 1,625 sq. ft.	# of Rooms # of Kitcher # of Levels: Suite: <b>None</b> Crawl/Bsmt Beds in Bas Basement: I	ns: <b>1</b> 2 9 Height:	ot in Basement: <b>2</b>	X           Bath           1           2           3           4           5           6           7           8	Floor Main	# of Pieces 4	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(	(s): Royal LePa	ge Westside								

Langara. No back lane - Parking access to garage (approx 235sqft) from front of house. Fenced level lot - big back yard for garden and outdoor activities. All sizes strictly approx. and to be verified by Buyer if important.

			Thai eller Williar Phone: ( www.th	ented by: <b>ne Lanz</b> ns Black Diamo 604-765-1490 nanelanz.com vestor@gmail.com	ond					kw	
Active		64	4 HAW	KS AVENU	ΙE				Resi	dential Detached	
<b>R2191927</b> Board: V House/Single Family			Mount F	ouver East Pleasant VE 5A 3J1					\$	5 <b>1,286,000</b> (LP) (SP)	Μ
		Depth Lot An Flood Rear V Counc If nev View: Comp	. Type: n / Size: rea (sq.ft.) Plain: Yard Exp: cil Apprv?: v, GST/HS lex / Subd	T inc?: : iv:	Be Ba Fu Ha	edroom athroor ull Bath alf Bath	ns: is: is:	122.00 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	+-,	1.76
Style of Home:2 Storey w/BsmtConstruction:Frame - WoodExterior:WoodFoundation:Concrete PerimeRain Screen:Other# of Fireplaces:2Fireplace Fuel:Gas - NaturalWater Supply:City/MunicipalFuel/Heating:Electric, Hot WateOutdoor Area:Balcny(s) Patio(s)Type of Roof:PL LMS3132 LT 4	eter Reno. Ye: R.I. Plum R.I. Firep ter, Natural Gas s) Dck(s), Fenced Yau	bing: laces:		Total Parking: Parking: <b>None</b> Dist. to Public Ti Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:	ransit: Undiv Yes : No : No :	2 BK vided II		-	9 Access: 9 School Bu: ed	s: <b>2 BK</b>	
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						8					

"A DIAMOND IN THE ROUGH". The astute buyer will take this high potential, "project offering", add Vision/ Passion/ Improvements/ a sum of money AND if judiciously executed, achieve "A Heritage Plaque" as their reward. There Are Some Reno's! largely undertaken without Municipal Permit ! The Final product's appeal will be in the Eye Of the many jealous Beholders !.... AND will have a significantly higher value than is evident today! ARE YOU THIS VISIONARY ?? N.B. All measurements are approximate and are to be verified by the Buyer. Sold "as is where is". Showings by appointment. This Home has an almost 40% Undivided Interest in the overall Lot.

<b>N</b>			Presenter <b>Thane</b> Keller Williams BI Phone: 604-7 www.thanel	Lanz lack Diamond 765-1490					km	
			vancouverinvesto	pr@gmail.com						
ctive 2206444			3071 E 1ST Vancouver	-					dential Det	
oard: V			Renfrew	VE				\$	51,299,90	(LP)
ouse/Single Family	ACT OF SECTION AND		V5M 1B	33		(6)		<u></u>		
	1.1.1		Sold Date:	<b>.</b>	Frontage		33.50	-	Price: <b>\$1,</b> 2	-
	Sauger -			et 14.00	Bedroom Bathroor		4 2	Approx. Age:	Year Built:	1904 53
	Mr. A.L.		ot Area (sq.ft.): 3,		Full Bath		2	Zoning:		RS-1
			lood Plain:	019100	Half Bath		0	Gross Ta		\$3,474.14
			Rear Yard Exp: No	orth			•	For Tax `		2017
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Located in popular Renfrew Heights, this property is ideal for a builder, an investor or a first time buyer. Centrally located, walk to Nanaimo or Renfrew Skytrain station, Trout Lake, parks and community centre and all levels of school. Great family neighbourhood! Walking distance to East 1st Ave Marketplace featuring TNT and wide verity of restaurants. This 2 level home features 3 bedrooms on main floor with 1 full bathroom with a large rec room, laundry and storage down. Bonus is a 1 bedroom 1 bath suite downstairs. Easy to show.

					Thai eller Willian Phone: www.th	ented by: <b>ne Lanz</b> ns Black Diamono 604-765-1490 nanelanz.com vestor@gmail.com					kw
Active R2202862 Board: V House/Single	Family			41	Vanco Fra	GIN STREET uver East ser VE V 4R3					dential Detached <b>1,378,000</b> (LP) (SP) M
nouse/single		6		Caldu	-	V 4R3	Fuendare	- <i>(f</i> +).	22.00	Ovisional	
				Sold I	Date: . Type:	Feet	Frontage Bedroon	e (feet):	33.00 4	-	Price: <b>\$1,378,000</b> Year Built: <b>1945</b>
		7			n / Size:	105.5	Bathroo		4 2	Approx. Age:	72
11							Full Bath		2	Zoning:	72 RS-1
		and the second s			Plain:	): <b>3,481.50</b> No	Half Bat		2	Gross Ta	-
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		<i>a</i> .								Tour:	
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	Rancher/Bunga	low w/Bs	nt.			Total Parking: 1		Parking: 1	L Parking	g Access: R	lear
onstruction: xterior:	Frame - Wood Stucco, Wood					Parking: Garage;	Single				
oundation:	Concrete Perim	eter				Dist. to Public Trar	nsit:		Dist. to	School Bu	S:
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f of Fireplaces ireplace Fuel:			K.I. FI	eplaces:		Property Disc.: Yo PAD Rental:	es				
	City/Municipal					Fixtures Leased: N	o:				
uel/Heating:						Fixtures Rmvd:	:				
ype of Roof:	Sundeck(s) Asphalt					Floor Finish: La	aminate				
egal:	PL VAP2344 LT	13 BLK 28	DL 391 L	D 36 GROUP	1 OF LOT	1 & DL 392					
menities:	None										
ite Influences eatures:	: Clothes Washer	/Dryer, Re	frigerato	r, Security Sy	stem, Sto	ve					
loor	Туре	Dime	nsions	Floor	Туре		imensions	Floor	Τ	/pe	Dimensions
	Dining Room		<b>k 5'7</b>	Below	Bedroo		)'4 x 10'3		1 )	PC	Z Z
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1ain	Master Bedroom						x				x
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		Presented <b>Thane</b> eller Williams Bl. Phone: 604-7 www.thanela ncouverinvesto	Lanz ack Diamond 765-1490 anz.com					kw
Active R2209163 Board: V House/Single Family	28	92 E 14TH Vancouver Renfrew He V5M 2H	East eights					dential Detached 1,399,000 (LP) (SP) M
	Depth Lot Ar Flood Rear Count If nev View: Comp	Date: . Type: Fe n / Size: 12 rea (sq.ft.): 4,0 Plain: Yard Exp: So cil Apprv?: w, GST/HST inc	et 11.88 023.26 uth ?: :	Frontage Bedroom Bathroom Full Bath Half Bath	s: ns: s: s:	33.01 5 2 2 0	Approx. Age: Zoning: Gross Ta For Tax A Tax Inc.	· · · · · · · · · · · · · · · · · · ·
tyle of Home:2 StoreyConstruction:Frame - WoodExterior:Brick, Stuccocoundation:Concrete Perimetercain Screen:Concrete Perimetereenovations:Frame - Woodé of Fireplaces:2ireplace Fuel:Gas - Natural, WoodVater Supply:City/Municipalfuel/Heating:Forced Airbutdoor Area:Balcny(s) Patio(s) Dck(s)Sype of Roof:Asphaltegal:PL VAP11660 LT 12 BLK		Parki Dist. Title Prope PAD Fixtur Fixtur Floor	ng: <b>Add. Park</b> to Public Trans to Land: <b>Fre</b> erty Disc.: <b>Yes</b> Rental: res Leased: <b>No</b> res Rmvd:	it: 2 BLKS eehold Nor 5	, Carpor S nStrata	t; Single	a Access: La	
interinfluences: ClthWsh/Dryr/Frdg/Stve	l, Shopping Nearby							
AboveLiving Room14'0AboveDining Room12'0AboveKitchen16'0AboveEating Area8'0AboveMaster Bedroom12'0AboveBedroom11'0AboveBedroom10'0AbovePatio20'2MainLiving Room14'0	ensions Floor x 12'0 Main x 12'0 Main x 12'0 Main x 12'0 Main x 8'0 Main x 12'0 x 11'0 x 10'0 x 13'1 x 12'0 x 12'0 x 12'0	Type Kitchen Master Bedr Bedroom Laundry	8'( room 11'( 10'(	nensions 0 x 8'0 0 x 11'0 0 x 10'0 0 x 8'0 x x x x x x x x x	Floor	Ту	rpe	Dimensions X X X X X X X X
iinished Floor (Main):       1,219         iinished Floor (Above):       1,299         iinished Floor (Below):       0         iinished Floor (Basement):       0         iinished Floor (Total):       2,518 sq. ft         Jnfinished Floor:       0         Grand Total:       2,518 sq. ft	# of Rooms: <b>14</b> # of Kitchens: <b>2</b> # of Levels: <b>2</b> Suite: <b>Unauthorized St</b> Crawl/Bsmt. Height: Beds in Basement: <b>0</b> Basement: <b>None</b>	<b>uite</b> Beds not in B	asement: <b>5</b>	Bath 1	Floor Main Above	# of Pieces 4 4	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(s): RE/MAX Select Realty			RE/	MAX Cres	t Realty	Westside		
Great condition classic Vancouver Spec offers original oak inlay floors, wood bu bath with double vanity, well-maintain downstairs and ample living space. Lar house include: windows (2010), roof 10	urning fire place, N.faciu ed with lots of light. Log ge covered carport and	ng balcony off wer suite offer balcony at the	the living roo s gas fire plac back. Mature	m, large r ce, 4 pce b e vegetabl	naster b bath, big le garde	edroom wi bedrooms n in south	th closet, , access to	big bedrooms, 4 pce the shared laundry

			Tha Keller Willia Phone: www.t	ented by: <b>ne Lanz</b> ms Black Diamon 604-765-1490 hanelanz.com vestor@gmail.com					kw
<b>Active</b> R2203848 Board: V House/Single	e Family		Vanco Rer	ANT STREET Duver East Ifrew VE 5K 3J2	•				dential Detached 51,399,000 (LP) (SP) M
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo	Feet 127.00 ): 4,189.35 : ST inc?:	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: s: ns:	33.00 5 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 11-053-755
onstruction: xterior: oundation: ain Screen: enovations: of Fireplace ireplace Fuel:	: City/Municipal Forced Air, Natural None Asphalt	Reno. \ R.I. Plu R.I. Fire Gas		Total Parking: 1 Parking: Garage Dist. to Public Tra Title to Land: F Property Disc.: Y PAD Rental: Fixtures Leased: N Fixtures Rmvd: N Floor Finish:	nsit: ireehold No 'es lo :			g Access: L	
ite Influences eatures: Floor Main Main Main Above Above Bsmt Bsmt Bsmt	Type Living Room Kitchen Master Bedroom Bedroom Bedroom Bedroom Living Room Kitchen Bedroom	Dimensions 15'7 x 11'3 12'6 x 11'8 14'6 x 9' 10' x 8' 13'3 x 12'8 11'4 x 13'2 12'6 x 10'9 12'6 x 10' 11'3 x 8'6 x	Floor Type		Dimensions X X X X X X X X X X X	Floor	Ту	/pe	Dimensions x x x x x x x x x x x x
inished Floor inished Floor inished Floor inished Floor	(Above): <b>350</b>	# of Roor # of Kitch # of Leve Suite: sq. ft. Crawl/Bsr	nens: <b>2</b> Is: <b>3</b> nt. Height:	ot in Basement: <b>4</b>	Bath 1 2 3 4 5	Floor # Main Bsmt	<sup>t</sup> of Pieces 4 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

					Thai eller Williar Phone: 0 www.th	ented by: <b>ne Lan</b> ns Black Diar 604-765-1490 nanelanz.com vestor@gmail	nond )					kw	
Active R2209464 Board: V House/Single	Family			275	Vanco Hasti	IKLIN STE ouver East ngs East K 1X7	REET	r				sidential De <b>\$1,450,00</b>	
				Meas Deptl Lot A Flood Rear Coun If new Views Comp	Date: Type: h / Size:  rea (sq.ft.) H Plain: Yard Exp: cil Apprv?: w, GST/HS : blex / Subd	Feet 122 ): 4,026.00 North T inc?:		Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: s: ns:	33.00 5 3 2 1	Approx. Age: Zoning: Gross T For Tax Tax Inc P.I.D.: Tour:	axes: : Year: :. Utilities?: <b>015-267-5</b>	1976 41 RS-1 \$4,855.84 2017 No 555
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Main Main Main	Type Living Room Dining Room Kitchen Eating Area Master Bedroom Bedroom Bedroom Living Room Bedroom Den	15'5 ) 12' ) 9'8 ) 13'8 ) 14'1 ) 10'7 ) 10'7 )	13'2       E         9'8       E         9'       9'9         11'8       10'4         11'5       12'11         10'4       10'4	Floor Below Below	Type Bedroo Laundr		9'9	nensions 9 x 8'11 5 x 6'10 x x x x x x x x x x x x x x	Floor		Туре		Dimensions x x x x x x x x x x x
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Grand Total:	Above):           (Below):         1,           (Basement):	228 0 003 231 sq. ft. 0 231 sq. ft.	# of Rooms # of Kitcher # of Levels: Suite: Crawl/Bsmt Beds in Bas Basement: I	ns: <b>1</b> 2 . Height: ement: <b>0</b>		t in Basement:	5	Bath 1 2 3 4 5 6 7 8	Floor Main Main Below	# of Piec 2 5 4	es Ensuite? Yes No No	Barn: Workshop Pool:	z: 20'6 x 20

Prime location conveniently located between Renfew & Nanaimo Streets. Close to everything & just steps to shops, restaurants, Hastings Elementary School, Community Centre, public transportation, the PNE & much more. Amenities incl: half a block to Starbucks, 1 blk to Chatime, 1 blk to Shoppers Drug Mart, 1.5 blks to Library, 2 blks to London Drugs and a whole bunch of restaurants in between. This solid 2231 sq ft 5 bedroom + den Vancouver Special has an 8 year old metal roof and is easily suitable with 2 bedrooms + den on lower level. Lot size is 33'x122'. Beautiful tree lined street at the front with a bonus large 451 sq ft double garage with extra parking at the back with a wide paved back lane.

<b>V</b>				<b>Thar</b> Celler William Phone: 6 www.th	ented by: <b>1E Lanz</b> ns Black Diam 504-765-1490 anelanz.com restor@gmail.	ond					km	
Active R2210456			61		GHT STRE	ET					dential Det <b>1,488,00</b>	
Board: V House/Single F	Family				night P 2V8					4	1,400,00	(SP) M
			Meas Dept Lot A Floor Cour If ne View Com	d Plain: Yard Exp: ncil Apprv?: ww, GST/HS /: plex / Subd	T inc?:		Frontage Bedroom Bathroor Full Bath Half Bath Half Bath	ns: ns: ns: ns:	54.00 6 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: Utilities?: <b>10-139-3</b>	1967 50 RS-1 \$4,889.39 2017
Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces: Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area: Type of Roof: Legal: Amenities:	Frame - Wood Mixed, Stucco Concrete Perimete 1 Wood City/Municipal Forced Air Sundeck(s) Tar & Gravel PL VAP8333 LT 3 B	Reno. Y R.I. Plur R.I. Fire <b>LK 4 DL 731 LD 3</b>	nbing: blaces: <b>6</b>		Total Parking: Gara Parking: Gara Dist. to Public <sup>-</sup> Title to Land: Property Disc.: PAD Rental: Fixtures Leasec Fixtures Rmvd: Floor Finish:	ge; D Transit Free No d: No	t: ehold No	nStrata	_	Access: R		
Features: Floor T Main E Main C Main B Main B Main N Main N Main E Main E Main E	Central Location, R ClthWsh/Dryr/Frdg Type Toyer Living Room Dining Room Citchen Eating Area Master Bedroom Nalk-In Closet Bedroom Bedroom Recreation		Floor Below Below Below Below Below Below Below	Type Laundry Bedrooi Bedrooi Bedrooi Storage Storage	m m m	18'3 14'5 13'8 12'7 10'	ensions x 16'7 x 12'7 x 12'7 x 12'1 x 6'2 x 6' x x x x x x	Floor	Ту	pe		Dimensions x x x x x x x x x x x
Finished Floor (f Finished Floor (f Finished Floor (f Finished Floor (f Finished Floor (1 Unfinished Floor Grand Total:	Main):         1,588           Above):         0           Below):         1,613           Basement):         0           Total):         3,201	# of Room # of Kitch # of Level Suite: Oth Sate: Oth Beds in Ba Basement: sq. ft.	ens: <b>1</b> 5: <b>2</b> <b>er</b> t. Height: sement: <b>0</b>	Beds not	t in Basement:	5	Bath 1 2 3 4 5 6 7 8	Floor Main Main Below	# of Pieces 2 3 3 3	Ensuite? Yes No No	Outt Barn: Workshop, Pool: Garage Sz Door Heig	:

Estate sale! First time on the market! This solid & spacious 2 level home has been well taken care of in the past decades and is mechanically sound and functioning. Sitting on a massive 54 x 115 lot with 3200 s.f. of living space. Roof is only about 10 years old and the original solid gleaming hardwood floor is just like brand new condition. Extra large bedrooms. (3 up & 3 down). Potential to suite in the basement. Great investment property and perfect for the 1st time buyers. Central location! Close to schools, transit and all amenities. All measurements are approximate, buyers to verify if deemed important.

No.					Thai eller Willian Phone: www.th	ented by: <b>ne Lanz</b> ns Black Diam 604-765-1490 hanelanz.com vestor@gmail.	ond					kw
Active R2206458 Board: V House/Single	Family			62	Vanco K	GHT STRE ouver East night SP 2V9	ET					dential Detached 5 <b>1,599,000</b> (LP) (SP) M
				Depth Lot A Flood Rear Coun If new View: Comp	. Type: h / Size: rea (sq.ft.) I Plain: Yard Exp: cil Apprv?: w, GST/HS : olex / Subd	T inc?: <b>No:</b>	B F H	edroom athroor ull Bath lalf Bath	ns: s:	43.00 5 2 1 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	+ ,
uel/Heating:	Frame - Wo Stucco, Wo Concrete Pe 2 Wood City/Munici Forced Air, I Patio(s) & D	od rrimeter pal Natural Gas	Reno. Y R.I. Plur R.I. Fire	nbing:		Total Parking: 2 Parking: <b>Carpo</b> Dist. to Public T Title to Land: Property Disc.: PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	ort; Sir Fransit: Freef Yes : No : No :	ngle		-	) Access: <b>R</b>	
Features: Floor Main Main Main Main Main Below Below	Pool; Outdo	ation, Private sher/Dryer, Di Dime 16' 8'9 12'2 500m 13'11 8'10 10'5 17'11 15'3	Yard, Recr shwasher, nsions x 15'6 x 8'1 x 7'11 x 10'5 x 10'5 x 11'9 x 8'11 x 15'5	eation Nearl		e	8'11 x 10'1 x 17'2 x x x x x x x x x x x x x x x x x x x	nsions x 7'10 x 5'10 x 11'1 x x x x x	Floor	Ту	/pe	Dimensions X X X X X X X X X X X
	Eating Area (Main): (Above): (Below): (Basement): (Total):		# of Roon # of Kitch # of Level Suite: Crawl/Bsm Beds in Ba Basement	ens: <b>2</b> s: <b>2</b> nt. Height: usement: <b>0</b>	Beds no	t in Basement: <b>5</b>		<b>k</b> Bath 1 2 3 4 5 6 7	Floor Main Below	# of Pieces 4 2	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
								8				

hardwood floor and updated kitchen & appliances on main floor . 43 X 115 big lot (close to 5,000 square feet ) . Perfect for young family with potential mortgage helper. Steps to bus stops and close to shopping. Open house Sat & Sun Sep 30 & Oct 1st from 2 - 4 pm.

	<b>Th</b> a Keller Wil Phon www	resented by: <b>ane Lanz</b> liams Black Diamond e: 604-765-1490 v.thanelanz.com rinvestor@gmail.com				kw
Active R2194078 Board: V House/Single Family	Var Sou	60TH AVENUE ncouver East th Vancouver V5X 2A7				dential Detached <b>1,625,000</b> (LP) (SP) M
	Flood Plain: Rear Yard Ex Council Appr If new, GST/ View: Complex / Su	.ft.): <b>6,180.00</b> xp: <b>South</b> v?: 'HST inc?: <b>:</b>	Frontage ( Bedrooms: Bathrooms Full Baths: Half Baths Sanitary S	: 0 0 : 0	Approx. A Age: Zoning: Gross Ta: For Tax A Tax Inc. P.I.D.: <b>O</b> Tour:	/ear: 2017 Utilities?: 09-305-831
Style of Home:       Rancher/Bungalow, Ranch         Construction:       Frame - Wood         Exterior:       Stucco, Wood         Foundation:       Concrete Perimeter         Rain Screen:       Concrete Perimeter         Renovations:       Concrete Perimeter         # of Fireplaces:       O         Fireplace Fuel:       City/Municipal         Vater Supply:       City/Municipal         Fuel/Heating:       Forced Air, Natural Gas         Dutdoor Area:       Fenced Yard         Fype of Roof:       Asphalt         Legal:       PL VAP10715 LT B BLK 1 I	Reno. Year: R.I. Plumbing: R.I. Fireplaces:	Total Parking: <b>2</b> Parking: <b>Garage;</b> Dist. to Public Tran Title to Land: <b>Fr</b> Property Disc.: <b>No</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: Floor Finish:	sit: <b>2 blks</b> eehold Nons	Dist. t	ng Access: La	
Amenities: <b>Garden</b> Site Influences: Features:						
Main Living Room 0'0	nsions Floor Type <b>x 0'0</b> x x x x x x x x x x x x x	e Di	mensions X X X X X X X X X X X X	Floor T	Туре	Dimensions X X X X X X X X X X
Finished Floor (Main):       1,000         Finished Floor (Above):       0         Finished Floor (Below):       1,000         Finished Floor (Basement):       0         Finished Floor (Total):       2,000 sq. ft.         Unfinished Floor:       0         Grand Total:       2,000 sq. ft.	# of Rooms:1 # of Kitchens: 0 # of Levels: 2 Suite: Crawl/Bsmt. Height:	not in Basement: <b>0</b>	1	Floor # of Pieces	s Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Listing Broker(s): RE/MAX Real Estate Serv	vices					

Excellent opportunity for those looking for a BIG building lot in South Vancouver - over 6,180 sq ft. South facing with a 52.87 ft frontage and a back lane on a quiet street just down the block from Moberly Elementary School & park. Build your 3 storey dream home with potential for over 4300SF of living space including a secondary suite. Add additional living space with a laneway home that can serve as a great mortgage helper (pls verify exact buildable square footage with City of Vancouver for both the home & laneway home). Walking distance to parks, excellent schools and bus stops. Easy access to highways. Quick drive to shopping, skytrain, airport & downtown. Scanned for an oil tank - none found.

				<b>Th:</b> Keller Will Phone www	esented by: ane Lanz iams Black Diam 2: 604-765-1490 v.thanelanz.com rinvestor@gmail.	ond				kw
<b>Active</b> R <b>2196319</b> Board: V House/Single	Family			Var Sout	<b>6TH AVENU</b> acouver East th Vancouver V5X 1R3	JE				idential Detached \$1,688,000 (LP) (SP) M
				Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appr If new, GST/ View: Complex / Su	Feet 109.15 ft.): 3,601.00 No p: South ??: HST inc?: Yes: Cl bdiv:	Bedroo Bathroo Full Bat Half Ba	oms: ths: ths:	5 4 3 1	Approx. Age: Zoning: Gross T For Tax Tax Inc. P.I.D.: C Tour: N	axes: <b>\$5,739.32</b>
Vater Supply: uel/Heating:	Frame - Woo Mixed, Stuce Concrete Pe S: 2 Gas - Natura City/Municip Forced Air, M Balcny(s) Pa Other	co rimeter al pal Natural Gas		5	Total Parking: Parking: Deta Dist. to Public Title to Land: Property Disc.: PAD Rental: Fixtures Renvd: Floor Finish:	chedGrge/C Fransit: 1 BL Freehold N Yes d: No :	оск	arage; Dou Dist. to		Lane JS: 1 BLOCK
menities:	: Central Loca	ttion, Lane Ac yr/Frdg/Stve, Dime 13' 9'8 9'4 pom 12'2 12'1 13'8 13'8 13'8 10'3	cess, Shoppin /DW, Drapes/ msions Flo x 8'6 Ma x 8'2 Ma x 8'9 Ma x 9'6 x 10'6 x 5'2 x 11'2 x 7'2	Window Coverin or Type in Mast in Bedr	er Bedroom oom	Dimensions 11' x 10'5 11'6 x 7'7 11'6 x 7'11 x x x x x x x x x x x x x	Floor	- Т <u>і</u>	уре	Dimensions x x x x x x x x x x x x x
inished Floor inished Floor inished Floor	(Main): (Above): (Below): (Basement):	966 0 966 1,932 sq. ft.	# of Rooms: <b>1</b> # of Kitchens: # of Levels: Suite:	2 2 eight: ent: 0 Beds	not in Basement:	Bath 1 2 3 4 5 5	Floor Main Main Below Below	# of Pieces 4 4 2 4	Ensuite? No Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: <b>23 X</b> 1 Door Height:
	. ,	0 1,932 sq. ft.	Basement: Se	parate Entry		6 7 8				

362 E 56th Ave Vancouver BC V5X 1R3 - Great family home in a quiet neighbourhood in South Vancouver - 5-Bdrms (3 up, 2 down) 4 Baths over 1,932 sq ft. Downstairs has additional kitchen with separate entrance - possible basement suite conversion. Great layout with so much potential to make it your own! South facing yard with great city views from the large deck. Good sized patio area/yard (all concrete, fully fenced) with detached double garage, offers ample parking and space for a handyman's workshop/storage . School catchment John Henderson Elementary and John Oliver Secondary. Close to public transit, all amenities, shops and airport. Call today for a private tour!

Sold Date:       Frontage (fed):       0.00       Original Price:       \$1,749,000         Meas. Type:       Feet       Bedrooms:       1       Approx. Year Bulli:       1500         Meas. Type:       Feet       Bathrooms:       1       Approx. Year Bulli:       1500         Finded Floar:       Image:       67       Image:       67         Lat Area (sq.t.):       6,325.00       Full Baths:       1       Original Price:       \$1,4 Ape:         Food Plain:       Image:       1       Ape:       67       Tax Inc. Utilities?:       No         Food Plain:       Image:       Food Plain:       1       Ape:       67       Tax Inc. Utilities?:       No         Food Plain:       Imaw, GST/HST Inc?:       'Plain Status:       1       Council Approx.''       Plain Status:       Plain Status		<b>Th</b> Keller W Phoi ww	Presented by: Tane Lanz Villiams Black Diamond ne: 604-765-1490 vw.thanelanz.com erinvestor@gmail.com				kw
Meas. Type:     Feet     Bedrooms:     1     Approx. Year Built: 1950       Depth / Size:     Bathrooms:     1     Apge:     67       Lot Area (sp.ft.): 6,325.00     Full Baths:     0     Gross Taxes:     \$5,566.4       Filed Plain:     No     Gross Taxes:     \$5,566.4       Filed Plain:     No     Gross Taxes:     \$5,566.4       Council Apprv?:     Tax Inc. Utilities?:     No     Gross Taxes:     \$5,566.4       Council Apprv?:     Tax Inc. Utilities?:     No     Tax Inc. Utilities?:     No       If new, GST/HST Inc?:     Yes: 5 VIEWS TO FRASER, RICHMOND     Tour:     Tour:     Tour:       View:     Yes: 5 VIEWS TO FRASER, RICHMOND     Tour:     Tour:     Tour:     Tour:       View:     Yes: 5 VIEWS TO FRASER, RICHMOND     Complex / Subdiv:     Services Connected:     Edition:     Parking:     <	<b>R2195138</b> Board: V	Va	ancouver East raserview VE				
Construction: Frame - Wood Sectorion: Wood Sectorion: Wood Concrete Perimeter Reno. Year: Reno. Year: Reno. Year: Reno. Year: Reno. Year: Reno. Year: Title to Land: Freehold NonStrata bist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Dist. to Public Transit: Dist. to School Bus: View School Bus:		Meas. Type Depth / Size Lot Area (so Flood Plain: Rear Yard E Council App If new, GST View: Complex / S	:: Feet e: q.ft.): 6,325.00 : Exp: South orv?: r/HST inc?: Yes: S VIEV Subdiv:	Bedrooms: Bathrooms: Full Baths: Half Baths: VS TO FRAS	1 1 0 ER, RICHMON	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour:	Year Built: 1950 67 RS-1 xes: \$5,866.4: Year: 2017 Utilities?: No
lite Influences: eatures: Floor Type Dimensions Floor Type Dimensions X Main Bedroom 10' x 10' Main Living Room 10' x 10' Main Kitchen 7' x 7' x x x x x x x x x x x x x x x x x x x	Construction:       Frame - Wood         Xterior:       Wood         coundation:       Concrete Perimeter         ain Screen:       Concrete Perimeter         tenovations:       For Fireplaces:         to of Fireplaces:       None         Vater Supply:       City/Municipal         uel/Heating:       Electric         Dutdoor Area:       Fenced Yard         ype of Roof:       Asphalt	Reno. Year: R.I. Plumbing: R.I. Fireplaces:	Parking: <b>Carport; S</b> Dist. to Public Transi Title to Land: <b>Fre</b> Property Disc.: <b>No</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b>	Single it: ehold NonStr :	Dist. to	-	
Main Main Main Main Main Living Room Main Main Kitchen10' × 10' × 10' × 10' × 7' × 7' × 7' 	ite Influences:						
Finished Floor (Main):800# of Rooms:3BathFloor# of PiecesEnsuite?OutbuildingsFinished Floor (Above):0# of Kitchens: 11Main3NoBarn:Barn:Barn:Barn:Barn:Barn:Barn:Workshop/Shed:Pool:Carage Sz:Pool:Carage Sz:Pool:Garage Sz:Barne:Carage Sz:Door Height:Door Height: <th>Main Bedroom 10'x Main Living Room 10'x Main Kitchen 7'x X X X X X X X X X X X X X X X X X X X</th> <th>&lt; 10' &lt; 10' &lt; 7' &lt; &lt; &lt; &lt; &lt; &lt; &lt; &lt; &lt; &lt; &lt; &lt; &lt; &lt;</th> <th>be Din</th> <th>x x x x x x x x x x x x</th> <th>loor Ty</th> <th>уре</th> <th>x x x x x x x</th>	Main Bedroom 10'x Main Living Room 10'x Main Kitchen 7'x X X X X X X X X X X X X X X X X X X X	< 10' < 10' < 7' < < < < < < < < < < < < < <	be Din	x x x x x x x x x x x x	loor Ty	уре	x x x x x x x
Grand Total: 1,600 sq. ft. 7 8	Finished Floor (Main):       800         Finished Floor (Above):       0         Finished Floor (Below):       0         Finished Floor (Basement):       800         Finished Floor (Total):       1,600 sq. ft.	# of Rooms: <b>3</b> # of Kitchens: <b>1</b> # of Levels: <b>2</b> Suite: Crawl/Bsmt. Height: Beds in Basement: <b>0</b> Bed	ls not in Basement: <b>1</b>	Bath Flo 1 <b>Ma</b> 2 3 4 5 6 7			Barn: Workshop/Shed: Pool: Garage Sz:
isting Broker(s): Macdonald Realty Macdonald Realty	isting Broker(s): Macdonald Realty		Мас	donald Realty			

<b>(..)</b>			sented by: ne Lanz	2				
			ms Black Diamo	ond				KW
			604-765-1490 hanelanz.com					
			vestor@gmail.c	com				
active 2206795				ET				dential Detached
Board: V			ouver East arney VE				\$	<b>1,868,000</b> (LP) 🤓
House/Single Family			5S 3L1					(SP) M
	đi i	Sold Date:		Frontage	(feet):	42.00	Original I	Price: <b>\$1,868,000</b>
-	te a Martin	Meas. Type:	Feet	Bedroom		4	••	Year Built: <b>1954</b>
		Depth / Size:	143	Bathroor		1	Age:	63
		Lot Area (sq.ft. Flood Plain:	.): 6,006.00	Full Bath Half Bath		1 0	Zoning: Gross Ta	RS-1
		Rear Yard Exp	West	ndii Ddu	15.	U	For Tax	+-/
		Council Apprv?						Utilities?: Yes
	NA PERMIT	If new, GST/H						09-900-039
							Tour:	
		View:	No :					
	1 - Carlos	Complex / Sub						
				ity, Natural	Gas, San	itary Sew	ver, Storn	n Sewer, Water
			1					
tyle of Home: Rancher/I onstruction: Frame - W			Total Parking: 3 Parking: Detac			Parking	) Access: La	ane
xterior: Stucco			_		port			
oundation: Concrete I tain Screen:	Perimeter Reno. Y	/ear:	Dist. to Public T Title to Land:		nStrata	Dist. to	School Bus	S:
Renovations:			The to Land.	Treenoid No	istiata			
		mbing:						
t of Fireplaces: 1		eplaces: <b>1</b>	Property Disc.:	Yes				
# of Fireplaces: 1 Fireplace Fuel: Wood Water Supply: City/Muni	R.I. Fire		PAD Rental: Fixtures Leased					
t of Fireplaces: <b>1</b> ireplace Fuel: <b>Wood</b> Vater Supply: <b>City/Muni</b> uel/Heating: <b>Forced Ai</b> r	R.I. Fire cipal 7, Natural Gas		PAD Rental: Fixtures Leased Fixtures Rmvd:	: No : :				
t of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni uel/Heating: Forced Air Dutdoor Area: Fenced Ya	R.I. Fire cipal 7, Natural Gas		PAD Rental: Fixtures Leased					
t of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni uel/Heating: Forced Air Sutdoor Area: Fenced Ya ype of Roof: Asphalt	R.I. Fire cipal 7, Natural Gas		PAD Rental: Fixtures Leased Fixtures Rmvd:	: No : :				
e of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: Uel/Heating: Forced Air Putdoor Area: Fenced Ya ype of Roof: Asphalt egal: PL VAP888	R.I. Fire 7, Natural Gas 1rd		PAD Rental: Fixtures Leased Fixtures Rmvd:	: No : :				
t of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni uel/Heating: Forced Air Dutdoor Area: Fenced Ya Asphalt egal: PL VAP888 menities:	R.I. Fire ; Natural Gas ard 88 LT D BLK 6 LD 36	eplaces: 1	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	:No : : Mixed				
of Fireplaces: 1 ireplace Fuel: Wood /ater Supply: City/Muni uel/Heating: Fenced Air ype of Roof: Asphalt egal: PL VAP888 menities: ite Influences: Central Lo	R.I. Fire 7, Natural Gas rd	eplaces: 1	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	:No : : Mixed				
e of Fireplaces: 1 ireplace Fuel: Wood /ater Supply: City/Muni uel/Heating: Forced Air Putdoor Area: Fenced Ya ype of Roof: Asphalt egal: PL VAP888 menities: ite Influences: Central Lo eatures:	R.I. Fire ; Natural Gas ard 88 LT D BLK 6 LD 36	eplaces: 1	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	:No : : Mixed	Floor	Ty		Dimensions
e of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni vuel/Heating: Forced Air putdoor Area: Fenced Ya Asphalt egal: PL VAP884 imenities: ite Influences: Central Lo eatures: Floor Type Main Living Root	R.I. Fire cipal , Natural Gas and 88 LT D BLK 6 LD 36 potation, Lane Access, Privation Dimensions m 15'2 x 17'8	eplaces: 1 ate Yard, Recreation N	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	: No : : Mixed ng Nearby Dimensions	Floor	Ту	гре	Dimensions
e of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: Uel/Heating: Forced Air putdoor Area: Fenced Ya ype of Roof: Asphalt egal: PL VAP888 inte Influences: Central Lo eatures: Floor Type Main Living Roon Main Kitchen	R.I. Fire cipal , Natural Gas ird 88 LT D BLK 6 LD 36 cation, Lane Access, Priva Dimensions m 15'2 x 17'8 9'5 x 7'6	eplaces: 1 ate Yard, Recreation N	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	: No : : Mixed ng Nearby Dimensions x x	Floor	Ту	rpe	x x
iof Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni Heating: Forced Air Putdoor Area: Fenced Ya Asphalt egal: PL VAP884 menities: ite Influences: Central Lo eatures: Floor Type Main Living Rood Main Kitchen Main Eating Area Master Bed	R.I. Fire cipal , Natural Gas ird 88 LT D BLK 6 LD 36 cation, Lane Access, Priva Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 Iroom 13'1 x 9'8	eplaces: 1 ate Yard, Recreation N	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	: No : : Mixed ng Nearby Dimensions	Floor	Ty	/pe	x
e of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni uel/Heating: Fenced Air putdoor Area: Fenced Ya ype of Roof: Asphalt egal: PL VAP888 menities: ite Influences: Central Lo eatures: Floor Type Main Living Roon Main Eating Area Main Master Bed Main Bedroom	R.I. Fire cipal ; Natural Gas and B8 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 Iroom 13'1 x 9'8 9'9 x 11'8	eplaces: 1 ate Yard, Recreation N	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No: Mixed Ng Nearby Dimensions x x x x x x	Floor	Ty	/pe	x x x x x x
<ul> <li>for Fireplaces: 1</li> <li>ireplace Fuel: Wood</li> <li>Vater Supply: Uel/Heating: Forced Air</li> <li>putdoor Area: Fenced Ya</li> <li>Asphalt</li> <li>PL VAP888</li> <li>menities:</li> <li>ite Influences: Central Loceatures:</li> <li>Floor Type</li> <li>Main Living Root</li> <li>Main Bedroom</li> <li>Main Bedroom</li> <li>Basmt Bedroom</li> </ul>	R.I. Fire cipal , Natural Gas and B8 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 Iroom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2	eplaces: 1 ate Yard, Recreation N	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	: No : : Mixed ng Nearby Dimensions x x x x x	Floor	Ту	/pe	X X X X X
for Fireplaces: 1 ireplace Fuel: Wood Vater Supply: Vod Vater Supply: Vod Forced Air Forced Air Forced Ya Asphalt PL VAP888 Mennities: Central Lo eatures: Central Lo Cod City/Muni Forced Air Forced Ya Asphalt PL VAP888 Main Living Room Main Bedroom Main Bedroom Bsmt Bedroom Bsmt Family Roo	R.I. Fire cipal , Natural Gas and 88 LT D BLK 6 LD 36 bocation, Lane Access, Priva Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 kiroom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2 m 14'11 x 17'2	eplaces: 1 ate Yard, Recreation N	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Dimensions X X X X X X X X X X X X X	Floor	Ту	'pe	x x x x x x x
e of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni uel/Heating: Forced Air Putdoor Area: Fenced Ya ype of Roof: Asphalt egal: PL VAP888 menities: ite Influences: Central Lo eatures: Floor Type Main Living Roon Main Bedroom Main Bedroom Main Bedroom Bsmt Bedroom Bsmt Family Roo	R.I. Fire cipal , Natural Gas and B8 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 Iroom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2	eplaces: 1 ate Yard, Recreation N	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Dimensions X X X X X X X X X X X	Floor	Ту	/pe	x x x x x x x x x
f of Fireplaces: 1 irreplace Fuel: Wood Vater Supply: Verter Sup	R.I. Fire cipal , Natural Gas and B8 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 Iroom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2 um 14'11 x 17'2 15'8 x 32'6 x 1,096 # of Roor	eplaces: 1 ate Yard, Recreation N Floor Type ms: <b>9</b>	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Dimensions x x x x x x x x x x x x x x x x x x x	Floor #	t of Pieces	Ensuite?	x x x x x x x x x
for Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni Forced Air Soutdoor Area: Fenced Ya Asphalt egal: PL VAP883 umenities: Floor Type Main Living Roon Main Bedroom Main Bedroom Main Bedroom Bsmt Family Roo Bsmt Family Roo Bsmt Floor (Main): inished Floor (Main): inished Floor (Above):	R.I. Fire cipal , Natural Gas and 88 LT D BLK 6 LD 36 botation, Lane Access, Prive Dimensions m 15'2 × 17'8 9'5 × 7'6 a 9'5 × 8'4 lroom 13'1 × 9'8 9'9 × 11'8 8'11 × 11'3 14'7 × 8'2 14'11 × 17'2 15'8 × 32'6 x 1,096 # of Roor # of Kitch	eplaces: 1 ate Yard, Recreation N Floor Type ms:9 nens: 1	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Dimensions x x x x x x x x x x x x x x x x x x x				X X X X X X X Outbuildings Barn:
for Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni Forced Air Soutdoor Area: Fenced Ya Asphalt egal: PL VAP88 umenities: ite Influences: Central Lo eatures: Floor Type Main Living Roon Main Bedroom Main Bedroom Bsmt Bedroom Bsmt Family Roo Bsmt Flex Room inished Floor (Main): inished Floor (Below): Main Selow):	R.I. Fire cipal , Natural Gas and 88 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 lroom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2 1,096 0 1,104 # of Roor # of Level	eplaces: 1 ate Yard, Recreation N Floor Type ms:9 mens: 1 ds: 2	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Mixed Dimensions x x x x x x x x x x x x x	Floor #	t of Pieces	Ensuite?	X X X X X X X Outbuildings Barn: Workshop/Shed:
<ul> <li>ø of Fireplaces: 1</li> <li>Wood</li> <li>Vater Supply:</li> <li>Vater Supply:</li> <li>Vater Supply:</li> <li>Vater Supply:</li> <li>Vater Supply:</li> <li>Forced Air</li> <li>Fonced Ya</li> <li>Asphalt</li> <li>PL VAP883</li> <li>Amenities:</li> <li>Site Influences:</li> <li>Central Loce</li> <li>Foor</li> <li>Type</li> <li>Main</li> <li>Main</li> <li>Kitchen</li> <li>Main</li> <li>Bedroom</li> <li>Main</li> <li>Bedroom</li> <li>Bsmt</li> <li>Bedroom</li> </ul>	R.I. Fire cipal ; Natural Gas ird B8 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 Iroom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2 inm 14'11 x 17'2 15'8 x 32'6 x 1,096 1,104 0 2,200 sq. ft. R.I. Fire	eplaces: 1 ate Yard, Recreation N Floor Type ms:9 mens: 1 ls: 2 ne nt. Height:	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Dimensions x x x x x x x x x x x x x	Floor #	t of Pieces	Ensuite?	X X X X X X X X X X X X X X X X X X X
<ul> <li>ø of Fireplaces: 1</li> <li>Fireplace Fuel: Wood</li> <li>Vater Supply: City/Muni Forced Air</li> <li>Putdoor Area: Fenced Ya</li> <li>Asphalt</li> <li>PL VAP884</li> <li>Amenities:</li> <li>Site Influences: Central Loce</li> <li>Features:</li> <li>Floor Type</li> <li>Main Living Roon</li> <li>Main Bedroom</li> <li>Basmt Bedroom</li> <li>Bsmt Family Roo</li> <li>Bsmt Flex Room</li> <li>Flinished Floor (Main):</li> <li>Finished Floor (Below):</li> <li>Finished Floor (Below):</li> </ul>	R.I. Fire cipal , Natural Gas rd B8 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 froom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2 ym 14'11 x 17'2 15'8 x 32'6 x 1,096 0 1,104 0 2,200 sq. ft. R.I. Fire Prove R.I. Fire Prove	eplaces: 1 ate Yard, Recreation N Floor Type ms:9 mens: 1 ls: 2 ne nt. Height:	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Mixed Dimensions x x x x x x x x x x x x x	Floor #	t of Pieces	Ensuite?	X X X X X X X Outbuildings Barn: Workshop/Shed: Pool:
e of Fireplaces: 1 ireplace Fuel: Wood Vater Supply: City/Muni Portdoor Area: Fenced Ya ype of Roof: Asphalt egal: PL VAP888 menities: ite Influences: Central Lo eatures: Floor Type Main Living Roon Main Bedroom Main Bedroom Main Bedroom Samt Family Roo Samt Family Roo Samt Family Roo Samt Family Roo Samt Family Roo Samt Floer (Main): inished Floor (Main): inished Floor (Below): inished Floor (Total):	R.I. Fire cipal , Natural Gas rd B8 LT D BLK 6 LD 36 Dimensions m 15'2 x 17'8 9'5 x 7'6 a 9'5 x 8'4 froom 13'1 x 9'8 9'9 x 11'8 8'11 x 11'3 14'7 x 8'2 ym 14'11 x 17'2 15'8 x 32'6 x 1,096 0 1,104 0 2,200 sq. ft. R.I. Fire Prove R.I. Fire Prove	eplaces: 1 ate Yard, Recreation N Floor Type ms:9 nens: 1 ris: 2 ne nt. Height: asement: 1 Beds no	PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	No : Mixed Mixed Dimensions x x x x x x x x x x x x x	Floor #	t of Pieces	Ensuite?	X X X X X X X X X X X X X X X X X X X

Listing Broker(s): Royal LePage Westside

This home is ready for quick occupancy. Super solid 3 bedroom bungalow. Ready for your renovating ideas, or the perfect building lot. Western exposure rear yard. Ideal lot size for laneway home construction. Short easy walk to elementary school and is also within easy walking distance to plaza shopping. Call for a private viewing or come to the Open house on Saturday and Sunday Oct 7 and Oct 8, 2-4 pm

					Tha Keller Willia Phone: www.t	eented by: <b>ne Lanz</b> ms Black Diam 604-765-1490 hanelanz.com vestor@gmail.	ond					kw
<b>Active R2210811</b> Board: V House/Single	Family			1306	Vanco M	V 67TH AV ouver West arpole 5P 2T4	ΈN	JE				dential Detached 5 <b>2,148,888</b> (LP) (SP) M
				Mea Dep Lot Floc Rea Cou If n View Corr	d Date: as. Type: th / Size: Area (sq.ft. od Plain: r Yard Exp: ncil Apprv? ew, GST/HS w: pplex / Subo	Feet 122.5 ): 4,042.50 No :: :: :: :: :: :: :: : : : : : : : :		Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: ns: ns:	33.00 6 2 4	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: Yes 13-525-549
uel/Heating: utdoor Area: ype of Roof: egal: menities: ite Influences	Frame - Wood Stucco Concrete Perir : 0 City/Municipa Baseboard Fenced Yard Other PL VAP2833 L	neter I	Reno. Y R.I. Plu R.I. Fire	mbing: eplaces:	39, & DL 32	Total Parking: 2 Parking: <b>Carpo</b> Dist. to Public T Title to Land: Property Disc.: PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish: <b>3 AND 324.</b>	ransit Fransit Free No	fultiple t: ehold No : : washer		Dist. to	) Access: <b>F</b> School Bu <b>belongs</b>	
eatures: Floor Main Main Main Above Above Above Main Main Main	Type Living Room Dining Room Kitchen Laundry Master Bedroon Bedroom Bedroom Living Room Dining Room Kitchen	15'8 10'2 10'2 5'3 m 11'10 9'7 0'8 0'3 0'3	c 7'8 c 6'6	Floor Main Above Above Above	Type Laundi Master Bedroc Bedroc	Bedroom om	0' 0'	ensions x 0' x 0' x 0' x 0' x 0' x x x x x x x x x	Floor	Ту	rpe	Dimensions x x x x x x x x x x x x
inished Floor inished Floor inished Floor inished Floor inished Floor nfinished Floor rand Total:	(Main):         1           (Above):         1           (Below):         1           (Basement):         1           (Total):         2           pr:	,400 ,,025 0 2,425 sq. ft. 0 2,425 sq. ft.	# of Roor # of Kitch # of Leve Suite: Crawl/Bsn	ens: <b>2</b> Is: <b>2</b> nt. Height: asement: <b>0</b>	Beds no	ot in Basement: <b>6</b>	5	Bath 1 2 3 4 5 6 7 8	Floor Main Above Above Main Above Above	# of Pieces 2 4 2 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4	Ensuite? No Yes No No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Corner of Hu Jpper floor v		h, 2 side by s, one full ba	side Dupl th, maste	r bedroom	with 1/2 b	Convenient lo ath ensuite. 13	catio 310 is	n, walkii s tenante	ng distar		ville stree	t & all amenities. lex has carport and

V					Tha Keller Willia Phone: www.t	ented by: <b>ne Lanz</b> ms Black Diamon 604-765-1490 hanelanz.com vestor@gmail.cor					kw
<b>Active</b> R2201671 Board: V House/Single	Family			3	Vanco Ki	<b>7TH AVENUE</b> ouver West tsilano 5R 1V8	I				dential Detached <b>2,375,000</b> (LP) (SP) M
				Mea Dep Lot Floo Rea Cou If no Viev Com	l Date: Is. Type: th / Size: Area (sq.ft. d Plain: r Yard Exp: ncil Apprv? ew, GST/HS v: plex / Subo	Feet 110 ): 3,630.00 :: :: :: ::	Frontage Bedroon Bathrood Full Bath Half Bat	ns: ms: ns: hs:	33.00 3 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Price: <b>\$2,375,000</b> Year Built: <b>1930</b> <b>87</b> <b>RT 7</b> axes: <b>\$7,678.00</b> Year: <b>2017</b> Utilities?: <b>15-404-609</b>
onstruction: xterior: oundation: ain Screen: enovations: of Fireplaces ireplace Fuel: Vater Supply: uel/Heating:	Wood City/Municij Natural Gas Balcny(s) Pa Asphalt	od rimeter oal ntio(s) Dck(s)	Reno. Y R.I. Pluı R.I. Fire <b>XCEPT TH</b>	mbing: places:	0 FEET NOV	Total Parking: Parking: <b>Garage</b> ; Dist. to Public Trai Title to Land: <b>F</b> Property Disc.: <b>Y</b> PAD Rental: Fixtures Leased: <b>N</b> Fixtures Rmvd: Floor Finish: <b>V LANE, BLOCK</b> 4	nsit: reehold No es io : :	onStrata	Dist. to	9 Access: 9 School Bu	s:
ite Influences eatures: Floor 3smt 3smt 3smt Main 3elow Main Main Main Main	Type Bedroom Kitchen Living Room Bedroom Kitchen Living Room Living Room	12' 8' 11' 7' 9' 13' 8' 11' 7'	x 7'	Floor	Туре	C	Dimensions X X X X X X X X X X X X	Floor	Ту	rpe	Dimensions X X X X X X X X X X
inished Floor inished Floor inished Floor inished Floor inished Floor	(Above): (Below): (Basement):	900 0 900 900 2,700 sq. ft.	# of Roon # of Kitch # of Level Suite: Crawl/Bsm	ens: <b>3</b>	Beds no	ot in Basement: <b>2</b>	Bath 1 2 3 4 5 6	Floor Bsmt Main Above	# of Pieces 4 4 4 4	Ensuite? No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

ONCE UPON A TIME IT WAS PRETTY. Kitsilano old timer. LOT VALUE. South exposure, superb location, close to park, civic transport, shopping. RT 7 zoned for two family. Buyer Due Diligence recommended. Room sizes approximate. Square footage approximate.

	<b>Th</b> a Keller Wil Phon www	resented by: <b>ane Lanz</b> Iliams Black Diamor e: 604-765-1490 v.thanelanz.com rinvestor@gmail.co			k	w
<b>ctive</b> 2 <b>210814</b> bard: V buse/Single Family	Var K	NTENAC STR ncouver East illarney VE V5S 3P5	EET			ntial Detached 488,000 (LP) (SP) M
	Flood Plain: Rear Yard Ex Council Appr If new, GST/ View: Complex / Su	: <b>160.7</b> .ft.): <b>8,035.00</b> <b>No</b> xp: <b>East</b> v?: 'HST inc?: <b>:</b> ubdiv:	Frontage (feet): Bedrooms: Bathrooms: Full Baths: Half Baths: Y, Natural Gas, Sa	50.00 3 2 1	Approx. Yea Age: Zoning: Gross Taxes For Tax Yea Tax Inc. Uti P.I.D.: <b>010</b> - Tour:	ar: 2017 lities?: No -520-201
yle of Home: 2 Storey onstruction: Brick, Concrete Block tterior: Brick oundation: Concrete Perimeter ain Screen: enovations: of Fireplaces: 2 replace Fuel: Wood ater Supply: City/Municipal ater Supply: City/Municipal ater Supply: City/Municipal Baseboard, Hot Water Balcny(s) Patio(s) Dck(s Metal agal: PL VAP7632 LT 9 BLK 6 I		Dist. to Public Tra Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd:	reehold NonStrata /es lo :	<b>e Underbu</b> i Dist. to	g Access: Lane ilding, Garage o School Bus: 2	; Double
ain Living Room 18'6 ain Dining Room 13 ain Kitchen 10'9 ain Family Room 15'9 ain Master Bedroom 13'6 ain Bedroom 10 ain Solarium 18'4 elow Family Room 18'6	ccess, Paved Road, Recreation         nensions       Floor       Type         5 x 14'2       Below       Office         5 x 9'9       9       9'9         9 x 9'       9       9'1         1 x 13'2       5 x 14'2       4 x 13'2	2	Nearby Dimensions Floor 9'8 x 6'3 x x x x x x x x x x x x x x x x x x x	τ	уре	Dimensions x x x x x x x x x x x x x
	<b>3 x 11'2</b> # of Rooms: <b>11</b> # of Kitchens: <b>1</b> # of Levels: <b>2</b> Suite: <b>t.</b> Crawl/Bsmt. Height:	not in Basement: <b>3</b>	X Bath Floor 1 Main 2 Main 3 Below 4 5 6	# of Pieces 4 2 3	No Ba Yes W No Po Ga	Outbuildings arn: orkshop/Shed: pol: arage Sz: <b>18'7X2</b> por Height:

## Listing Broker(s): Sutton Grp-West Coast (VanCam)

0

3,004 sq. ft.

Basement: Full, Fully Finished

THE HOUSE OF BRICKS - literally! This unique and attractive home was built by a European craftsman for his family, which still owns it. The entire frame of this unique (no wood) home was built with concrete blocks and the outer layer with bricks that show no sign of wear. Add to that an aluminum roof, you have a peace of mind of decades to come. No wood rot, leaky basement, termites, mildew or other problems associated with wood, roof included. Add to his a dble attached garage, spacious, enclosed S/F sundeck and a huge 50x160.7 ft lot situated in a peaceful neighborhood and walking distance to Killarney SS, and 2 blks to elementary school. Metrotown, Champlain Mall, skytrain, are nearby Central Park is only a blk away.

6

7

8

Unfinished Floor:

Grand Total:

Sold Date:       Frontage (feet):       38.00       Original Price: \$2,598,000         Meas. Type:       Feet       Bedrooms:       3       Approx. Year Built: 1948         Depth / Size:       122       Bathrooms:       2       Age:       69         Lot Area (sq.ft.):       4,636.00       Full Baths:       2       Zoning:       RS-7         Flood Plain:       No       Half Baths:       0       Gross Taxes:       \$6,413.         Rear Yard Exp:       Council Apprv2:       For Tax Year:       2017       Tax Inc. Utilities?:       No         Style of Home:       2 Storey       Council Apprv2:       If new, GST/HST inc?:       Prixing Access: Rear       Total Parking: 1       Covered Parking: 1       Parking Access: Rear         Style of Home:       2 Storey       Concrete Perimeter       Dist. to Public Transit:       Dist. to School Bus:       Dist. to School B						Tha eller Willia Phone: www.t	sented by: <b>ne Lanz</b> ms Black Diamo 604-765-1490 hanelanz.com westor@gmail.com	ond					kn	
Meas: Type:       Feet       Bedrooms:       3       Approx. Year Built: 1948.         Depth / Size:       122       Bathrooms:       2       Age::       69         Lot Area (sq.ft): 4,636.00       Full Baths:       2       Age::       69         Lot Area (sq.ft): 4,636.00       Half Baths:       0       Gross Taxes:       56,413.         Pood Plain:       No       Half Baths:       0       Gross Taxes:       56,413.         Pood Plain:       No       Half Baths:       0       Gross Taxes:       56,413.         Council Appro?:       Tax Inc. Utilities?: No       For Tax Year:       2017.       Tax Inc. Utilities?: No         Stere from:       Concrete Perimeter       No :       Concrete:       Parking: Carport; Single       Dat. to School Bus:         Finandscree Fuel:       R.I. Freplace:       Profer X Year:       Dat. to School Bus:       Dat. to School Bus:       Tite to Land:       Freehold NonStrata         Findures Fuel:       R.I. Freplace:       Profer X Near:       Dat. to School Bus:       Findures I       Dat. to School Bus:       Findures I       Dat. to School Bus:       Tite to Land:       Freehold NonStrata       Dat. to School Bus:       Findures I       Dat. to School Bus:       Findures I       Dat. to School Bus:       Tite Scho	<b>R2200384</b> Board: V	Family			26	Vanco Ki	ouver West tsilano	JE						
Construction: Frame - Wood Featroin: Other, Wood Foundation: Concrete Perimeter Rain Screen: Reno. Year: Reno. Year: Title to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Renovations: Partly R.I. Plumbing: # of Fireplace: 1 R.I. Fireplace: Property Disc.: No PAD Rental: Freehold No Strata Water Supply: Citly/Municipal Forced Air, Natural Gas Outhoor Area: Balcny(s) Patio(s) Dck(s), Sundeck(s) Type of Roof: Other Use Steep Citles: Place: Place: Place: No PAD Rental: Fixtures Leased: No : Floor Finish: Mixed, Other, Tile Site Influence: Private Setting Features: Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove Floor Type Dimensions Floor Type Dimensions 14'3 x 16'0 Below Bedroom 13'3 x 16'0 Below Storage 7'6 x 3'6 Main Den 12'6 x 14'11 Main Bedroom 12'6 x 14'11 Main Foyer 6'6 x 3'8 Below Bedroom 12'0 x 11'9 Below Storage 7'6 x 3'6 Main Foyer 6'6 x 3'8 Below Bedroom 12'0 x 11'9 Below Cold Room 7'1 x 4'8 Below Storage 7'6 x 3'6 Main Foyer 6'6 x 3'8 Below Bedroom 12'0 x 11'9 Below Cold Room 7'1 x 4'8 Below Storage 7'6 x 3'6 Main Below Bedroom 12'0 x 11'9 Below Cold Room 7'1 x 4'8 Below Bedroom 12'0 x 11'9 Below Cold Room 7'1 x 4'8 Below Storage 7'6 x 3'6 Main Below Bedroom 12'0 x 11'9 Below Cold Room 7'1 x 4'8 Below Storage 7'6 x 3'6 Main Below 4' No Combine Height: Beds in Basement: 0 Beds not in Basement: 3 Below 4' No Combine Height: Beds in Basement: 0 Beds not in Basement: 3 Below 4' No Combine Height: Beds in Basement: 0 Beds					Meas Dept Lot A Flood Rear Coun If ne View Comp	s. Type: h / Size: Area (sq.ft. d Plain: Yard Exp: acil Apprv? w, GST/HS : plex / Subo	122 ): 4,636.00 No : ST inc?: No : div:		Bedroom Bathroor Full Bath Half Bath	ns: ns: s:	3 2 2	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	Year Built: axes: Year: Utilities?:	1948 69 RS-7 \$6,413.10 2017 No
FloorTypeDimensionsFloorTypeDimensionsBelowBedroom8'11 x 8'10MainLiving Room12'1 x 8'5BelowBelowBedroom8'11 x 8'10xMainDining Room12'1 x 8'5BelowBelowStorage7'6 x 3'6xMainEating Area10'10 x 6'9'BelowStorage7'6 x 3'6xMainDen12'6 x 14'11xxxxMainBedroom12'6 x 14'11xxxMainBedroom12'6 x 14'11xxxMainFloor6'6 x 3'8xxxBelowRecreation13'11 x 16'3xxxBelowBedroom12'0 x 11'9xxxSelowCold Room7'1 x 4'8xxxSinished Floor (Main):1,126# of Rooms:131Main4NoSinished Floor (Below):1,194# of Levels:2Below4NoSuite:Craw/Bsmt. Height:Beds in Basement: 0Beds not in Basement: 34No	Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: Vater Supply: Fuel/Heating: Dutdoor Area: Type of Roof: Regal: Amenities: Site Influences	Frame - Woo Other, Wood Concrete Pe Partly :: 1 Other City/Munici Forced Air, I Balcny(s) Pa Other PL VAP6311 None : Private Sett	i rimeter Vatural Gas Natural Gas	R.I. Plu R.I. Fire Sundeck(	mbing: eplaces: (s) 36	////:	Parking: <b>Carpo</b> Dist. to Public T Title to Land: Property Disc.: PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	rt; S ransi Fre No : No Mix	Single it: ehold No : : ed, Othe	nStrata r, Tile	Dist. to	-		
Image: Spectrum of the system of the syst	Floor Main Main Main Main Main Main Below Below	Type Living Room Dining Room Kitchen Eating Area Den Bedroom Foyer Recreation Bedroom	Dime 14'3 12'1 10'10 10'10 12'6 12'6 6'6 13'11 12'0	nsions x 16'0 x 8'5 x 8'4 x 6'9' x 14'11 x 15'5 x 3'8 x 16'3 x 11'9	Floor Below Below	Type Bedroo Living	om Room	Dim 8'11 13'6	nensions L x 8'10 5 x 11'0 5 x 3'6 x x x x x x x x x x x x x			уре		x x x x x x x
Grand Total: 2,320 sq. ft. 7 8	Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor	(Above): (Below): (Basement): (Total):	0 1,194 0 2,320 sq. ft. 0	# of Kitch # of Leve Suite: Crawl/Bsn Beds in Ba	ens: <b>1</b> ls: <b>2</b> nt. Height: asement: <b>0</b>	Beds no	ot in Basement: <b>3</b>		1 2 3 4 5 6 7	Main	4	No	Barn: Workshop, Pool: Garage Sz	/Shed:
Listing Broker(s): RE/MAX Crest Realty Westside RE/MAX Crest Realty Westside	Listing Broker(	s): <b>RE/MAX C</b>	rest Realty We	stside				RE/I	MAX Cres	t Realty	y Westside			

**RED Full Public** 

					Tha eller Willia Phone: www.tl	ented by: <b>ne Lanz</b> ms Black Diamor 604-765-1490 hanelanz.com vestor@gmail.co					kw
Active R2185101 Board: V House/Single	Family			3214 W	Vanco MacKer	EDWARD AN ouver West nzie Heights 5L 1V7	/ENUE				dential Detached <b>2,799,000</b> (LP) (SP) M
				Meas Deptl Lot A Flooc Rear Coun If new View Comp	l Plain: Yard Exp: cil Apprv? w, GST/HS : olex / Subc	: ST inc?: <b>No :</b>		ns: ns: is: ns: TS	49.50 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	Year: 2017 Utilities?: Yes 02-648-148 irtual Tour URL
onstruction: xterior: oundation: ain Screen: enovations: of Fireplaces ireplace Fuel: /ater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities:	Gas - Natural City/Municipa Forced Air Fenced Yard Asphalt PL VAP6668 L	neter II T 46 BLK 85		aces: 36			ansit: 1/2 Bi Freehold No Yes Yos: DINING Wall/Wall/N	LK nStrata G ROOM Vixed	Dist. to		
eatures: Floor Main Main Main Main Above Above Below Below	ClthWsh/Dryr Type Living Room Dining Room Kitchen Solarium Foyer Master Bedroo Bedroom Bedroom Recreation Laundry	Frdg/Stve/ Dime 14'2 ) 13'2 ) 13'2 ) 11'3 ) 7' ) m 14'2 ) 11'10 )	DW, Storag		Туре	vate Yard, Recre	Dimensions X X X X X X X X X X X X X X X	Floor		ype	Dimensions x x x x x x x x x x x x
inished Floor ( inished Floor ( inished Floor ( inished Floor ( Jnfinished Floor ( Grand Total:	Main): Above): Below): Basement): Total): r:	979 602 880 0 2,461 sq. ft. 0 2,461 sq. ft.	# of Rooms: # of Kitchen # of Levels: Suite: <b>None</b> Crawl/Bsmt. Beds in Base Basement: <b>F</b>	s: <b>1</b> 3 Height: ment: <b>0</b>	Beds no	ot in Basement: <b>3</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Above Below	# of Pieces 2 4 3	Ensuite? No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

BEST WEST-SIDE VALUE! Mackenzie Heights Family home on fabulous 49.5 x 130 - 6435 SF RS-5 Zoned property. Wonderful SUNNY South backyard exposure! Enjoy the peaceful view of the boulevard trees. It is very quiet inside the house and in the large back yard! This is the time to invest! Buy and hold, and develop your mansion! Excellent opportunity to move into the highly desirable West Side lifestyle! Featuring a traditional hall plan with a formal living and dining rooms. The lower level is finished and offers additional accommodation. Perfect for suite or an office! Conveniently located to transportation, shopping, beaches and UBC. Just minutes to Vancouver's premier private schools, St George's, Crofton, Point Grey Academy & York House!

		<b>Tha</b> Keller Will Phone www	esented by: ane Lanz iams Black Diamon : 604-765-1490 .thanelanz.com investor@gmail.com					kw
Active R2209999 Board: V House/Single Family		Van	53RD AVENU couver West Marpole V6P 2G8	E				dential Detached 3 <b>,280,000</b> (LP) (SP) M
		Flood Plain: Rear Yard Ex Council Appry If new, GST/I View: Complex / Su	ft.): <b>5,354.00</b> p: <b>South</b> /?: HST inc?: <b>No :</b>		ns: ns: is: is:	44.00 5 5 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: 10-043-004
tyle of Home: onstruction: xterior: ain Screen: enovations: of Fireplaces: of Fireplaces: aireplace Fuel: (af Structor) of Fireplaces: (af Structor) (af Str	od o rimeter R.I. R.I. al pal	o. Year: Plumbing: <b>No</b> Fireplaces: <b>O</b>	Total Parking: <b>3</b> Parking: <b>Garage</b> Dist. to Public Tra Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:	ansit: 1/2 Bl Freehold No No No :	LK nStrata	Dist. to	Access: <b>R</b>	ear s: 5 BLOCKS
menities: te Influences: Golf Course eatures: Air Condition loor Type lain Living Room lain Dining Room lain Family Room lain Family Room lain Foyer loove Master Bedroom loove Bedroom loove Bedroom	ning, ClthWsh/Dryr/ Dimensions 16' x 13' 12' x 12' 12' x 11' 15' x 12' 9'9 x 9' 9'10 x 8'	Frdg/Stve/DW, Drapes	/Window Coverin es Room dry	gs, Freezer, Dimensions 15' x 13'3 9'5 x 9' L1'6 x 10'8 x x x x x x x x x x	Garage Floor	-	er, Jetted	Bathtub, Security Dimensions x x x x x x x x x x x x x x x
inished Floor (Main): inished Floor (Above): inished Floor (Below):	1,313       # of R         1,158       # of K         741       # of L         0       Suite:	ooms: <b>13</b> itchens: <b>1</b> evels: <b>3</b> <b>None</b> Bsmt. Height:	not in Basement: <b>5</b>	X           Bath           1           2           3           4           5	Floor Main Above Above Above Below	# of Pieces 4 4 4 4 4 4 4 4 4	Ensuite? Yes Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:

Solid custom-built home by a European builder. This well-maintained vacation home located on a level lot with beautiful street appeal. Purposely built the front entrance level with the lot allows easy access to this home, with a grand foyer leading to the living and dining rooms. A full ensuite on the main floor can serve either as a guest suite or a home office. A good sized kitchen and a family room are at the back overlooking a South facing backyard. 4 bedrooms on the upper floor, of which 2 of are ensuited. The master ensuite equipped with a jacuzzi, a separate shower stall etc. A bathroom plus games room w/full bath at the lower level is ideal for entertainment. Other features are air-con, in-ground lawn sprinkler system, 3-car garage, close to Langara Golf Course & Oakridge shopping.

Presented by: Presented by: Prese			Droc	cented by:					
2239471       Carbon Market Note Hole       Sagas Sag			Tha Keller Willia Phone: www.t	ne Lanz ms Black Diamond 604-765-1490 hanelanz.com					kw
Sold Date:       Frontage (feet):       50.00       Original Price:       \$3,298,000         Meas:       Type:       Feet       Bedrooms:       3       Age:       105         Dath Area (sq.ft):       6,250.00       Full Baths:       3       Zoning:       RT-7         Dath Area (sq.ft):       6,250.00       Full Baths:       3       Gross Taxes:       \$9,33.6.1         Council Approx:       Full Baths:       3       Gross Taxes:       \$9,33.6.1         Council Approx:       Full Baths:       3       Gross Taxes:       \$9,33.6.1         For Tax (rear:       2017       Tax (nc. Utilities?:       Tax (nc. Utilities?:       Tax (nc. Utilities?:         If wew:       No :       Complex / Subdiv:       Scance, Wood       Scance, Water         Order       2 Storey w/Bant.       Ren. Year:       1960       Takin:       Teal Parking:: Covered Parking:: 1       Parking: Grassey: Single       Dest. to School Bus: 4 bak         Treplace Fuel:       Mond       Ren. Year:       1960       Futures Rmd: No :       Forcered Parking:: 1       Parking: Grassey: Single       Dest. to School Bus: 4 bak         Treplace Fuel:       Mond       Ren. Year:       1960       Futures Rmd: No :       Forcered Parking:: 100; Covered Parking:: 100; Covered Parking: 100; C	2 <b>198471</b> oard: V		Vanco Ki	ouver West tsilano	:				<b>3,298,000</b> (LP)
nstruction: Frame - Wood structor: Succo, Wood and storeen: an Screen: an			Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo	125 ): 6,250.00 South : ST inc?: No : div:	Bedroom Bathroor Full Bath Half Bath	ns: ns: is: ns:	5 3 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year Built: 1912 105 RT-7 axes: \$9,336.16 Year: 2017 Utilities?: 13-886-819
egal: LOT 5, BLOCK 443, DL 526, PLAN 2300 menities: tite Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby eatures: CthWsh/Dryr/Frdg/Stve/DW  ionor Type Dimensions Cith Vsh/Dryr/Frdg/Stve/DW  interval Cith Vsh/Dryr/Frdg/Stve/DW  ionor Type Dimensions Cith Vsh/Dryr/Frdg/Stve/DW  interval Cith Vsh/Dryr/Frdg/Stve/Stve/Stve/Stve/Stve/Stve/Stve/Stve	onstruction: kterior: bundation: ain Screen: enovations: of Fireplaces: preplace Fuel: /ater Supply: ul/Heating: Forced Air, Nu utdoor Area: Frame - Wood Concrete Perl Addition, Parl Oty/Municip. Forced Air, Nu tudoor Area: City/Municip. Forced Air, Nu	d imeter Reno. \ tly R.I. Plu R.I. Fire al atural Gas Sundeck(s)	mbing:	Parking: Garage; Dist. to Public Tran Title to Land: Fr Property Disc.: Ye PAD Rental: Fixtures Leased: No Fixtures Rmvd: No	Single sit: 2blk eehold No es o : o :	nStrata	Dist. to	-	
Main Main Dining Room26'1 x 11'9 13'2 x 10' Main <td>egal: LOT 5, BLOCH menities: te Influences: Central Locat</td> <td>K 443, DL 526, PLAN 2: tion, Lane Access, Recr</td> <td></td> <td>ing Nearby</td> <td></td> <td></td> <td></td> <td></td> <td></td>	egal: LOT 5, BLOCH menities: te Influences: Central Locat	K 443, DL 526, PLAN 2: tion, Lane Access, Recr		ing Nearby					
inished Floor (Main): inished Floor (Above): inished Floor (Above): inished Floor (Basement): inished Floor (Total): inished Floor: rand Total: 1,345 # of Rooms:13 # of Rooms:14 # of Rooms:15 # of Rooms:16 # of Rooms:16	Main     Living Room       Main     Dining Room       Main     Kitchen       Main     Master Bedroot       Main     Office       Main     Foyer       Nbove     Bedroom       Nove     Bedroom       Nove     Bedroom	26'1 x 11'9 13'2 x 10' 16'8 x 8'7 0m 14'2 x 14' 12'8 x 8'10 13'10 x 6'9 19' x 13' 12'6 x 8'10 11'10 x 6'9	Bsmt Works Bsmt Recrea	hop 25 ation 15	'9 x 9'10 '8 x 12'5 3' x 9'9 x x x x x x x x x x x	Floor	Ту	/pe	x x x x x x x x x
sting Broker(s): Macdonald Realty Macdonald Realty	nished Floor (Main): nished Floor (Above): nished Floor (Below): nished Floor (Basement): nished Floor (Total):	1,345         # of Roor           832         # of Kitch           0         # of Leve           1,333         Suite:           3,510 sq. ft.         Crawl/Bsr           0         Basement	nens: <b>1</b> Is: <b>3</b> nt. Height: asement: <b>1</b> Beds no		Bath 1 2 3 4 5 6 7	Main Above	3 4	No No	Barn: Workshop/Shed: Pool: Garage Sz:
	sting Broker(s): Macdonald	Realty		Ma	cdonald R	ealty			

				<b>Tha</b> Keller Willia Phone: www.i	sented by: <b>ne Lanz</b> ams Black Diamor 604-765-1490 thanelanz.com nvestor@gmail.cc					kM	
Active R2202409					<b>3RD AVENU</b>	E				dential De	
Board: V					ouver West int Grey				\$	3,999,00	
House/Single	e Family			V	6R 1M2						(SP) M
				Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv3 If new, GST/H View: Complex / Sub	No North ST inc?: No : div: POINT G		5: 15: 5: 5:	40.60 3 1 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: Vi	Year: Utilities?: 11-482-6 irtual Tou	9999 999 RS-1 \$9,018.10 2016 No 13
cyle of Home construction: kterior:	: Rancher/Bu Frame - Woo Stucco		nt.		Total Parking: 1 Parking: Garage	Covered Pa		-	g Access: L		
uel/Heating:	Wood City/Municip Natural Gas,	oal Wood	Reno. Y R.I. Plur R.I. Fire	mbing:	Dist. to Public Tra Title to Land: I Property Disc.: Y PAD Rental: Fixtures Leased: I Fixtures Rmvd: Y Floor Finish: I	Freehold Nor Yes No :	GERATO	)R	) School Bu	s: <b>1 BLK</b>	
	Asphalt										
ype of Roof: egal: menities: Site Influences	Asphalt LT 9 BLK 229 Garden 5: Private Yard	DL 538 LD 3	learby, Sh	opping Nearby Drapes/Window Cov	verings, Stove						
Dutdoor Area: <u>ype of Roof:</u> egal: menities: ite Influences eatures: Floor	Asphalt LT 9 BLK 229 Garden S: Private Yard Clothes Was	DL 538 LD 3 , Recreation M her/Dryer, Di	learby, Sh	opping Nearby Drapes/Window Cov	<u> </u>	Dimensions	Floor	 	/pe		Dimensions
ype of Roof: egal: menities: ite Influences eatures:	Asphalt LT 9 BLK 229 Garden 5: Private Yard	P DL 538 LD 3 , Recreation M her/Dryer, Di Dime 12' : 14' : 13' : 10' : 15' : 10' :	Nearby, Sh shwasher, nsions x 15' x 11' x 13' x 10' x 5' x 12' x 10' x 3' x 10' x 5' x 12' x 10' x 3'	opping Nearby Drapes/Window Cov	<u> </u>	x x x x x x x x x x x x	Floor	Ту	/pe		Dimensions x x x x x x x x x x x x x x x x x
ype of Roof: egal: menities: ite Influences eatures: Floor Main Main Main Main Bsmt Bsmt Bsmt inished Floor inished Floor	Asphalt LT 9 BLK 229 Garden 5: Private Yard Clothes Was Type Living Room Kitchen Bedroom Bedroom Laundry Recreation Bedroom (Main): (Above): (Basement): (Total):	P DL 538 LD 3 , Recreation M her/Dryer, Di Dime 12' : 14' : 13' : 10' : 15' : 10' :	Nearby, Sh shwasher, nsions x 15' x 11' x 13' x 10' x 5' x 12' x 10' x 5' x 5' x 12' x 12' x 10' x 5' x 5' x 12' x 12'	opping Nearby Drapes/Window Cov Floor Type	<u> </u>	x x x x x x x x x x		Ty # of Pieces 4		Out Barn: Workshop Pool: Garage Sz Door Heig	x x x x x x x x y buildings y/Shed:

Rarely available LARGE 40.6 x 120 CORNER LOT with LANE ACCESS features original character home in the most exclusive neighbourhood in Vancouver Steps away from Jericho Beach, Hastings Mill Park, Royal Vancouver Yacht Club, and some of the best schools in the country. Located in the prestigious area west of ALMA and NORTH of W 4th., opportunity awaits to live now while you plan your dream home. Enjoy the beauty of mature fruit trees in the summer and privacy in the fully fenced yard while gaining great light exposure form EAST and SOUTH.

	Tha Keller Willian Phone: www.tl	ented by: <b>ne Lanz</b> ms Black Diamond 604-765-1490 hanelanz.com vestor@gmail.com		kw
Active R2206495 Board: V House/Single Family	Vanco D	MA STREET uver West unbar 5N 1Y2		Residential Detached <b>\$4,438,000</b> (LP) (SP) M
	Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv?: If new, GST/HS View:	Feet     Bedroor       146.6     Bathroo       ):     10,995.00     Full Bat       Half Bat       West	ms: 2 hs: 2	Original Price:       \$4,438,000         Approx.       Year Built:       9999         Age:       999         Zoning:       RS5         Gross Taxes:       \$9,873.03         For Tax Year:       2017         Tax Inc.       Utilities?:         No       P.I.D.:         O7-245-068         Tour:       Virtual Tour URL
	Complex / Subc Services Connec	liv:		ver, Storm Sewer, Water
enovations: R.I	no. Year: . Plumbing: . Fireplaces:	Total Parking: Covered Parking: Add. Parking Avai Dist. to Public Transit: minur Title to Land: Freehold No Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Mixed	il., Garage; Single tes Dist. to	g Access: <b>Front</b> o School Bus: <b>minutes</b>
egal: LT 3 BLK 4 PLAN VAP1847 PART menities: ite Influences: eatures: ClthWsh/Dryr/Frdg/Stve/DW	T S 1/2 DL 320 LD 36			
FloorTypeDimensionsMainLiving Room14'6 x 21'MainDining Room11' x 14'MainKitchen17' x 11'MainOther8' x 6'MainFoyer8' x 11'AboveMaster Bedroom13' x 12'AboveBedroom10'6 x 14'6AboveBedroom10'6 x 14'6BsmtRecreation14' x 20'BsmtBedroom10'6 x 11'		Dimensions X X X X X X X X X X X X X	Floor T	ype Dimensions x x x x x x x x x x x x
Finished Floor (Main):889# ofFinished Floor (Above):704# ofFinished Floor (Below):0# ofFinished Floor (Basement):788SuiteFinished Floor (Total):2,381 sq. ft.CrawBeds	l/Bsmt. Height:	Bath 1 2 3 4 5 6 7	Floor # of Pieces Bsmt 3 Above 4	Ensuite? Outbuildings No Barn: No Workshop/Shed: Pool: Garage Sz: Door Height:
		8		

neighbourhood in Vancouver's West Side. This lot is almost 11,000 square feet (75 X 146.6 )with West facing back yard. Home has loads of charm and character, featuring well appointed, spacious living area on main, 3 sizable beds up and 4th bed & large rec area in basement. Minutes to all amenities including reputable schools, parks, shopping and the like. Subject to Probate.

Jnfinished Floo Grand Total: 	r:0		t: Fully Finis	hed			6 7 8	Above Bsmt Bsmt	2 3 4	No No Yes			
Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor (	Above):         1,969           Below):         0           Basement):         1,931           Total):         5,501	Beds in E	hens: 2 els: 3 mt. Height: Basement: 2		t in Basement:	4	Bath 1 2 3 4 5	Floor Main Above Above Above	# of Pieces 2 5 4 4 3	No Yes Yes Yes Yes	Outbuild Barn: Workshop/She Pool: Garage Sz: Door Height:	5	
Main Main Main Main Main Main Above Above Above	Type Kitchen Dining Room Living Room Wok Kitchen Family Room Den Den Nook Master Bedroom Bedroom Bedroom	Dimensions 16'2 x 15'11 15'8 x 9' 15'8 x 16'1 11'4 x 7'2 15'3 x 12'8 11'4 x 14' 10' x 7'8 18'5 x 14' 15'2 x 11' 15'4 x 11'	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroo Loft Recrea Media I Bedroo Bedroo Laundr Sauna	tion Room m m	14'1 20' 17' 16'3 14' 14'9 6' 4'7	ensions x 11'5 x 17'8 x 28'1 x 17'8 x 13'4 x 13'7 x 8' x 4'8 x x	Floor		ype		ensions X X X X X X X X X	
Legal: Amenities:	PL VAP5614 LT 11 I			on Nearby,	Shopping Ne	arby							
Vater Supply: uel/Heating: Dutdoor Area:	Mixed, Stone, Stuce Concrete Perimeter 1 Gas - Natural City/Municipal Radiant Balcny(s) Patio(s) I Asphalt	Reno. R.I. Plu R.I. Fir	umbing: eplaces:		Dist. to Public Title to Land: Property Disc.: PAD Rental: Fixtures Lease Fixtures Rmvd Floor Finish:	Transit Free No d:No :	: NRBY	onStrata		o School Bu	s: NRBY		
tyle of Home:	2 Storey w/Bsmt. Frame - Wood		Serv		ted: Electric Total Parking: Parking: Deta	4 (	Covered	Parking: 4	-	-	ane, Rear		
				plex / Subd		oit P	۰	<b>C C</b>	nite Cr				
			Cou	r Yard Exp: ncil Apprv?: ew, GST/HS						P.I.D.: 0	Year: 20 Utilities?: 11-105-640 <b>'irtual Tour U</b>	I6 IRL	
X			Mea Dep Lot <i>J</i> Floo	d Plain:	Feet 120 ): 7,804.80	   	Frontage Bedroon Bathroo Full Bath Half Bat	ms: ns:	65.04 6 8 6 2	Approx. Age: Zoning: Gross Ta	axes: <b>\$1</b>	11 -6 3,548.9	
Active R2157380 Board: V House/Single	Family		<b>7283 WILTSHIR</b> Vancouver W South Granvi V6P 5H4			REET	r			Residential Detached <b>\$4,948,000</b> (LP) (SP)			
V				Celler Williar Phone: ( www.th	ne Lanz ms Black Diam 604-765-1490 nanelanz.com vestor@gmail	nond )					kw		

6 Bedroom - 5,500 sq.ft. 2011 custom built house in prestigious South Granville on a 65' x 120' lot. This spacious and fabulous family home has been classically designed w/ attention to fine details including extensive mill work.. Open concept living with high ceilings, entertainment sized living and dining rooms. Large and well appointed gourmet kitchen with functional wok kitchen and an attached family room. Upstairs features 4 bedrooms all with en-suite and a large and versatile loft. Basement contains a huge rec room, wet bar, sauna, media room and additional 2 bedrooms. 4car garage. Magee HighSchool, Maple Grove Elem. Close to the best private schools: Crofton House, St. George's. 15 minutes to YVR, UBC, Downtown FOR SALE BY COURT ORDER & APPROVAL OF SUPREME COURT.

			Phone: 604- www.thane	Lanz lack Diamond 765-1490					kw
Active R2158092 Board: V House/Single Family		3690	Vancouver Shaughn	essy	0				dential Detached <b>5,980,000</b> (LP) (SP) M
House/Single Family	i <b>meter</b> Reno. Y R.I. Plu R.I. Fire	Year: mbing: eplaces:	Type: Fe / Size: 1! ea (sq.ft.): 14 Plain: ard Exp: Ea I Apprv?: , GST/HST ind ex / Subdiv: es Connected: Tota Park Dist. Title PAD Fixtu Fixtu	eet 50 4,250.00 ast c?: Yes: PART Electricity, I Parking: 2 ing: Garage; to Public Trans to Land: Fre werty Disc.: No Rental: ures Leased: No ures Rmvd: No	Natural Covered F Single, Ot sit: eehold No	ns: ns: is: ns: <b>Gas, Wa</b> Parking: 2 <b>her</b>	<b>iter</b> 2. Parking	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: g Access: <b>L</b>	Price: \$7,000,000 Year Built: 1924 93 FSD axes: \$12,725.84 Year: 2017 Utilities?: No 11-542-195
Site Influences: Central Locat	ion r/Frdg/Stve/DW								
Floor Type Main Living Room Main Foyer Main Dining Room Main Kitchen Main Nook Main Laundry Main Family Room Above Master Bedroom Above Bedroom	Dimensions 19'7 x 13'10 9'7 x 7'7 15'7 x 13'4 15'3 x 9' 7' x 5'2 6'6 x 6'3 14' x 8'5 5m 17'9 x 14'3 13'5 x 12'7 12'10 x 11'10	Floor Above Above Above	Type Bedroom Bedroom Other	9' 1	mensions '3 x 9'1 7' x 9' '5 x 11'2 x x x x x x x x x x x x x	Floor	Ту	ype	Dimensions X X X X X X X X X
Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Unfinished Floor:	Beds in B	ens: <b>1</b>	Beds not in E	Basement: <b>5</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Above Above	# of Pieces 2 4 4 4	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

Investors Alert! Prestigious First Shaughnessy property with a precious huge deep lot 95' x 150' on the high side of the street. It offers 5 bedrooms with water, mountain and city views on upper floors. Spacious and bright living room, dining room and kitchen. Enjoy the beautiful sunset, tree-lined streets and new Arbutus corridor. Prince of Wales Secondary & Shaughnessy Elementary school catchment. Excellent private schools, York House, Little Flower Academy, Crofton House and St George's school are within a short driving distance. Renovate or hold this property with your innovative ideas. Lots of potentials. Act now. Open House: Sat, Sept 23rd, 2:00-4:00 PM.

Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Floo Grand Total:	(Above): 2 (Below): (Basement): 2 (Total): 0	2,046 0 2,159 5,555 sq. ft.	# of Rooms # of Kitchen # of Levels: Suite: Crawl/Bsmt. Beds in Base Basement: <b>F</b>	s: <b>1</b> 3 Height: ement: <b>0</b>	Beds no	ot in Basement	6	Bath 1 2 3 4 5 6 7 8	Floor Main Above Above Bsmt	# of Pie 2 5 4 4	ces Ensuit No Yes No No	e? Ou Barn: Worksho Pool: Garage S Door He	Sz:
Floor Main Main Main Main Main Above Above Above	Type Living Room Kitchen Dining Room Den Bedroom Laundry Family Room Master Bedroo Bedroom Bedroom	Dimen 31'9 x 15' x 22' x 16' x 12' x 11'4 x 18' x	sions F 15'3 A 10' A 13' B 12' B 12' B 10' 13' 16' 12'	loor bove bove smt smt smt	Type Bedroc Bedroc Recrea Media Games	om Ition Room	22' 14' 32' 36'	ensions x 12'9 x 12'5 x 25' x 12'6 x 15' x x x x x x x x x x	Floor		Туре		Dimensions X X X X X X X X X
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area:	Frame - Wood Mixed Concrete Peri S: 0 None City/Municipa Natural Gas Sundeck(s) Tile - Concret PL VAP4502 L	meter I e T 5 BLK 62 DI		oing: aces: 5	ner	Parking: <b>Gar</b> Dist. to Public Title to Land: Property Disc PAD Rental: Fixtures Lease Fixtures Rmvc Floor Finish:	age; D Transit Free : No ed: No : No	ouble, O :: shold No	ther <b>n</b> Strata		it. to School		
	2 Storey w/Bg			Coun If new View: Comp	lex / Subo	: ST inc?: <b>No :</b>	, Wate				Tax I P.I.D. Tour:		151
House/Single				Deptl Lot A	Date: . Type: n / Size:	Feet ): 21,185.7	)	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: is:	6 4 3 1	Appro Age: Zonin	al Price: <b>\$</b> x. Year Buil g: Taxes:	7,980,000
Active R2211583 Board: V	• Eamily			1020 WOLFE AVENU Vancouver West Shaughnessy			IUE				R	esidential D <b>\$7,980,0</b>	
					Tha eller Willia Phone: www.t	ented by: <b>ne Lan</b> ms Black Diar 604-765-149 hanelanz.com vestor@gmai	nond )					kv	V

Listing Broker(s): Royal Pacific Realty Corp.

Huge lot 21185 SF in prestigious First Shaughnessy with a very livable 6555 SF home, surrounding in famous trees like in the garden & private park!! Convenient location, short drive to UBC, Downtown, Oakridge Center. Close to Shaughnessy Elementary, Eric Hamber Secondary & top private school such as York House, Little Flower. Good for investment & building your dream home. Please do not disturb tenant.

			Tha Keller Willia Phone: www.t	sented by: <b>ne Lanz</b> ams Black Diamond 604-765-1490 thanelanz.com nvestor@gmail.com					kw
<b>Active</b> <b>R2211764</b> Board: V House/Single	Family		Vanco Sha	PRESS STREET ouver West ughnessy 61 3N7	Г				dential Detached <b>\$8,880,000</b> (LP) (SP) M
			Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sub	?: ST inc?: <b>No :</b> div:	Frontage Bedroon Bathroon Full Bath Half Bat	ns: ms: ns: ns:	101.10 6 5 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 04-244-869
Style of Home:	2 Storey		Services Conne	ected: Communit Sewer, Wa Total Parking: 6				Sanitary	
Vater Supply: uel/Heating: Dutdoor Area: Type of Roof:	Gas - Natural, Wood City/Municipal Hot Water, Natural Gas, Sundeck(s)			Dist. to Public Tran Title to Land: Fr Property Disc.: Ye PAD Rental: Fixtures Leased: Ne Fixtures Rmvd: Ne Floor Finish: W	eehold No es o :			School Bu	s:
egal: internations: eatures: Floor Main Main Main Main Main Above Above Above	None ClthWsh/Dryr/Frdg/Stvd Type Dim Living Room 22'3 Kitchen 14'9 Dining Room 15'6 Den 15'6 Eating Area 9'3 Family Room 15'6 Foyer 24'4 Master Bedroom 21'8 Bedroom 13'10		Type Bedro Bedro Bedro Cother Laund Other	om 14 om 13 14 Iry 8 12	mensions '2 x 13'9 '3 x 12'2 '4 x 9' '2 x 5' '6 x 10' 2' x 16' x x x x x x	Floor	- Ту	pe	Dimensions X X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor Grand Total:	Above):         2,550           (Below):         0           (Basement):         0           (Total):         5,400 sq. fr	Beds in Basemer Basement: Non	nt: <b>0</b> Beds n	ot in Basement: <b>6</b>	Bath 1 2 3 4 5 6 7 8	Floor Above Above Above Above Main Main	# of Pieces 6 4 3 4 2	Ensuite? Yes Yes No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(	s): Royal Pacific Realty Co	r <b>p.</b>			<u> </u>				

Beautiful home in most prestigious FIRST SHAUGHNESSY. Sits on over 12600 sqft (101.1 x 125) corner lot and about 5400 sq ft custom built home including gorgeous foyer with sweep staircase, 6 bedroom, 6 bathrooms, great kitchen + family room, den & finished attic with play room & great office. It has been meticulously maintained. Close to Vancouver's finest schools, including Shaughnessy Elementary, Little Flower Academy, York House, Prince of Wales. Quick access to Crofton High School, Saint George's, West Point Grey and Vancouver College. A few minutes drive to UBC and DownTown.

			<b>Ti</b> Keller V	Presented by: <b>Tane Lanz</b> Villiams Black Diamor	nd				kw
Y			W	one: 604-765-1490 vw.thanelanz.com verinvestor@gmail.co	m				
Active R2166341				DINT GREY RO	AD			Resi	dential Detached
Board: V			V	ancouver West Kitsilano				\$	<b>59,880,000</b> (LP)
House/Single	e Family			V6R 1A4					(SP) 🚺
			Sold Date:		Frontage	e (feet):	30.00	Original	Price: <b>\$9,880,00</b>
			Meas. Type	e: <b>Feet</b>	Bedroon	ns:	3	Approx.	Year Built: <b>1967</b>
			Depth / Siz		Bathroo		4	Age:	50
				q.ft.): <b>3,690.00</b>	Full Bath		4	Zoning:	RS-2
T			Flood Plain		Half Bat	hs:	0	Gross Ta	/ /
				Exp: Northwest				For Tax	
			Council Ap						Utilities?: No
			If new, GS	T/HST inc?:				-	15-132-480
		The second						Tour: V	irtual Tour URL
1 1 500 00			View:		TER, MOUI	NTAIN 8	<b>k</b> CITY		
			Complex /						
			Services Co	onnected: Commun	ity				
onstruction:	: 2 Storey w/Bsmt Frame - Wood			Total Parking: Parking: <b>Carpor</b>	Covered <b>t; Single</b>	Parking: 1	L Parking	g Access:	
xterior: oundation:	Wood Concrete Perimet	er		Dist. to Public Tra	ansit: <b>CLOS</b>	E	Dist. to	School Bu	s: CLOSE
ain Screen:		Reno. Y		Title to Land:	reehold No	onStrata			
enovations: • of Fireplaces	er <b>1</b>	R.I. Plur R.I. Fire	5	Property Disc.:	/oc				
ireplace Fuel:		K.I. 1 IIC	places.	PAD Rental:	165				
	City/Municipal			Fixtures Leased:					
uel/Heating: Outdoor Area:	Electric Balcny(s) Patio(s	) Dck(s)		Fixtures Rmvd: I Floor Finish:	No : Mixed				
		) Den(0)							
egal:	PL VAP229 LT 9 E	BLK 4 DL 540 LD 36							
menities:									
ite Influences eatures:	E: Marina Nearby, R ClthWsh/Dryr/Fr		Shopping Nearby,	Waterfront Propert	У				
/	Туре	Dimensions	Floor Ty	ре	Dimensions	Floor	Ту	/ре	Dimensio
	Living Room	23' x 13'4			x				x
1ain		12'9 x 9'8 11'3 x 8'10			X X				x x
4ain 4ain	Dining Room Kitchen								x
4ain 4ain 4ain	Kitchen Bedroom	12'8 x 9'3			x				х
Main Main Main Main Main	Kitchen Bedroom Foyer	12'8 x 9'3 7'9 x 7'2			x				
Main Main Main Main Main Nove	Kitchen Bedroom	12'8 x 9'3							x x
Main Main Main Main Main Above Above Below	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10			x x x x				x
Main Main Main Main Main Above Above Below Below	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room Office	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10 13'11 x 8'6			x x x x x				x x
Main Main Main Main Above Above Below Below Below Below	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room Office Laundry	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10 13'11 x 8'6 14'5 x 8'2	ns:10		x x x x	Floor	# of Pieces	Ensuite?	x x
Main Main Main Main Main Above Above Below Below Below Below Below	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room Office Laundry (Main): 97 (Above): 75	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10 13'11 x 8'6 14'5 x 8'2 72	ens: <b>1</b>		x x x x x x Bath 1	Main	3	No	X X X Outbuildings Barn:
Aain Aain Aain Aain Aain Above Above Selow Below Below Below Dished Floor nished Floor nished Floor	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room Office Laundry (Main): 97 (Above): 75 (Below): 97	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10 13'11 x 8'6 14'5 x 8'2 72	ens: <b>1</b>		x x x x x x Bath 1 2	Main Above	3 4	No Yes	X X X Outbuildings Barn: Workshop/Shed:
Main Main Main Main Main Above Above Below Below Below Below Below Inished Floor Inished Floor Inished Floor	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room Office Laundry (Main): 97 (Above): 75 (Below): 97 (Basement):	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10 13'11 x 8'6 14'5 x 8'2 72	ens: <b>1</b> s: <b>3</b>		x x x x x x Bath 1 2 3 4	Main	3	No	X X X Outbuildings Barn: Workshop/Shed: Pool:
Main Main Main Main Main Above Above Below Below Below Below Below Below Inished Floor Inished Floor Inished Floor	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room Office Laundry (Main): 97 (Above): 75 (Below): 97 (Basement): (Total): 2,65	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10 13'11 x 8'6 14'5 x 8'2 72 # of Room 52 # of Kitch 72 # of Kitch 72 # of Level Suite: 72 Kitch 72 Crawl/Bsm Beds in Ba	ens: <b>1</b> s: <b>3</b> it. Height: sement: <b>0</b> Be	ds not in Basement: <b>3</b>	x x x x x x x x x x x x x x x x x x x	Main Above Above	3 4 3	No Yes Yes	X X X Outbuildings Barn: Workshop/Shed:
Aain Aain Aain Aain Aain Above Above Below Below Below Below nished Floor nished Floor nished Floor	Kitchen Bedroom Foyer Master Bedroom Bedroom Family Room Office Laundry (Main): 97 (Above): 75 (Below): 97 (Basement): (Total): 2,65	12'8 x 9'3 7'9 x 7'2 20'5 x 16'1 12'11 x 9'2 19'5 x 12'10 13'11 x 8'6 14'5 x 8'2 72	ens: <b>1</b> s: <b>3</b> it. Height: sement: <b>0</b> Be	ds not in Basement: <b>3</b>	x x x x x x Bath 1 2 3 4	Main Above Above	3 4 3	No Yes Yes	X X X Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:

Charming waterfront home with beach access close by. Situated on a block of all new beautiful homes. The gorgeous water, city, and mountain views that everyone expects. Inspiring floor plan design with interior courtyard & a multitude of view patios and decks to enjoy at different times of day & weather. Very open and bright section of Pt Grey Rd. Great outlook to south to triangular park/boulevard. It's a pleasant surprise.

			Presented by: Thane La Ier Williams Black D Phone: 604-765-12 www.thanelanz.cc acouverinvestor@gm	amond 190 m					kw
<mark>Active</mark> R <b>2207814</b> Board: V House/Single Family		33	33 THE CRESC Vancouver West Shaughnessy V6H 1T6	ENT					dential Detached . <b>6,888,000</b> (LP) (SP) M
		Depth Lot An Flood Rear Y Counc If new View: Completer	vate: Type: Feet / Size: ea (sq.ft.): 45,324. Plain: 'ard Exp: il Apprv?: r, GST/HST inc?: Yes : ex / Subdiv: FIRS	60 I MOUNT		s: ns: s: s: CITY FR	10 7 4 3	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>LOOR</b>	··· · · · · · · · · · · · · · · · · ·
Dutdoor Area: Balcony(s), Fe Type of Roof: Asphalt	neter Reno. R.I. Pl R.I. Fi R.I. Fi t Water, Radiant	Year: umbing: replaces:	Total Parkir Parking: <b>G</b> Dist. to Pub Title to Lan Property Di PAD Rental Fixtures Lea Fixtures Rr Floor Finish	ig: 7 ( arage; Tr lic Transit d: Free sc.: Yes ased: No : ivd: :	: hold Nor	en nStrata	L.	Access: F	<b>ront, Side</b> s:
Amenities: Site Influences: Features: Floor Type Main Living Room Main Dining Room	Dimensions 29'11 x 19'2 24'9 x 17'1	Floor Above Above	Type Bedroom Bedroom	20'0	ensions x 13'11 x 14'8	Floor	Тур	De	Dimensions X X
Main Library Main Eating Area Main Kitchen Main Pantry Main Foyer Main Great Room Above Master Bedroon Above Bedroom	15'11 x 15'3 14'9 x 14'7 17'11 x 14'6 14'7 x 9'7 10'3 x 9'7 16'7 x 13'4 n 22'7 x 20'9 20' x 14'7	Above Above Above Above Above Above	Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Den	17'1 14'1 14'10 14' 26' 8'8	x 12'1 x 15'11 x 12'9 x 11'10 x 10'5 x 20'6 x 8'7 x				x x x x x x
Finished Floor (Above): 5	,219         # of Roc           ,250         # of Kito           ,129         # of Lev           0         Suite:           ,598 sq. ft.         CrawI/Bs	hens: 1	Beds not in Baseme		3	Floor Main Above Above Above Above	# of Pieces 2 4 3 1 2	Ensuite? No Yes Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

"The Nichol" house is one of First Shaugnessy's most prestigious mansions. Located on The Crescent, this stately Tudor Revival home was designed by Samuel Maclure & Cecil Fox in 1912. It was built for the former Lieutenant Governor of BC - a newspaper magnate & the wealthiest Vancouverite in his time. The interior features fine wood finishings, beamed ceilings, grand entry hall, 8 fireplaces, lead-glass windows, inlaid oak floors & paneled walls. The grand scale rooms offer elegance at its best! Over 11,000 sq. ft. with 10 bedrooms. Enjoy the 1 acre plus property with beautiful formal estate gardens. The grandeur of the house, its carefully crafted details & stunning grounds make it a piece of history well worth treasuring.