



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2206177Board: V
House/Single Family**4370 SALISH DRIVE**Vancouver West
University VW
V6N 3M7

Residential Detached

\$499,000 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$499,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1966
Depth / Size: 108	Bathrooms:	2	Age: 51
Lot Area (sq.ft.): 11,024.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$9,165.00
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 008-942-404
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Other, Tile**

Legal: **PL VAP12172 LT 49 BLK A LD 36 PIN 902000639.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Treed**Features: **Clothes Washer/Dryer, Disposal - Waste, Drapes/Window Coverings, Freezer, Microwave, Smoke Alarm, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 19'			x			x
Main	Dining Room	16' x 11'6"			x			x
Main	Kitchen	18' x 12'			x			x
Main	Master Bedroom	17' x 14'			x			x
Main	Bedroom	16'6" x 12'6"			x			x
Main	Bedroom	16' x 14'			x			x
Main	Walk-In Closet	8'6" x 8'			x			x
Main	Storage	9' x 4'			x			x
Main	Den	7' x 17'			x			x
		x			x			

Finished Floor (Main):	2,400	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5		No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	2,400 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: None		6					
Grand Total:	2,400 sq. ft.			7					
				8					

Listing Broker(s): **Dexter Associates Realty**

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:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2184130Board: V
House/Single Family**15 SEMANA CRESCENT**Vancouver West
University VW
V6N 2E1

Residential Detached

\$798,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$798,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	6	Age: 45
Lot Area (sq.ft.): 12,464.00	Full Baths:	4	Zoning: RS-1
Flood Plain: No	Half Baths:	2	Gross Taxes: \$10,646.10
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 008-942-242
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **4 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas, Wood**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple, Open**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP12172 LT 41 BLK A LD 36 PIN 902000626.**Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 12'	Below	Bedroom	14' x 13'			x
Main	Family Room	23' x 12'	Below	Storage	8' x 8'			x
Main	Dining Room	16' x 14'	Below	Laundry	12' x 9'			x
Main	Living Room	26' x 17'	Bsmt	Bedroom	17' x 8'			x
Main	Den	15' x 13'	Bsmt	Bedroom	17' x 14'			x
Main	Foyer	12' x 8'	Bsmt	Utility	15' x 14'			x
Above	Master Bedroom	16' x 15'	Bsmt	Recreation	25' x 17'			x
Above	Bedroom	15' x 12'	Bsmt	Bar Room	15' x 13'			x
Above	Bedroom	15' x 12'						
Above	Bedroom	13' x 12'						

Finished Floor (Main): **1,610**
 Finished Floor (Above): **1,350**
 Finished Floor (Below): **675**
 Finished Floor (Basement): **1,400**
 Finished Floor (Total): **5,035 sq. ft.**

of Rooms: **18**
 # of Kitchens: **1**
 # of Levels: **4**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **5**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	2	Yes
4	Above	6	Yes
5	Below	4	No
6	Bsmt	3	No
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Unfinished Floor: **200**
 Grand Total: **5,235 sq. ft.**

Listing Broker(s): **Dexter Associates Realty**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2196583Board: V
House/Single Family**4187 MUSQUEAM CLOSE**

Vancouver West

University VW

V6N 3R9

Residential Detached

\$1,188,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,188,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1977
Depth / Size:	Bathrooms:	3	Age: 40
Lot Area (sq.ft.): 10,151.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$9,200.64
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 007-859-406
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**

Dist. to Public Transit:
 Title to Land: **Leasehold prepaid-NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Other, Tile**

Legal: **PL VAP14341 LT 86 BLK B LD 36**Amenities: **Garden, Wheelchair Access**Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Free Stand F/P or Wdstove, Range Top, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'	Above	Walk-In Closet	5'5 x 5'5			x
Main	Dining Room	14' x 11'			x			x
Main	Eating Area	11'6 x 14'			x			x
Main	Kitchen	14' x 9'			x			x
Main	Foyer	13' x 8'			x			x
Main	Bedroom	10'6 x 14'			x			x
Main	Bedroom	14' x 10'6			x			x
Above	Family Room	14' x 11'5			x			x
Above	Storage	9'5 x 5'5			x			
Above	Master Bedroom	14' x 16'			x			

Finished Floor (Main): **1,430**
 Finished Floor (Above): **650**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,080 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,080 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	No
3	Above	4	Yes
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Dexter Associates Realty**

Amazing value located in a private cul 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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2192763Board: V
House/Single Family**6432 ST. GEORGE STREET**

Vancouver East

Fraser VE

V5W 2Y6

Residential Detached

\$1,224,800 (LP)

(SP)



Sold Date:	Frontage (feet):	37.00	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1951
Depth / Size: 99.5	Bathrooms:	1	Age: 66
Lot Area (sq.ft.): 3,681.50	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,095.84
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-935-782
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Legal: **PL VAP4534 LT C DL 649 LD 36**

Amenities:

Site Influences: **Central Location, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 14'			x			x
Main	Kitchen	15' x 11'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	12'5 x 9'5			x			x
Bsmt	Recreation	14' x 13'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 930	# of Rooms: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement): 189	Suite: None	3				Pool:
Finished Floor (Total): 1,119 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 2	5				Door Height:
Unfinished Floor: 506	Basement: Partly Finished	6				
Grand Total: 1,625 sq. ft.		7				
		8				

Listing Broker(s): **Royal LePage Westside**

Well kept 2 bedroom, 1 bathroom home. Partly finished, good height basement. Convenient location close to shopping on Fraser, bus routes and 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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2191927Board: V
House/Single Family**644 HAWKS AVENUE**Vancouver East
Mount Pleasant VE
V6A 3J1

Residential Detached

\$1,286,000 (LP)

(SP)



Sold Date:	Frontage (feet):	122.00	Original Price: \$1,286,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1905
Depth / Size: 50	Bathrooms:	3	Age: 112
Lot Area (sq.ft.): 6,100.00	Full Baths:	2	Zoning: RT-3
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,641.76
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?: No			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 024-066-028
			Tour: Virtual Tour URL

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Other** Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Hot Water, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Dist. to Public Transit: **2 BK** Dist. to School Bus: **2 BK**
 Title to Land: **Undivided Interest**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL LMS3132 LT 4 DL 181 LD 36**Amenities: **Garden, Storage**Site Influences: **Central Location, Paved Road, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'	Above	Other	10' x 10'			x
Main	Kitchen	10' x 10'	Above	Attic	10' x 10'			x
Main	Dining Room	10' x 10'	Bsmt	Kitchen	10' x 10'			x
Main	Den	10' x 10'	Bsmt	Bedroom	10' x 10'			x
Main	Other	10' x 10'	Bsmt	Living Room	10' x 10'			x
Main	Den	10' x 10'	Bsmt	Storage	10' x 10'			x
Main	Foyer	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			
Above	Other	10' x 10'			x			

Finished Floor (Main):	900	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,000	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	3	No	Workshop/Shed: Need
Finished Floor (Basement):	700	Suite: Other	3	Bsmt	1	No	Pool:
Finished Floor (Total):	2,600 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Partly Finished	6				
Grand Total:	2,600 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

"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.



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2206444

Board: V
House/Single Family

3071 E 1ST AVENUE

Vancouver East
Renfrew VE
V5M 1B3

Residential Detached

\$1,299,900 (LP)

(SP)



Sold Date:	Frontage (feet):	33.50	Original Price: \$1,299,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1964
Depth / Size: 114.00	Bathrooms:	2	Age: 53
Lot Area (sq.ft.): 3,819.00	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,474.14
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 012-361-275
			Tour: Virtual Tour URL

View: :
Complex / Subdiv: **RENFREW**
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL VAP3672 LT 21 BLK 65 DL THSL LD 36 SEC 31**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'1	Below	Recreation	22'4 x 13'			x
Main	Dining Room	13' x 10'	Below	Laundry	20'9 x 9'7			x
Main	Kitchen	10'4 x 8'8	Below	Foyer	6'2 x 5'			x
Main	Eating Area	10'4 x 7'2	Below	Storage	13' x 5'			x
Main	Master Bedroom	12'2 x 12'2			x			x
Main	Bedroom	9' x 8'9			x			x
Main	Bedroom	12'5 x 9'7			x			x
Below	Living Room	11'3 x 11'5			x			x
Below	Kitchen	11'5 x 10'4			x			
Below	Bedroom	12' x 11'5			x			

Finished Floor (Main): **1,178**
Finished Floor (Above): **1,245**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,423 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,423 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Westcoast**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2202862Board: V
House/Single Family**4109 ELGIN STREET**

Vancouver East

Fraser VE

V5V 4R3

Residential Detached

\$1,378,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,378,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1945
Depth / Size: 105.5	Bathrooms:	2	Age: 72
Lot Area (sq.ft.): 3,481.50	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,915.88
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-408-240
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco, Wood**Foundation: **Concrete Perimeter**Rain Screen: **No**

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air**Outdoor Area: **Sundeck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1**Parking Access: **Rear**Parking: **Garage; Single**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **:**Floor Finish: **Laminate**Legal: **PL VAP2344 LT 13 BLK 28 DL 391 LD 36 GROUP 1 OF LOT 1 & DL 392**Amenities: **None**

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	7'5 x 5'7	Below	Bedroom	10'4 x 10'3			x
Main	Kitchen	12'3 x 11'7			x			x
Main	Master Bedroom	11'10 x 10'9			x			x
Main	Living Room	19'1 x 12'7			x			x
Main	Bedroom	10'11 x 10'6			x			x
Below	Storage	7'4 x 5'5			x			x
Below	Bedroom	9'11 x 7'1			x			x
Below	Laundry	11'8 x 11'6			x			x
Below	Utility	10'6 x 8'9			x			x
Below	Kitchen	20'8 x 12'1			x			x

Finished Floor (Main): **921**Finished Floor (Above): **0**Finished Floor (Below): **930**Finished Floor (Basement): **0**Finished Floor (Total): **1,851 sq. ft.**Unfinished Floor: **0**Grand Total: **1,851 sq. ft.**# of Rooms: **11**# of Kitchens: **2**# of Levels: **2**Suite: **Unauthorized Suite**

Crawl/Bsmt. Height:

Beds in Basement: **0**Beds not in Basement: **4**Basement: **Full**

Bath

1 **Main**2 **Below**

3

4

5

6

7

8

Floor

of Pieces

Ensuite?

1 **Main**

3

No2 **Below**

3

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

Listing Broker(s): **Royal LePage West R.E.S.**

BUILDER/INVESTOR ALERT! This 4 Bedroom / 2 Bathroom home is ideally located in the Main/Fraser area of Vancouver and is close to everything. Lots of transit options; Fraser, Knight, 33rd or 41st. Excellent value, property assessed at \$1,437,200. Great Income Property or Build to Suit - "As Is/Where Is". Conduct of Sale. OPEN HOUSE - Saturday, Sept 30 (2 to 4pm)



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2209163Board: V
House/Single Family**2892 E 14TH AVENUE**

Vancouver East

Renfrew Heights

V5M 2H9

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.01	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1966
Depth / Size: 121.88	Bathrooms:	2	Age: 51
Lot Area (sq.ft.): 4,023.26	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,915.68
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 006-868-622
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Add. Parking Avail., Carport; Single**

Dist. to Public Transit: **2 BLKS** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed, Vinyl/Linoleum**

Legal: **PL VAP11660 LT 12 BLK P DL THSL LD 36 SEC 44**Amenities: **Garden, In Suite Laundry**

Site Influences: **Lane Access, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	14'0 x 12'0	Main	Kitchen	8'0 x 8'0			x
Above	Dining Room	12'0 x 12'0	Main	Master Bedroom	11'0 x 11'0			x
Above	Kitchen	16'0 x 12'0	Main	Bedroom	10'0 x 10'0			x
Above	Eating Area	8'0 x 8'0	Main	Laundry	15'0 x 8'0			x
Above	Master Bedroom	12'0 x 12'0			x			x
Above	Bedroom	11'0 x 11'0			x			x
Above	Bedroom	10'0 x 10'0			x			x
Above	Patio	20'2 x 13'1			x			x
Main	Living Room	14'0 x 12'0			x			
Main	Dining Room	12'0 x 12'0			x			

Finished Floor (Main): **1,219**
 Finished Floor (Above): **1,299**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,518 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,518 sq. ft.**

of Rooms: **14**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Great condition classic Vancouver Special! This home offer's a 3bdrm upper suite with a 2 bedroom lower suite, tenanted month to month. Upper suite offers original oak inlay floors, wood burning fire place, N.facing balcony off the living room, large master bedroom with closet, big bedrooms, 4 pce bath with double vanity, well-maintained with lots of light. Lower suite offers gas fire place, 4 pce bath, big bedrooms, access to the shared laundry downstairs and ample living space. Large covered carport and balcony at the back. Mature vegetable garden in south facing backyard. Updates to the house include: windows (2010), roof 10 years old, furnace recently replaced. Showing by appointment only.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2203848Board: V
House/Single Family**3226 GRANT STREET**Vancouver East
Renfrew VE
V5K 3J2

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1947
Depth / Size: 127.00	Bathrooms:	2	Age: 70
Lot Area (sq.ft.): 4,189.35	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,109.11
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-053-755
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PL VAP5878 LT 4 BLK 82 LD 36 DISTRICT LOT SEC 30 THSL.**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 11'3			x			x
Main	Kitchen	12'6 x 11'8			x			x
Main	Master Bedroom	14'6 x 9'			x			x
Main	Bedroom	10' x 8'			x			x
Above	Bedroom	13'3 x 12'8			x			x
Above	Bedroom	11'4 x 13'2			x			x
Bsmt	Living Room	12'6 x 10'9			x			x
Bsmt	Kitchen	12'6 x 10'			x			x
Bsmt	Bedroom	11'3 x 8'6			x			x
		x			x			

Finished Floor (Main): **750**
 Finished Floor (Above): **350**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **750**
 Finished Floor (Total): **1,850 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **1,850 sq. ft.**

of Rooms: **9**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **4**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Sutton Grp-West Coast (Van49)**

Attention Builders: 33x127 level lot in very desirable Renfrew area. Beautiful, quiet tree-lined street. Close to elementary school, easy access to shopping and transportation. Please do not walk on property, don't miss this opportunity to build your dream home in this prime location.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2209464Board: V
House/Single Family**2755 FRANKLIN STREET**

Vancouver East

Hastings East

V5K 1X7

Residential Detached

\$1,450,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size: **122**
Lot Area (sq.ft.): **4,026.00**
Flood Plain:
Rear Yard Exp: **North**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **33.00** Original Price: **\$1,450,000**
Bedrooms: **5** Approx. Year Built: **1976**
Bathrooms: **3** Age: **41**
Full Baths: **2** Zoning: **RS-1**
Half Baths: **1** Gross Taxes: **\$4,855.84**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **015-267-555**
Tour:

View: :
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP467 LT 23 DL THSL LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 13'2	Below	Bedroom	9'9 x 8'11			x
Main	Dining Room	12' x 9'8	Below	Laundry	10'6 x 6'10			x
Main	Kitchen	9'8 x 9'			x			x
Main	Eating Area	13'8 x 9'9			x			x
Main	Master Bedroom	14'1 x 11'8			x			x
Main	Bedroom	10'7 x 10'4			x			x
Main	Bedroom	10'7 x 11'5			x			x
Below	Living Room	21'4 x 12'11			x			x
Below	Bedroom	10'10 x 10'			x			
Below	Den	11'1 x 5'6			x			

Finished Floor (Main): **1,228**
Finished Floor (Above): **0**
Finished Floor (Below): **1,003**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,231 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,231 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	Yes
2	Main	5	No
3	Below	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20'6 x 20'5**
Door Height:

Listing Broker(s): **RE/MAX Austin Kay Realty**

Prime location conveniently located between Renfrew & 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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2210456Board: V
House/Single Family**6142 KNIGHT STREET**

Vancouver East

Knight

V5P 2V8

Residential Detached

\$1,488,000 (LP)

(SP)



Sold Date:	Frontage (feet):	54.00	Original Price: \$1,488,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1967
Depth / Size: 115.14	Bathrooms:	3	Age: 50
Lot Area (sq.ft.): 6,217.56	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,889.39
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-139-320
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Other**

Legal: **PL VAP8333 LT 3 BLK 4 DL 731 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10" x 4'	Below	Laundry	18'3" x 16'7"			x
Main	Living Room	18'10" x 14'8"	Below	Bedroom	14'5" x 12'7"			x
Main	Dining Room	12' x 10'	Below	Bedroom	13'8" x 12'7"			x
Main	Kitchen	11'4" x 9'7"	Below	Bedroom	12'7" x 12'1"			x
Main	Eating Area	12' x 9'7"	Below	Storage	10' x 6'2"			x
Main	Master Bedroom	13'2" x 13'1"	Below	Storage	10'6" x 6'			x
Main	Walk-In Closet	5' x 3'1"			x			x
Main	Bedroom	13'2" x 12'2"			x			x
Main	Bedroom	12'2" x 11'7"			x			
Below	Recreation	18'3" x 14'2"			x			

Finished Floor (Main): **1,588**
 Finished Floor (Above): **0**
 Finished Floor (Below): **1,613**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,201 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **Other**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **6**
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	Yes
2	Main	3	No
3	Below	3	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Unfinished Floor: **0**
 Grand Total: **3,201 sq. ft.**

Listing Broker(s): **RE/MAX Real Estate Services**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2206458Board: V
House/Single Family**6295 KNIGHT STREET**

Vancouver East

Knight

V5P 2V9

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	43.00	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1964
Depth / Size: 115	Bathrooms:	2	Age: 53
Lot Area (sq.ft.): 4,945.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,440.90
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 009-628-126
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Water**

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**

Parking: **Carport; Single**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP9586 LT 5 BLK 5 DL 730 LD 36**Amenities: **Pool; Outdoor**

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

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'6	Below	Storage	8'11 x 7'10			x
Main	Kitchen	8'9 x 8'1	Below	Cold Room	10'1 x 5'10			x
Main	Dining Room	12'2 x 7'11	Below	Kitchen	17'2 x 11'1			x
Main	Master Bedroom	13'11 x 10'5						x
Main	Bedroom	8'10 x 11'9						x
Main	Bedroom	10'5 x 8'11						x
Below	Recreation	17'11 x 15'5						x
Below	Bedroom	15'3 x 9'9'						x
Below	Bedroom	23'4 x 9'10						x
Main	Eating Area	8'6 x 8'1						x

Finished Floor (Main):	1,201	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,182	# of Levels: 2	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,383 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	76	Basement: Full	6				
Grand Total:	2,459 sq. ft.	Beds not in Basement: 5	7				
			8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Solid well kept Vancouver Special with 5 bedrooms 2 bathrooms and 2 kitchens (potential basement suite with separate entrance). Gleaming 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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2194078Board: V
House/Single Family**1146 E 60TH AVENUE**

Vancouver East

South Vancouver

V5X 2A7

Residential Detached

\$1,625,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Depth / Size: **116.65**Lot Area (sq.ft.): **6,180.00**

Flood Plain:

Rear Yard Exp: **South**

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet):

Bedrooms:

Bathrooms:

Full Baths:

Half Baths:

Original Price: **\$1,799,000**Approx. Year Built: **1952**Age: **65**Zoning: **RS-1**Gross Taxes: **\$5,626.63**For Tax Year: **2017**

Tax Inc. Utilities?:

P.I.D.: **009-305-831**

Tour:

View:

Complex / Subdiv: **South Van**Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco, Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1**Parking: **Garage; Single**Parking Access: **Lane**Dist. to Public Transit: **2 blks**Title to Land: **Freehold NonStrata**Dist. to School Bus: **2 blks**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **:**

Floor Finish:

Legal: **PL VAP10715 LT B BLK 1 DL 200 LD 36**Amenities: **Garden**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0'0 x 0'0			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
		x			x			x

Finished Floor (Main):	1,000	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	1,000	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	2,000 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Full		6				
Grand Total:	2,000 sq. ft.			7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2196319Board: V
House/Single Family**362 E 56TH AVENUE**

Vancouver East

South Vancouver

V5X 1R3

Residential Detached

\$1,688,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,728,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1994
Depth / Size: 109.15	Bathrooms:	4	Age: 23
Lot Area (sq.ft.): 3,601.00	Full Baths:	3	Zoning: RS-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,739.32
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-270-575
			Tour: Virtual Tour URL

View: **Yes: CITY**

Complex / Subdiv:

Services Connected: **Community, Electricity, Lagoon, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport, Garage; Double**

Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Legal: **PL VAP2980 LT 39 BLK 8 DL 656 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Living Room	13' x 8'6	Main	Master Bedroom	11' x 10'5			x
Below	Dining Room	13' x 8'2	Main	Bedroom	11'6 x 7'7			x
Below	Kitchen	9'8 x 8'9	Main	Bedroom	11'6 x 7'11			x
Below	Bedroom	9'4 x 9'6			x			x
Below	Master Bedroom	12'2 x 10'6			x			x
Below	Laundry	12'1 x 5'2			x			x
Main	Living Room	13'8 x 11'2			x			x
Main	Dining Room	13'8 x 7'2			x			x
Main	Kitchen	10'3 x 9'1			x			x
Main	Eating Area	8'9 x 7'6			x			x

Finished Floor (Main): **966**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **966**
 Finished Floor (Total): **1,932 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,932 sq. ft.**

of Rooms: **13**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3	Below	2	No
4	Below	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz: **23 X 19**
 Door Height:

Listing Broker(s): **RE/MAX Crest Realty Westside****RE/MAX Crest Realty Westside**

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!



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2195138Board: V
House/Single Family**1978 E 64TH AVENUE**Vancouver East
Fraserview VE
V5P 2N1

Residential Detached

\$1,749,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,749,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1950
Depth / Size:	Bathrooms:	1	Age: 67
Lot Area (sq.ft.): 6,325.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,866.43
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-117-105
			Tour:

View: **Yes: S VIEWS TO FRASER, RICHMOND**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Lane**
 Parking: **Carport; Single**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PL VAP8363 LT 12 BLK 21 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Main	Kitchen	7' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 800	# of Rooms: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement): 800	Suite:	3				Pool:
Finished Floor (Total): 1,600 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 1,600 sq. ft.		7				
		8				

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

VIEW BUILDING LOT!! Situated on a quiet street in desirable Fraserview, this 6325 sq ft south facing CORNER lot with side and rear lane access offers the perfect opportunity to build a new home of up to 4,400 sq ft plus laneway house! New house will benefit from southerly views towards Richmond. One of the last remaining undeveloped lots in this sought after neighbourhood. Existing house is uninhabitable. Please do not walk the property.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2206795Board: V
House/Single Family**6893 BUTLER STREET**Vancouver East
Kilmer VE
V5S 3L1

Residential Detached

\$1,868,000 (LP)
(SP) 

Sold Date:	Frontage (feet):	42.00	Original Price: \$1,868,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1954
Depth / Size: 143	Bathrooms:	1	Age: 63
Lot Area (sq.ft.): 6,006.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,337.22
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 009-900-039
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **1**

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Legal: **PL VAP8888 LT D BLK 6 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 17'8			x			x
Main	Kitchen	9'5 x 7'6			x			x
Main	Eating Area	9'5 x 8'4			x			x
Main	Master Bedroom	13'1 x 9'8			x			x
Main	Bedroom	9'9 x 11'8			x			x
Main	Bedroom	8'11 x 11'3			x			x
Bsmt	Bedroom	14'7 x 8'2			x			x
Bsmt	Family Room	14'11 x 17'2			x			x
Bsmt	Flex Room	15'8 x 32'6			x			x
		x			x			

Finished Floor (Main):	1,096	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1		Main	4	No	Barn:
Finished Floor (Below):	1,104	# of Levels:	2	2					Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	2,200 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	5					Door Height:
Grand Total:	2,200 sq. ft.	Basement: Partly Finished		6					
				7					
				8					

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



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2210811Board: V
House/Single Family**1306-1310 W 67TH AVENUE**Vancouver West
Marpole
V6P 2T4

Residential Detached

\$2,148,888 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,148,888
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1977
Depth / Size: 122.5	Bathrooms:	6	Age: 40
Lot Area (sq.ft.): 4,042.50	Full Baths:	2	Zoning: RT-2
Flood Plain: No	Half Baths:	4	Gross Taxes: \$7,042.05
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 013-525-549
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: washer, shed in backyard belongs**
 Floor Finish: **Mixed**

Legal: **PL VAP2833 LT 1 BLK B DL 319 LD 36 OF LOT 39, & DL 323 AND 324.**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'10	Main	Laundry	0' x 0'			x
Main	Dining Room	10'2 x 8'3	Above	Master Bedroom	0' x 0'			x
Main	Kitchen	10'2 x 7'8	Above	Bedroom	0' x 0'			x
Main	Laundry	5' x 6'6	Above	Bedroom	0' x 0'			x
Above	Master Bedroom	11'10 x 11'4			x			x
Above	Bedroom	9'7 x 10'8			x			x
Above	Bedroom	0'8 x 10'8			x			x
Main	Living Room	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			
Main	Kitchen	0' x 0'			x			

Finished Floor (Main): **1,400**
 Finished Floor (Above): **1,025**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,425 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,425 sq. ft.**

of Rooms: **14**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **6**
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	2	Yes
4	Main	2	No
5	Above	4	No
6	Above	2	Yes
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Sutton Grp-West Coast (w.blvd)****Sutton Grp-West Coast (w.blvd)**

Corner of Hudson and W 67th, 2 side by side Duplexes on 33x122.5 lot. Convenient location, walking distance to Granville street & all amenities. Upper floor with 3 bedrooms, one full bath, master bedroom with 1/2 bath ensuite. 1310 is tenanted until end of Nov. Each duplex has carport and yard on the side. Churchill school & Lloyd school catchment. Measurements are approximate.



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2201671
Board: V
House/Single Family

3336 W 7TH AVENUE

Vancouver West
Kitsilano
V6R 1V8

Residential Detached

\$2,375,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,375,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1930
Depth / Size: 110	Bathrooms:	3	Age: 87
Lot Area (sq.ft.): 3,630.00	Full Baths:	3	Zoning: RT 7
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,678.00
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 015-404-609
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **THE EAST 1/2 OF LOT 4, EXCEPT THE SOUTH 10 FEET NOW LANE, BLOCK 46 DISTRICT LOT 540 PLAN 229**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Bedroom	12' x 13'			x			x
Bsmt	Kitchen	8' x 9'			x			x
Bsmt	Living Room	11' x 12'			x			x
Main	Bedroom	7' x 8'			x			x
Below	Kitchen	9' x 11'			x			x
Main	Living Room	13' x 9'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Living Room	7' x 9'			x			x
		x			x			

Finished Floor (Main):	900	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	3	1	Bsmt	4	No		Barn:
Finished Floor (Below):	900	# of Levels:	2	2	Main	4	No		Workshop/Shed:
Finished Floor (Basement):	900	Suite:		3	Above	4	No		Pool:
Finished Floor (Total):	2,700 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 2	5					Door Height:
Grand Total:	2,700 sq. ft.	Basement: Full		6					
				7					
				8					

Listing Broker(s): **Amex Broadway West Realty**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2210814Board: V
House/Single Family**6320 FRONTENAC STREET**

Vancouver East

Killarney VE

V5S 3P5

Residential Detached

\$2,488,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,488,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1973
Depth / Size: 160.7	Bathrooms:	3	Age: 44
Lot Area (sq.ft.): 8,035.00	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,655.25
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-520-201
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Brick, Concrete Block**
 Exterior: **Brick**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **Add. Parking Avail., Garage Underbuilding, Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus: **2**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **PL VAP7632 LT 9 BLK 6 DL 339 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 14'2	Below	Office	9'8 x 6'3			x
Main	Dining Room	13' x 9'9			x			x
Main	Kitchen	10'9 x 9'			x			x
Main	Family Room	15'9 x 0'			x			x
Main	Master Bedroom	13'6 x 13'			x			x
Main	Bedroom	10' x 9'1			x			x
Main	Solarium	18'4 x 13'2			x			x
Below	Family Room	18'6 x 14'2			x			x
Below	Bedroom	15'4 x 11'6			x			
Below	Other	11'8 x 11'2			x			

Finished Floor (Main):	1,622	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,382	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	3,004 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 18'7X20'
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Grand Total:	3,004 sq. ft.	Basement: Full, Fully Finished	6				
			7				
			8				

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

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2200384Board: V
House/Single Family**2696 W 11TH AVENUE**

Vancouver West

Kitsilano

V6K 2L6

Residential Detached

\$2,498,000 (LP)

(SP)



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: \$6,413.10
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-918-337
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Water**

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Exterior: **Other, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Partly**

of Fireplaces: **1**

Fireplace Fuel: **Other**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**

Parking: **Carport; Single**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No** :

Fixtures Rmvd: **:**

Floor Finish: **Mixed, Other, Tile**

Legal: **PL VAP6311 LT E BLK 82 DL 540 LD 36**Amenities: **None**Site Influences: **Private Setting**Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 16'0	Below	Bedroom	8'11 x 8'10			x
Main	Dining Room	12'1 x 8'5	Below	Living Room	13'6 x 11'0			x
Main	Kitchen	10'10 x 8'4	Below	Storage	7'6 x 3'6			x
Main	Eating Area	10'10 x 6'9'			x			x
Main	Den	12'6 x 14'11			x			x
Main	Bedroom	12'6 x 15'5			x			x
Main	Foyer	6'6 x 3'8			x			x
Below	Recreation	13'11 x 16'3			x			x
Below	Bedroom	12'0 x 11'9			x			
Below	Cold Room	7'1 x 4'8			x			

Finished Floor (Main):	1,126	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,194	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,320 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,320 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **RE/MAX Crest Realty Westside****RE/MAX Crest Realty Westside**

PRIME KITSLANO BUILDING LOT. Large and level 38' x 122' SW exposed Kitsilano building lot situated one of neighbourhoods most sought after, tree-lined avenues. Build your dream home complete with a laneway house plus an inlaw suite on this sunny corner lot. Home is clean and very livable however value is mainly in the land. Easy access to all levels of schools, transit, shops, downtown, the airport, UBC & the new Arbutus greenway connecting people, parks & communities.



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2185101
Board: V
House/Single Family

3214 W KING EDWARD AVENUE

Vancouver West
MacKenzie Heights
V6L 1V7

Residential Detached

\$2,799,000 (LP)

(SP)



Sold Date: Frontage (feet): **49.50** Original Price: **\$2,799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1938**
Depth / Size: **130** Bathrooms: **3** Age: **79**
Lot Area (sq.ft.): **6,435.00** Full Baths: **2** Zoning: **RS5**
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,484.81**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **002-648-148**
Tour: **Virtual Tour URL**

View: **No**
Complex / Subdiv: **MACKENZIE HEIGHTS**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **No**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Carport; Single**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: DINING ROOM CHANDELIER**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP6668 LT 46 BLK 85 DL 2027 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 23'2			x			x
Main	Dining Room	13'2 x 12'1			x			x
Main	Kitchen	13'2 x 10'9			x			x
Main	Solarium	11'3 x 7'7			x			x
Main	Foyer	7' x 5'10			x			x
Above	Master Bedroom	14'2 x 11'5			x			x
Above	Bedroom	11'10 x 11'4			x			x
Below	Bedroom	10'3 x 11'11			x			x
Below	Recreation	13'3 x 19'9			x			
Below	Laundry	10'2 x 7'			x			

Finished Floor (Main): **979**
Finished Floor (Above): **602**
Finished Floor (Below): **880**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,461 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,461 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Below	3	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage Westside**

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!



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2209999

Board: V
House/Single Family

590 W 63RD AVENUE

Vancouver West
Marpole
V6P 2G8

Residential Detached

\$3,280,000 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$3,280,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1994
Depth / Size: 122	Bathrooms:	5	Age: 23
Lot Area (sq.ft.): 5,354.00	Full Baths:	5	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$8,615.96
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-043-004
			Tour:

View: **No** :
Complex / Subdiv: **MARPOLE**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **None**
Type of Roof: **Tile - Composite**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**

Total Parking: **3** Covered Parking: **3** Parking Access: **Rear**
Parking: **Garage; Triple**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **5 BLOCKS**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other, Tile, Wall/Wall/Mixed**

Legal: **PL VAP8506 LT 2 LD 36**

Amenities:

Site Influences: **Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Jetted Bathtub, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Below	Games Room	15' x 13'3			x
Main	Dining Room	12' x 12'	Below	Laundry	9'5 x 9'			x
Main	Kitchen	12' x 11'	Below	Bedroom	11'6 x 10'8			x
Main	Family Room	15' x 12'						x
Main	Den	9'9 x 9'						x
Main	Foyer	9'10 x 8'						x
Above	Master Bedroom	14'3 x 14'						x
Above	Bedroom	14' x 11'						x
Above	Bedroom	12' x 11'						x
Above	Bedroom	12' x 10'9						x

Finished Floor (Main): **1,313**
Finished Floor (Above): **1,158**
Finished Floor (Below): **741**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,212 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,212 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Fully Finished, Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Above	4	Yes
3	Above	4	Yes
4	Above	4	No
5	Below	4	No
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty Westside**

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:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2198471Board: V
House/Single Family**2256 W 14TH AVENUE**

Vancouver West

Kitsilano

V6K 2W1

Residential Detached

\$3,298,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$3,298,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1912
Depth / Size: 125	Bathrooms:	3	Age: 105
Lot Area (sq.ft.): 6,250.00	Full Baths:	3	Zoning: RT-7
Flood Plain:	Half Baths:	0	Gross Taxes: \$9,336.16
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 013-886-819
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Addition, Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt, Other**

Reno. Year: **1960**
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single**
 Dist. to Public Transit: **2blk** Dist. to School Bus: **4 bak**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 5, BLOCK 443, DL 526, PLAN 2300**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'1 x 11'9	Bsmt	Workshop	25'9 x 9'10			x
Main	Dining Room	13'2 x 10'	Bsmt	Recreation	15'8 x 12'5			x
Main	Kitchen	16'8 x 8'7	Bsmt	Bedroom	13' x 9'9			x
Main	Master Bedroom	14'2 x 14'			x			x
Main	Office	12'8 x 8'10			x			x
Main	Foyer	13'10 x 6'9			x			x
Above	Bedroom	19' x 13'			x			x
Above	Bedroom	12'6 x 8'10			x			x
Above	Bedroom	11'10 x 6'9			x			
Above	Hobby Room	10'10 x 7'1			x			

Finished Floor (Main): **1,345**
 Finished Floor (Above): **832**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,333**
 Finished Floor (Total): **3,510 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,510 sq. ft.**

of Rooms: **13**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **4**
 Basement: **Part, Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	4	No
3	Bsmt	4	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Macdonald Realty****Macdonald Realty****Lots of accommodation in this 5 bedroom home on a beautiful tree-lined street in Kits. South facing 50 x 125 RT-7 duplex lot. First time on market in 65 years.**



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2202409Board: V
House/Single Family**3707 W 3RD AVENUE**

Vancouver West

Point Grey

V6R 1M2

Residential Detached

\$3,999,000 (LP)

(SP)



Sold Date: Frontage (feet): **40.60** Original Price: **\$3,999,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **120** Bathrooms: **1** Age: **999**
 Lot Area (sq.ft.): **4,872.00** Full Baths: **1** Zoning: **RS-1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$9,018.16**
 Rear Yard Exp: **North** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-482-613**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **POINT GREY**
 Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco**Foundation: **Concrete Perimeter**Rain Screen: **No**

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **City/Municipal**Fuel/Heating: **Natural Gas, Wood**Outdoor Area: **Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
 Parking: **Garage; Single**

Dist. to Public Transit: **1 BLK**Dist. to School Bus: **1 BLK**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **Yes: REFRIDGERATOR**Floor Finish: **Hardwood, Wall/Wall/Mixed**Legal: **LT 9 BLK 229 DL 538 LD 36 PL 4581**Amenities: **Garden**Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Kitchen	14' x 11'			x			x
Main	Bedroom	13' x 13'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Laundry	8' x 5'			x			x
Bsmt	Recreation	15' x 12'			x			x
Bsmt	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **900**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **900**
 Finished Floor (Total): **1,800 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **1,800 sq. ft.**

of Rooms: **7**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **2**
 Basement: **Partly Finished**

Bath: **1**
 Floor: **Main**
 # of Pieces: **4**
 Ensuite?: **No**

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2206495Board: V
House/Single Family**5583 ALMA STREET**

Vancouver West

Dunbar

V6N 1Y2

Residential Detached

\$4,438,000 (LP)

(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$4,438,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **9999**
 Depth / Size: **146.6** Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **10,995.00** Full Baths: **2** Zoning: **RS5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$9,873.03**
 Rear Yard Exp: **West** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **007-245-068**
 Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Single**

Dist. to Public Transit: **minutes** Dist. to School Bus: **minutes**
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Legal: **LT 3 BLK 4 PLAN VAP1847 PART S 1/2 DL 320 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6" x 21'			x			x
Main	Dining Room	11' x 14'			x			x
Main	Kitchen	17' x 11'			x			x
Main	Other	8' x 6'			x			x
Main	Foyer	8' x 11'			x			x
Above	Master Bedroom	13' x 12'			x			x
Above	Bedroom	15' x 10'6"			x			x
Above	Bedroom	10'6" x 14'6"			x			x
Bsmt	Recreation	14' x 20'			x			
Bsmt	Bedroom	10'6" x 11'			x			

Finished Floor (Main): **889**
 Finished Floor (Above): **704**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **788**
 Finished Floor (Total): **2,381 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,381 sq. ft.**

of Rooms: **10**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Bsmt	3	No
2	Above	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **HomeLife Benchmark Realty (White Rock) Corp.**

Fantastic "Dutch Colonial" Estate Property on huge prime lot in prestigious Dunbar area. Beautiful treed Boulevard in established sought out 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.



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2157380

Board: V
House/Single Family

7283 WILTSHIRE STREET

Vancouver West
South Granville
V6P 5H4

Residential Detached

\$4,948,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size: **120**
Lot Area (sq.ft.): **7,804.80**
Flood Plain:
Rear Yard Exp: **West**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **65.04**
Bedrooms: **6**
Bathrooms: **8**
Full Baths: **6**
Half Baths: **2**

Original Price: **\$5,288,000**
Approx. Year Built: **2011**
Age: **6**
Zoning: **RS-6**
Gross Taxes: **\$13,548.98**
For Tax Year: **2016**
Tax Inc. Utilities?:
P.I.D.: **011-105-640**
Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane, Rear**
Parking: **DetachedGrge/Carport**

Dist. to Public Transit: **NRBY** Dist. to School Bus: **NRBY**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP5614 LT 11 BLK 11 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'2 x 15'11	Above	Bedroom	14'1 x 11'5			x
Main	Dining Room	15'8 x 9'	Above	Loft	20' x 17'8			x
Main	Living Room	15'8 x 16'1	Bsmt	Recreation	17' x 28'1			x
Main	Wok Kitchen	11'4 x 7'2	Bsmt	Media Room	16'3 x 17'8			x
Main	Family Room	15'3 x 12'8	Bsmt	Bedroom	14' x 13'4			x
Main	Den	11'4 x 14'	Bsmt	Bedroom	14'9 x 13'7			x
Main	Nook	10' x 7'8	Bsmt	Laundry	6' x 8'			x
Above	Master Bedroom	18'5 x 14'	Bsmt	Sauna	4'7 x 4'8			x
Above	Bedroom	15'2 x 11'			x			
Above	Bedroom	15'4 x 11'			x			

Finished Floor (Main): **1,601**
Finished Floor (Above): **1,969**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,931**
Finished Floor (Total): **5,501 sq. ft.**

of Rooms: **18**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	Yes
4	Above	4	Yes
5	Above	3	Yes
6	Above	2	No
7	Bsmt	3	No
8	Bsmt	4	Yes

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Unfinished Floor: **0**
Grand Total: **5,501 sq. ft.**

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

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2158092Board: V
House/Single Family**3690 EAST BOULEVARD**Vancouver West
Shaughnessy
V6J 4B1

Residential Detached

\$5,980,000 (LP)

(SP)



Sold Date:	Frontage (feet):	95.00	Original Price: \$7,000,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1924
Depth / Size: 150	Bathrooms:	3	Age: 93
Lot Area (sq.ft.): 14,250.00	Full Baths:	2	Zoning: FSD
Flood Plain:	Half Baths:	1	Gross Taxes: \$12,725.80
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-542-195
			Tour:

View: **Yes: PARTIAL MTN, WATER & CITY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Other**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Single, Other**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Other, Vinyl/Linoleum**

Legal: **PL VAP4502 LT 3 BLK 25 DL 526 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 13'10	Above	Bedroom	9'3 x 9'1			x
Main	Foyer	9'7 x 7'7	Above	Bedroom	17' x 9'			x
Main	Dining Room	15'7 x 13'4	Above	Other	18'5 x 11'2			x
Main	Kitchen	15'3 x 9'			x			x
Main	Nook	7' x 5'2			x			x
Main	Laundry	6'6 x 6'3			x			x
Main	Family Room	14' x 8'5			x			x
Above	Master Bedroom	17'9 x 14'3			x			x
Above	Bedroom	13'5 x 12'7			x			
Above	Bedroom	12'10 x 11'10			x			

Finished Floor (Main): **1,641**
 Finished Floor (Above): **2,554**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **4,195 sq. ft.**

of Rooms: **13**
 # of Kitchens: **1**
 # of Levels: **4**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Unfinished Floor: **996**
 Grand Total: **5,191 sq. ft.**

Listing Broker(s): **Macdonald Realty - Manyee Lui**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2211583Board: V
House/Single Family**1020 WOLFE AVENUE**Vancouver West
Shaughnessy
V6H 1V7

Residential Detached

\$7,980,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$7,980,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1976
Depth / Size:	Bathrooms: 4	Age: 41
Lot Area (sq.ft.): 21,185.79	Full Baths: 3	Zoning: FSD
Flood Plain:	Half Baths: 1	Gross Taxes: \$17,278.13
Rear Yard Exp: South		For Tax Year: 2016
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 011-531-151
		Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tile - Concrete**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Other**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP4502 LT 5 BLK 62 DL 526 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	31'9 x 15'3	Above	Bedroom	22' x 12'9			x
Main	Kitchen	15' x 10'	Above	Bedroom	14' x 12'5			x
Main	Dining Room	22' x 13'	Bsmt	Recreation	32' x 25'			x
Main	Den	16' x 12'	Bsmt	Media Room	36' x 12'6			x
Main	Bedroom	12' x 12'	Bsmt	Games Room	31'5 x 15'			x
Main	Laundry	11'4 x 10'			x			x
Main	Family Room	18' x 13'			x			x
Above	Master Bedroom	20'5 x 16'			x			x
Above	Bedroom	16' x 12'			x			
Above	Bedroom	16'5 x 12'			x			

Finished Floor (Main): **2,350**
 Finished Floor (Above): **2,046**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **2,159**
 Finished Floor (Total): **6,555 sq. ft.**

of Rooms: **15**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **6**
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Unfinished Floor: **0**
 Grand Total: **6,555 sq. ft.**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2211764Board: V
House/Single Family**3297 CYPRESS STREET**Vancouver West
Shaughnessy
V6J 3N7

Residential Detached

\$8,880,000 (LP)

(SP)



Sold Date:	Frontage (feet):	101.10	Original Price: \$8,880,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1987
Depth / Size: 125	Bathrooms:	6	Age: 30
Lot Area (sq.ft.): 12,637.50	Full Baths:	5	Zoning: FSD
Flood Plain:	Half Baths:	1	Gross Taxes: \$21,886.62
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-244-869
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple, Other**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LT 6 BLK 486 PL VAP4502 DL 526 LD36**Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 16'5	Above	Bedroom	14'2 x 13'9			x
Main	Kitchen	14'9 x 14'2	Above	Bedroom	13'3 x 12'2			x
Main	Dining Room	15'8 x 13'10	Above	Other	14'4 x 9'			x
Main	Den	15'6 x 13'9	Main	Laundry	8'2 x 5'			x
Main	Eating Area	9'3 x 9'3	Main	Other	12'6 x 10'			x
Main	Family Room	15'6 x 13'9	Above	Bedroom	22' x 16'			x
Main	Foyer	24'4 x 14'			x			x
Above	Master Bedroom	21'8 x 16'			x			x
Above	Bedroom	13'10 x 12'10			x			
Above	Bedroom	15' x 13'			x			

Finished Floor (Main): **2,850**
 Finished Floor (Above): **2,550**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **5,400 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **6**
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Above	6	Yes
2	Above	4	Yes
3	Above	4	Yes
4	Above	3	No
5	Main	4	No
6	Main	2	No
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Unfinished Floor: **0**
 Grand Total: **5,400 sq. ft.**

Listing Broker(s): **Royal Pacific Realty Corp.**

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.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2166341

Board: V
House/Single Family

3319 POINT GREY ROAD

Vancouver West
Kitsilano
V6R 1A4

Residential Detached

\$9,880,000 (LP)

(SP)



Sold Date:	Frontage (feet):	30.00	Original Price: \$9,880,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1967
Depth / Size: 0	Bathrooms:	4	Age: 50
Lot Area (sq.ft.): 3,690.00	Full Baths:	4	Zoning: RS-2
Flood Plain:	Half Baths:	0	Gross Taxes: \$21,330.99
Rear Yard Exp: Northwest			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 015-132-480
			Tour: Virtual Tour URL

View: **Yes: WATER, MOUNTAIN & CITY**
Complex / Subdiv:
Services Connected: **Community**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL VAP229 LT 9 BLK 4 DL 540 LD 36**

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 13'4			x			x
Main	Dining Room	12'9 x 9'8			x			x
Main	Kitchen	11'3 x 8'10			x			x
Main	Bedroom	12'8 x 9'3			x			x
Main	Foyer	7'9 x 7'2			x			x
Above	Master Bedroom	20'5 x 16'1			x			x
Above	Bedroom	12'11 x 9'2			x			x
Below	Family Room	19'5 x 12'10			x			x
Below	Office	13'11 x 8'6			x			
Below	Laundry	14'5 x 8'2			x			

Finished Floor (Main):	972	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	752	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	972	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,696 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,696 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Sutton Grp-West Coast (w.blvd)**

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 Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2207814

Board: V
House/Single Family

3333 THE CRESCENT

Vancouver West
Shaughnessy
V6H 1T6

Residential Detached

\$16,888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	9,999.0	Original Price: \$16,888,000
Meas. Type: Feet	Bedrooms:	10	Approx. Year Built: 1912
Depth / Size:	Bathrooms:	7	Age: 105
Lot Area (sq.ft.): 45,324.60	Full Baths:	4	Zoning: FSD
Flood Plain:	Half Baths:	3	Gross Taxes: \$52,787.53
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-666-191
			Tour:
View:	Yes: MOUNTAIN & CITY FROM TOP FLOOR		
Complex / Subdiv:	FIRST SHAUGHNESSY - THE CRESCENT		
Services Connected:	Community		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **8**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Hot Water, Radiant**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **7** Covered Parking: **4** Parking Access: **Front, Side**
Parking: **Garage; Triple, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL BCP38409 LT B DL 526 LD 36 GROUP 1.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29'11 x 19'2	Above	Bedroom	20'0 x 13'11			x
Main	Dining Room	24'9 x 17'1	Above	Bedroom	15'10 x 14'8			x
Main	Library	15'11 x 15'3	Above	Bedroom	17'8 x 12'1			x
Main	Eating Area	14'9 x 14'7	Above	Bedroom	17'1 x 15'11			x
Main	Kitchen	17'11 x 14'6	Above	Bedroom	14'1 x 12'9			x
Main	Pantry	14'7 x 9'7	Above	Bedroom	14'10 x 11'10			x
Main	Foyer	10'3 x 9'7	Above	Bedroom	14' x 10'5			x
Main	Great Room	16'7 x 13'4	Above	Bedroom	26' x 20'6			x
Above	Master Bedroom	22'7 x 20'9	Above	Den	8'8 x 8'7			x
Above	Bedroom	20' x 14'7						

Finished Floor (Main): **3,219**
Finished Floor (Above): **5,250**
Finished Floor (Below): **3,129**
Finished Floor (Basement): **0**
Finished Floor (Total): **11,598 sq. ft.**

Unfinished Floor: **0**
Grand Total: **11,598 sq. ft.**

of Rooms: **19**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **10**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	3	Yes
4	Above	1	No
5	Above	2	No
6	Above	3	No
7	Above	3	No
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Dexter Associates Realty**

"The Nichol" house is one of First Shaughnessy'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.