



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2323552**  
Board: V  
House/Single Family

**2948 E 25TH AVENUE**  
Vancouver East  
Renfrew Heights  
V5R 1J2

Residential Detached  
**\$1,480,000 (LP)**  
(SP)



Sold Date: Frontage (feet): **53.00** Original Price: **\$1,480,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1947**  
Depth / Size: **99.54** Bathrooms: **1** Age: **72**  
Lot Area (sq.ft.): **5,275.62** Full Baths: **1** Zoning: **RS1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,305.75**  
Rear Yard Exp: **South** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-616-861**  
Tour:

View: :  
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: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **DetachedGrge/Carport, Open**  
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**

Legal: **PL VAP7436 LT 35 DL THSL LD 36 SEC 48. PART NW 1/4.**

Amenities:  
Site Influences: **Central Location**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 15'			x			x
Main	Dining Room	9'8 x 9'6			x			x
Main	Kitchen	8'9 x 11'			x			x
Main	Master Bedroom	11' x 12'			x			x
Main	Bedroom	9' x 11'			x			x
Bsmt	Bedroom	13'6 x 14'			x			x
Below	Workshop	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,179</b>	# of Rooms:	<b>7</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	2								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	3								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		4								Pool:
Finished Floor (Total):	<b>1,179 sq. ft.</b>	Crawl/Bsmt. Height:		5								Garage Sz:
Unfinished Floor:	<b>1,000</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>2</b>	6								Door Height:
Grand Total:	<b>2,179 sq. ft.</b>	Basement: <b>None</b>		7								
				8								

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

**Big lot in Renfrew Heights Area. Close to schools, parks, shopping, transit, and library. 8 minutes walk to Skytrain Station. Measurements and age are approximate, Buyers should verify all the measurements.**



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**Active**  
**R2332557**

Board: V  
 House/Single Family

**605 E 48TH AVENUE**

Vancouver East  
 Fraser VE  
 V5W 2E4

Residential Detached

**\$1,628,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$1,628,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1910</b>
Depth / Size: <b>114</b>	Bathrooms:	<b>4</b>	Age: <b>109</b>
Lot Area (sq.ft.): <b>3,762.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>Exempt</b>	Half Baths:	<b>3</b>	Gross Taxes: <b>\$3,939.18</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>014-692-554</b>
			Tour:

View: **Yes: MOUNTAINS**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations: **Substantially Rebuilt**  
 # of Fireplaces: **0**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Other**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year: **2017**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: Parking Access: **Lane**  
 Parking: **Other**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LT 16 DL 649 PL 1286 BL 1-3**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3" x 11'1"	Bsmt	Kitchen	10' x 6'			x
Main	Solarium	10' x 5'	Bsmt	Bedroom	10' x 8'			x
Main	Kitchen	20' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Dining Room	10' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Office	8' x 10'			x			x
Main	Pantry	4' x 5'			x			x
Above	Master Bedroom	15' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10' x 12'			x			x
Bsmt	Living Room	13' x 8'			x			x

Finished Floor (Main):	<b>1,157</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,002</b>	# of Kitchens: <b>2</b>	1	Main	<b>1</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>1</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,157</b>	Suite: <b>Legal Suite</b>	3	Above	<b>1</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,316 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>3</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>3,316 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

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

**Handyman Special. Great location, family oriented area. Large home of over 3,316 sq ft on 3,762 sq ft lot. Basement fully finished with 3 bdrms + 1 bath, separate entrance. Upstairs needs more work, all the plumbing, electrical, sprinkler systems are brand new and installed. At Drywall stage. With very little this can be your dream home. OPEN HOUSE Saturday Feb 2nd 2pm to 4pm.**



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**Active**  
**R2337473**  
Board: V  
House/Single Family

**2785 W 21ST AVENUE**

Vancouver West  
Arbutus  
V6L 1K4

Residential Detached

**\$1,999,800** (LP)

(SP)



**NO IMAGE AVAILABLE**

Sold Date: Frontage (feet): **33.00** Original Price: **\$1,999,800**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1950**  
 Depth / Size: **122.00** Bathrooms: **2** Age: **69**  
 Lot Area (sq.ft.): **4,026.00** Full Baths: **2** Zoning: **RS1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$7,528.39**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **011-456-931**  
 Tour:  
 View: **No**  
 Complex / Subdiv: **ARBUTUS**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Other**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No**  
 Renovations: **No**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access: **Front, Lane**  
 Parking: **Carpport; Single**

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

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

Legal: **LOT 14, BLOCK 3, PLAN VAP4641, DISTRICT LOT 139, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 4**

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' x 13'			x			x
Main	Kitchen	17' x 10'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Bsmt	Other	0' x 0'			x			x
Bsmt	Other	0' x 0'			x			x
Bsmt	Other	0' x 0'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>800</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>750</b>	Suite: <b>Other</b>	3				Pool:
Finished Floor (Total): <b>1,550 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total: <b>1,550 sq. ft.</b>		7				
		8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

**Lot size 33 x 122. Prince of Wales High School District. Older house. Value mostly in the land.**



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**Active**  
**R2298543**  
Board: V  
House/Single Family

**3377 NANAIMO STREET**

Vancouver East  
Grandview VE  
V5N 5G7

Residential Detached

**\$2,188,000** (LP)

(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$2,188,000**  
 Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2018**  
 Depth / Size: **152.62** Bathrooms: **5** Age: **0**  
 Lot Area (sq.ft.): **4,446.00** Full Baths: **5** Zoning: **RS-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,558.10**  
 Rear Yard Exp: **West** For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **010-291-831**  
 Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Water**

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

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

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

Legal: **PL VAP7943 LT F BLK A DL 195 LD 36. GROUP 1, OF LOT 5.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Above	Walk-In Closet	6'5 x 7'4			x
Main	Dining Room	5' x 15'	Bsmt	Living Room	17'7 x 15'			x
Main	Kitchen	16'5 x 14'5	Bsmt	Kitchen	16'10 x 17'7			x
Main	Family Room	18' x 16'3	Bsmt	Bedroom	10'2 x 9'			x
Main	Den	10'2 x 10'9	Bsmt	Bedroom	10'2 x 8'9			x
Main	Foyer	8'11 x 13'2	Bsmt	Bedroom	11'3 x 10'			x
Above	Master Bedroom	13'10 x 16'3	Bsmt	Recreation	11'8 x 10'1			x
Above	Bedroom	12'4 x 12'2	Bsmt	Bedroom	10'11 x 11'			x
Above	Bedroom	10'6 x 11'1	Bsmt	Bedroom	9'2 x 10'			x
Above	Bedroom	11'6 x 10'7						x

Finished Floor (Main): **1,451**  
 Finished Floor (Above): **1,323**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,672**  
 Finished Floor (Total): **4,446 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **4,446 sq. ft.**

# of Rooms: **19**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **5** Beds not in Basement: **4**  
 Basement: **Unfinished**

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

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

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

**Court ordered sale. Subject to court approval. Prime Vancouver East Location! Walking distance to Nanaimo Skytrain station. Huge flat 6868 s.f. lot with 45 foot frontage and a depth of 152.62 foot. A great project for the experienced builder to complete this partly finished 3 level home. Plans and drawings available upon request. MUST SELL ! Please call for details.**



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**Active**  
**R2318498**

Board: V  
House/Single Family

**2856 W 3RD AVENUE**

Vancouver West  
Kitsilano  
V6K 1M7

Residential Detached

**\$2,199,000** (LP)   
(SP)



Sold Date: Frontage (feet): **33.33** Original Price: **\$2,350,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1924**  
 Depth / Size: **120.00** Bathrooms: **2** Age: **95**  
 Lot Area (sq.ft.): **3,999.60** Full Baths: **2** Zoning: **RT-8**  
 Flood Plain: **Exempt** Half Baths: **0** Gross Taxes: **\$7,075.86**  
 Rear Yard Exp: **South** Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **012-316-253**  
 Tour:

View: **Yes: Tatlow Park and North**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Carpport; Multiple**  
 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: **Laminate, Mixed**

Legal: **LOT 4 OF LOT 2 BLOCK 28 DISTRICT LOT 192 PLAN 2375**

Amenities: **Garden, Playground, Storage**

Site Influences: **Cul-de-Sac, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Other - See Remarks, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'	Below	Storage	12' x 25'			x
Main	Kitchen	7' x 11'			x			x
Main	Dining Room	11' x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Above	Master Bedroom	11' x 12'			x			x
Above	Bedroom	9' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Nook	9' x 11'			x			x
Below	Laundry	6' x 10'			x			
Below	Bedroom	10' x 10'			x			

Finished Floor (Main): <b>672</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>762</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>605</b>	# of Levels: <b>3</b>	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>2,039 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Grand Total: <b>2,039 sq. ft.</b>	Basement: <b>Full, Partly Finished, Separate Entry</b>	6				
		7				
		8				

Listing Broker(s): **Royalty Group Realty Inc.**

**Logan House: The existing house at 2856 West 3rd Avenue was built in 1924 for Robert Logan, and is a good example of "Craftsman Housing" constructed just after the First World War. Designated Heritage B by the City of Vancouver and had a Heritage Revitalization Agreement negotiated, that raised the FSR for a renovated home to .87 (Under Docs) With a 4000SF Lot this allows for a 3480SF home. This agreement would have to be re-negotiated with the city of Vancouver. The home is livable and was Tenanted for \$4000/Month up to Aug. 2018. Some decking needs to be replaced both forward and rear decks. "Sold As Is Where Is" and priced well below the land value. Location is North of 4th in a traffic calmed, bicycle friendly, walk friendly area. A part of Kitsilano that is covered by your neighbours.**



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**Active**  
**R2327557**

Board: V  
House/Single Family

**1826 W 12 AVENUE**

Vancouver West  
Kitsilano  
V6J 2E8

Residential Detached

**\$2,398,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **50.00** Original Price: **\$2,679,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1922**  
 Depth / Size: **125** Bathrooms: **3** Age: **97**  
 Lot Area (sq.ft.): **6,250.00** Full Baths: **3** Zoning: **RT-8**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,668.25**  
 Rear Yard Exp: **South** For Tax Year: **2017**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **014-177-919**  
 Tour: \_\_\_\_\_  
 View: **No** : \_\_\_\_\_  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete Frame**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **4 Blocks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** : \_\_\_\_\_  
 Fixtures Rmvd: **No** : \_\_\_\_\_  
 Floor Finish: \_\_\_\_\_

Legal: **LOT 8 BLOCK 407 DISTRICT LOT 526 PLAN 1949**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'4			x			x
Main	Dining Room	14'3 x 8'9			x			x
Main	Kitchen	14'1 x 11'1			x			x
Main	Family Room	13'9 x 9'8			x			x
Main	Den	10'4 x 10'4			x			x
Above	Bedroom	12'6 x 9'3			x			x
Above	Bedroom	13'5 x 12'8			x			x
Below	Living Room	12'1 x 24'0			x			x
Below	Kitchen	10'7 x 9'9			x			
Below	Bedroom	14'4 x 9'11			x			

Finished Floor (Main): **1,371**  
 Finished Floor (Above): **543**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **737**  
 Finished Floor (Total): **2,651 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,651 sq. ft.**

# of Rooms: **10**  
 # of Kitchens: **2**  
 # 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	4	No
2	Above	4	No
3	Below	4	No
4			
5			
6			
7			
8			

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

Listing Broker(s): **Royalty Group Realty Inc.**

**THIS IS A COURT ORDERED SALE: VALUE IS MOSTLY IN THE LAND, BASEMENT HAD A FULL SUITE WITH SEPARATE ENTRY, BUT THIS AREA NEEDS WORK. ZONING IS RT-8 AND LOCATION IN UPPER KITS OR NORTH SHAUGHNESSY IS FABULOUS. THIS PROPERTY HAD A DEVELOPMENT PERMIT IN THE WORKS FOR 3 UNITS AND COACH HOUSE WITH FSR OF .75. (4688SF). CHECK WITH THE CITY FOR DETAILS. BRING YOUR IDEAS TO THIS GREAT NEIGHBOURHOOD. CATCHMENT IF IMPORTANT IS SHAUGHNESSY ELEMENTARY, AND KITSILANO SECONDARY.**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2311127**

Board: V  
House/Single Family

**4846-4856 EARLES STREET**

Vancouver East  
Collingwood VE  
V5R 3R5

Residential Detached

**\$4,400,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **66.00** Original Price: **\$4,700,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1941**  
 Depth / Size: **110x117** Bathrooms: **4** Age: **77**  
 Lot Area (sq.ft.): **7,491.00** Full Baths: **4** Zoning: **RM7**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,485.61**  
 Rear Yard Exp: \_\_\_\_\_ Council Apprv?: \_\_\_\_\_ For Tax Year: **2018**  
 Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **014-017-512**  
 Tour: \_\_\_\_\_

View: **No** :

Complex / Subdiv: \_\_\_\_\_

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

Style of Home: **3 Storey, Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Other**  
 Foundation: **Other**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **0**  
 Fireplace Fuel: \_\_\_\_\_  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Other**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

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

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **Open**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: \_\_\_\_\_

Legal: **PL VAP2160, LT 6, BLK 115, DL 37, LD 36, GROUP 1, EXC E 10 FT, W 7 FT & PT IN EXP PL 6173, NOW HWYS. PL VAP2160, LT 5, BLK 115, DL 37, LD 36, GROUP 1, EXP PT IN EXPL PL VAP5025 \*\*DOUBLE EXPOSURE CLS C8021234**

Amenities: \_\_\_\_\_

Site Influences: \_\_\_\_\_

Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Bsmt	Bedroom	10' x 10'			x
Main	Kitchen	14' x 13'			x			x
Main	Family Room	15' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
Bsmt	Living Room	13' x 8'			x			x
Bsmt	Kitchen	10' x 9'			x			x
Bsmt	Bedroom	10' x 9'			x			x

Finished Floor (Main):	<b>2,000</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,875</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Main	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,875 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Door Height:
Grand Total:	<b>3,875 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

**Court order sale, selling as a land value only. RM7 multifamily zoning. Both properties 4846 & 4856 must be bought together and this price is for both properties. All sizes are approximate only, please verify everything before writing an offer. A convenient location, only block away from Kingsway. Check with the City of Vancouver for potential zoning.**