



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2382454

Board: V
House/Single Family

1716 NASSAU DRIVE

Vancouver East
Fraserview VE
V5P 2B5

Residential Detached

\$1,158,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,158,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1950**
 Depth / Size: **0** Bathrooms: **2** Age: **69**
 Lot Area (sq.ft.): **4,274.27** Full Baths: **2** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,554.95**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-096-612**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: Reno. Year:
 # of Fireplaces: **0** R.I. Plumbing:
 Fireplace Fuel: R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; 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: **LOT 6, BLOCK 6, PLAN VAP8393, DISTRICT LOT FRASERVIEW, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	7'11 x 9'0	Bsmt	Recreation	10'5 x 15'0			x
Main	Living Room	12'9 x 13'3	Bsmt	Flex Room	25'9 x 13'7			x
Main	Kitchen	9'4 x 8'6			x			x
Main	Bedroom	9'2 x 11'8			x			x
Main	Bedroom	9'8 x 13'7			x			x
Above	Bedroom	10'1 x 12'10			x			x
Above	Bedroom	12'6 x 9'3			x			x
Bsmt	Laundry	5'7 x 13'2			x			x
Bsmt	Storage	9'8 x 9'2			x			x
Bsmt	Bedroom	10'5 x 10'4			x			x

Finished Floor (Main):	835	# of Rooms:	12	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	370	# of Kitchens:	1	2	Bsmt	3	No					
Finished Floor (Below):	0	# of Levels:	3	3								
Finished Floor (Basement):	712	Suite:	None	4								
Finished Floor (Total):	1,917 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	323	Beds in Basement:	1	6								
Grand Total:	2,240 sq. ft.	Beds not in Basement:	4	7								
		Basement:	Partly Finished	8								

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

FORECLOSURE! Priced liked bank owned property! Act fast to get this large 4274sf lot perched high in Fraserview. The current home is in decent shape with 5 bedrooms and 2 bathrooms. You can easily rent the home while waiting to build a new home. The location offers quick access to Victoria Dr. shopping and SW Marine Dr. The lot sides on to two alleys making it easier to load construction materials and reduces building costs. Contact your realtor ASAP to make an offer. Having trouble qualifying with the stress test? Seller open to vendor take back mortgage. Do not disturb tenant or walk on property without requesting a showing.



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Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2332557

Board: V
House/Single Family

605 E 48TH AVENUE

Vancouver East
Fraser VE
V5W 2E4

Residential Detached

\$1,398,800 (LP)

(SP)



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

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

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**

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



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Phone: 604-767-5913

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Active
R2372775
Board: V
House/Single Family

2783 E 27TH AVENUE

Vancouver East
Renfrew Heights
V5R 1N4

Residential Detached

\$1,488,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,588,000**
 Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2019**
 Depth / Size: **110** Bathrooms: **6** Age: **0**
 Lot Area (sq.ft.): **3,630.00** Full Baths: **6** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,927.86**
 Rear Yard Exp: **North** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **011-648-058**
 Tour:

View: **Yes: MOUNTAIN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

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

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

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

Legal: **LOT 23, BLOCK 3, PLAN VAP4272, PART SW1/4, DISTRICT LOT THSL, SECTION 47, NEW WESTMINSTER LAND DISTRICT, EXC N 2 FT NOW LANE**
 Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	12'3 x 15'2	Below	Bedroom	10'1 x 8'2			x
Above	Bedroom	10'1 x 10'0	Below	Other	10'10 x 11'9			x
Above	Bedroom	11'1 x 9'2	Bsmt	Bedroom	7'2 x 10'4			x
Main	Living Room	14'0 x 10'0	Bsmt	Other	7'6 x 7'9			x
Main	Dining Room	14'0 x 9'3	Bsmt	Living Room	10'11 x 7'9			x
Main	Family Room	14'2 x 15'2	Bsmt	Bedroom	7'7 x 8'3			x
Main	Kitchen	15'0 x 9'10	Bsmt	Bedroom	7'2 x 8'6			x
Below	Bedroom	11'0 x 6'9			x			x
Bsmt	Bedroom	10'10 x 8'11			x			x
Below	Other	11'0 x 15'0			x			x

Finished Floor (Main): 851	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 783	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below): 878	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 654	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,166 sq. ft.	Crawl/Bsmt. Height:	4	Main	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 4 Beds not in Basement: 5	5	Below	4	No	Grg Dr Ht:
Grand Total: 3,166 sq. ft.	Basement: Full, Partly Finished	6	Below	4	No	
		7				
		8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Team 3000 Realty Ltd.

ALERT! LOOKING FOR THE RIGHT BUYER OR BUILDER TO COMPLETE THIS NEW HOUSE. THREE LEVEL HOUSE WITH A LANEWAY HOUSE IN POPULAR RENFREW HEIGHTS. THIS IS SOLD AT ITS CURRENT STAGE. BUYER WOULD NEED TO FINISH. HURRY!



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Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2382445
Board: V
House/Single Family

3266 E PENDER STREET

Vancouver East
Renfrew VE
V5K 2C6

Residential Detached

\$1,490,000 (LP)

(SP)



Sold Date: Frontage (feet): **35.00** Original Price: **\$1,490,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2007**
 Depth / Size: **155** Bathrooms: **4** Age: **12**
 Lot Area (sq.ft.): **5,425.00** Full Baths: **4** Zoning: **RS1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,668.21**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-538-563**
 Tour:

View: **Yes: Mountain View**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 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: **LOT 23, BLOCK 68, PLAN VAP1594, DISTRICT LOT THSL, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

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

Finished Floor (Main):	1,249	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,249	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,498 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 4	5				Grg Dr Ht:
Grand Total:	2,498 sq. ft.	Basement: Full	6				
			7				
			8				

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

Sutton Group-West Coast Realty

Solid 12 year old Vancouver Special on a 35x155=5425sf extra large lot. Prime east side location close to PNE, HWY1, DT and Northshore. Measurements are approx.



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Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2384181
Board: V
House/Single Family

1024 E 20TH AVENUE

Vancouver East
Fraser VE
V5V 1N8

Residential Detached

\$1,539,000 (LP)

(SP)



Sold Date: Frontage (feet): **32.98** Original Price: **\$1,539,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1910**
 Depth / Size: **122** Bathrooms: **3** Age: **109**
 Lot Area (sq.ft.): **4,023.56** Full Baths: **3** Zoning: **RM-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,247.69**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-973-912**
 Tour:

View: **Yes: CITY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **1990**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail.**
 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: **LOT A, BLOCK 40, PLAN VAP3317, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, OF LOTS 3 & 4**

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	Kitchen	11'9 x 12'2	Below	Den	16'2 x 6'8			x
Main	Living Room	11'7 x 9'5	Bsmt	Living Room	18' x 7'11			x
Main	Dining Room	15'8 x 9'5	Bsmt	Kitchen	8'8 x 10'2			x
Main	Bedroom	10'2 x 11'3	Bsmt	Bedroom	10'2 x 10'4			x
Main	Master Bedroom	14' x 11'3	Bsmt	Bedroom	10' x 10'			x
Above	Bedroom	10'2 x 11'3			x			x
Above	Bedroom	14' x 11'3			x			x
Below	Living Room	12' x 12'2			x			x
Below	Bedroom	8'10 x 12'2			x			x
Below	Kitchen	12'2 x 12'			x			x

Finished Floor (Main): **802**
 Finished Floor (Above): **430**
 Finished Floor (Below): **708**
 Finished Floor (Basement): **775**
 Finished Floor (Total): **2,715 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,715 sq. ft.**

of Rooms: **15**
 # of Kitchens: **3**
 # of Levels: **3**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **5**
 Basement: **Fully Finished, Separate Entry**

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:
 Grg Dr Ht:

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

Welcome to this beautiful 3 suites character home near the Glen Park and Charles Dickens Catchment! Excellent opportunity for owner occupied suite and 2 other rental suites. TOP 2 FLOORS: 2 bright bedrooms, eat in kitchen and large bright living room. BELOW: 1 bedroom plus den, large windows, over height ceilings. BASEMENT: 2 bedroom suite with full kitchen, living room, full bath and separate entrance. Walking distance to Charles Dickens, great parks, cafes, shops and transit. Good size lot with RM-1 zoning for future potential development. South facing backyard with lane access. A must see to believe!!!



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2355202

Board: V
House/Single Family

1304 E 36TH AVENUE

Vancouver East
Knight
V5W 1C9

Residential Detached

\$1,999,000 (LP)
(SP)



Sold Date: Frontage (feet): **33.09** Original Price: **\$2,099,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2017**
Depth / Size: **110.53** Bathrooms: **7** Age: **2**
Lot Area (sq.ft.): **3,657.00** Full Baths: **5** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$5,241.98**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **007-100-400**
Tour: **Virtual Tour URL**

View: **Yes: INLET & NORTH SHORE MTNS**
Complex / Subdiv: **KENSINGTON**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt., Laneway House**
Construction: **Frame - Wood**
Exterior: **Other, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full** Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
Type of Roof: **Asphalt, Metal**

Total Parking: **2** Covered Parking: Parking Access: **Lane, Rear**
Parking: **Open**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **7 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 1, BLOCK 6, PLAN VAP1522, DISTRICT LOT 700, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'3	Below	Bedroom	8'10 x 9'8			x
Main	Dining Room	13'6 x 9'	Bsmt	Living Room	11'5 x 11'4			x
Main	Kitchen	10'11 x 12'5	Bsmt	Kitchen	8' x 8'1			x
Main	Master Bedroom	10'7 x 13'	Bsmt	Bedroom	9'7 x 8'8			x
Above	Bedroom	14'7 x 9'7	Bsmt	Bedroom	13'4 x 11'6			x
Above	Family Room	13'9 x 18'8			x			x
Above	Laundry	0' x 0'			x			x
Below	Recreation	10'3 x 12'5			x			x
Below	Kitchen	13'2 x 11'8			x			x
Below	Bedroom	10'3 x 9'1			x			x

Finished Floor (Main): 920	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 634	# of Kitchens: 3	1	Above	3	Yes	Barn:
Finished Floor (Below): 900	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 628	Suite: Legal Suite	3	Main	2	No	Pool:
Finished Floor (Total): 3,082 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 2 Beds not in Basement: 4	5	Below	4	Yes	Grg Dr Ht:
Grand Total: 3,082 sq. ft.	Basement: Fully Finished, Separate Entry	6	Bsmt	4	Yes	
		7	Bsmt	2	Yes	
		8				

Listing Broker(s): **Park Georgia Realty Ltd.**

This custom-designed family home features a 'Great Room' concept on the Main Floor, plus powder room, Master Bedroom & Ensuite. The open plan Upper level comes with 1 BR, a 3 piece Bath, a Family Room w/ roughed-in Kitchen, Laundry Room & the stairs to the panoramic vista from the roof deck! Wall off extra BRs or Dens as needed. A 2 BR suite occupies the Lower level. 2 BR, 1 - 1/2 Bath Laneway House (+/-628 sq. ft.) can be used for family or income. This is a beautiful view property with North Shore Mountain & Inlet views! Walk to Knight bus to Downtown or #33 bus to Canada Line (Airport) & Expo Line Stations, plus UBC. Kensington Park & Community Centre steps away. Vancouver Public Library at King Edward Village.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2381453
Board: V
House/Single Family

3282 W 33RD AVENUE

Vancouver West
MacKenzie Heights
V6N 2G9

Residential Detached

\$2,799,900 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$2,799,900
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1930
Depth / Size: 130.17	Bathrooms:	4	Age: 89
Lot Area (sq.ft.): 7,810.00	Full Baths:	3	Zoning: RS-5
Flood Plain:	Half Baths:	1	Gross Taxes: \$9,456.78
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-876-166
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
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: **Hardwood, Mixed, Tile**

Legal: **LOT 8, BLOCK 45, PLAN VAP4003, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 13'1	Above	Bedroom	11'3 x 9'8			x
Main	Dining Room	13' x 10'2	Bsmt	Recreation	18'1 x 12'5			x
Main	Kitchen	14' x 12'5	Bsmt	Bedroom	12'7 x 11'			x
Main	Family Room	15'3 x 12'9	Bsmt	Bedroom	12'7 x 10'11			x
Main	Foyer	6'10 x 6'1	Bsmt	Other	12'8 x 8'6			x
Above	Master Bedroom	14'9 x 9'1	Bsmt	Laundry	13' x 8'6			x
Above	Walk-In Closet	6'7 x 4'	Bsmt	Storage	12'7 x 4'9			x
Above	Bedroom	13' x 10'6	Bsmt	Storage	12'7 x 4'9			x
Above	Walk-In Closet	6'7 x 4'			x			x
Above	Bedroom	11'4 x 9'8			x			x

Finished Floor (Main): **1,047**
Finished Floor (Above): **953**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,059**
Finished Floor (Total): **3,059 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,059 sq. ft.**

of Rooms: **18**
of Kitchens: **1**
of Levels: **3**
Suite: **Unauthorized 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	4	Yes
3	Above	4	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **17' X 17'**
Grg Dr Ht:

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

Welcome to this lovely character home on big 7810 sf lot in this premium location Mackenzie Heights in beautiful VANCOUVER WESTSIDE! 6 bdrms & 4 nice btrms for over 3000 sf inside w/many great character and details including super spacious living & dining, updated modern gourmet kitchen w/stainless steel appliances including gas range, hardwood floor, great ensuite btrm w/skylight, 2-bdrm bright in-law or rental suite below, favorite SOUTH facing back yard for your outdoor garden living and entertainment, best square footage value in Vancouver westside! Best timing for possessing a big piece in one of most prestigious areas in lower mainland! Best opportunity getting into well known Point Grey Secondary & Kerrisdale Elementary! Easy transit, shop & dine out! PRICE WELL TO SELL for REAL!



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
 Phone: 604-767-5913

nickyhmtu@gmail.com



Active **R2365696** **2318 SW MARINE DRIVE** Residential Detached
 Board: V Vancouver West **\$4,500,000** (LP)
 House/Single Family Southlands V6P 6C2 (SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$4,690,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1994**
 Depth / Size: **156.29** Bathrooms: **6** Age: **25**
 Lot Area (sq.ft.): **14,824.70** Full Baths: **5** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$12,571.19**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-987-002**
 Tour:

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

Style of Home: **Reverse 2 Storey w/Bsmt**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Mixed**
 Outdoor Area: **Patio(s), Patio(s) & Deck(s)**
 Type of Roof: **Tile - Composite**

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

Total Parking: Covered Parking: **4** Parking Access:
 Parking: **DetachedGrge/Carport, Open**
 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, Tile**

Legal: **LOT A, BLOCK 3, PLAN VAP8647, DISTRICT LOT 316, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (EXPL PL VAP3916) OF LOTS 4 TO 6**

Amenities:
 Site Influences: **Golf Course Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23' x 15'	Bsmt	Bedroom	17'3 x 14'5			x
Main	Kitchen	14'5 x 16'	Bsmt	Recreation	23'6 x 32'			x
Main	Nook	15' x 11'	Bsmt	Gym	17' x 19'			x
Main	Dining Room	17' x 12'	Bsmt	Bedroom	16'5 x 12'5			x
Main	Den	17' x 17'			x			x
Main	Living Room	23' x 17'			x			x
Above	Bedroom	19'4 x 11'9			x			x
Above	Master Bedroom	17' x 24'6			x			x
Above	Bedroom	17' x 11'			x			x
Above	Bedroom	12' x 12'7			x			x

Finished Floor (Main):	2,362	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,050	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	2,362	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	6,774 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 4	5	Above	4	No	Grg Dr Ht:
Grand Total:	6,774 sq. ft.	Basement: Full		6	Bsmt	4	No	
				7	Bsmt	4	Yes	
				8				

Listing Broker(s): **New World Realty Ltd.**

Prime SW Marine Dr. location. Well built and maintenance luxury home. Grand and elegant living. This is the home your client looking for. Don't hesitate. Bring your client to view now. Property sold "as is. Where is"