



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2421526
Board: V
House/Single Family

3590 E PENDER STREET

Vancouver East
Renfrew VE
V5K 2E3

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,295,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1935**
Depth / Size: **155** Bathrooms: **2** Age: **85**
Lot Area (sq.ft.): **5,115.00** Full Baths: **1** Zoning: **RS1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,300.00**
Rear Yard Exp: **South** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-905-503**
Tour:

View: **:**
Complex / Subdiv: **RENFREW**

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**

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

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

Legal: **LOT 15, BLOCK 65, PLAN VAP2312, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	12' x 9'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Recreation	14' x 20'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 742	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 237	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 742	# of Levels: 3	2	Above	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,721 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 1,721 sq. ft.	Beds not in Basement: 3	7				
		8				

Listing Broker(s): **Home and Garden Realty**

Fabulous location transportation shopping nearby. Easy access to down town. Quiet tree lined street lots of parking lovely home 3 bedrooms plus suite potential and a newer custom built 2 car Garage off the lane. Fenced yard decks and large Garden area for year round enjoyment.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com

KW ELITE REALTY
KELLERWILLIAMS

Active
R2439239
Board: V
House/Single Family

2665 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,315,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1910
Depth / Size: 102	Bathrooms:	2	Age: 110
Lot Area (sq.ft.): 3,366.00	Full Baths:	1	Zoning: RM7
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,674.22
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-814-664
			Tour:

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

Style of Home: 2 Storey, Basement Entry	Total Parking: Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double	
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	
Rain Screen:	Property Disc.: No	
Renovations:	PAD Rental:	
# of Fireplaces: 1	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas, Wood	Fixtures Rmvd: No :	
Water Supply: City/Municipal	Floor Finish: Other	
Fuel/Heating: Forced Air, Natural Gas		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)		
Type of Roof: Asphalt		

Legal: **LOT 44, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**
Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 14'4			x			x
Main	Kitchen	12'11 x 11'9			x			x
Main	Bedroom	10'6 x 10'5			x			x
Main	Bedroom	10'6 x 10'5			x			x
Main	Bedroom	14'7 x 9'3			x			x
Above	Bedroom	13'5 x 11'2			x			x
Above	Bedroom	11' x 10'4			x			x
Above	Kitchen	12'11 x 11'9			x			x
Above	Living Room	17'9 x 14'4			x			x
Above	Laundry	9'10 x 9'9			x			x

Finished Floor (Main): 1,229	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 1,229	# of Levels: 2	2	Above	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Other	3				Pool:
Finished Floor (Total): 2,458 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 2,458 sq. ft.	Beds not in Basement: 5	7				
		8				

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

Court order sale, land assembly T-home designated a potential of 8 T homes if purchase of 2677 Duke. Allow time for showings.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2439266

Board: V
House/Single Family

2677 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,315,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1910
Depth / Size: 102	Bathrooms:	1	Age: 110
Lot Area (sq.ft.): 3,366.00	Full Baths:	1	Zoning: RM7
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,676.37
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-814-656
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: 2 Storey, Basement Entry	Total Parking: Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double	
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	
Rain Screen:	Property Disc.: No	
Renovations:	PAD Rental:	
# of Fireplaces: 1	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :	
Water Supply: City/Municipal	Floor Finish: Other	
Fuel/Heating: Forced Air, Natural Gas		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)		
Type of Roof: Asphalt		

Legal: **LOT 43, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10' NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'5 x 10'5			x			x
Main	Kitchen	12'11 x 11'9			x			x
Main	Dining Room	10'10 x 9'6			x			x
Main	Bedroom	10'6 x 10'5			x			x
Main	Bedroom	10'5 x 11'5			x			x
Main	Bedroom	10'5 x 10'5			x			x
Below	Laundry	9'5 x 9'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 807	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 239	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 705	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite: Other	3				Pool:
Finished Floor (Total): 1,751 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 1,751 sq. ft.	Beds not in Basement: 3	7				
		8				

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

Court order sale, land assembly T-home designated a potential of 8 T homes if purchase and sale of 2665 Duke. Property is tenant occupied. Allow time for showings.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2456324

Board: V
House/Single Family

1024 E 20TH AVENUE

Vancouver East
Fraser VE
V5V 1N8

Residential Detached

\$1,440,000 (LP)

(SP)



Sold Date:	Frontage (feet):	32.98	Original Price: \$1,440,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1910
Depth / Size:	Bathrooms:	3	Age: 110
Lot Area (sq.ft.): 4,023.56	Full Baths:	3	Zoning: RM-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,424.77
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-973-912
			Tour: Virtual Tour URL

View: **Yes: MOUNTAINS AND CITY**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **3** Covered Parking:
Parking: **Open** Parking Access: **Lane**

Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
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, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 10'3	Bsmt	Kitchen	9'3 x 9'10			x
Main	Dining Room	15'8 x 9'6	Bsmt	Living Room	10'7 x 8'7			x
Main	Living Room	11'7 x 9'5	Bsmt	Bedroom	13'6 x 8'1			x
Above	Master Bedroom	15'8 x 11'4	Bsmt	Bedroom	10'2 x 8'4			x
Above	Bedroom	10'5 x 11'4	Bsmt	Storage	18'5 x 5'			x
Below	Kitchen	12'2 x 11'5			x			x
Below	Living Room	12' x 12'2			x			x
Below	Den	16'5 x 6'7			x			x
Below	Eating Area	10'7 x 8'4			x			x
Below	Bedroom	12'2 x 8'10			x			x

Finished Floor (Main):	802	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	430	# of Kitchens: 3	1	Main	4	No	Barn:
Finished Floor (Below):	708	# of Levels: 4	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	775	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,715 sq. ft.	Crawl/Bsmt. Height: 6'6	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,715 sq. ft.		7				
			8				

Listing Broker(s): **One Percent Realty Ltd.**

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. MAIN: 1 bedroom plus den, large windows, over height ceilings. LOWER LEVEL: 2 bedroom suite with full kitchen, living room, full bath and separate entrance. Walking distance 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! COURT ORDERED SALE. SUBJECT TO COURT APPROVAL. ACCEPTED OFFER @ \$1,440,000. COURT ORDERED SALE. Court Date June 30, 2020. Offers by June 25 @ 12:00 noon. Call me for info and package.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2450328
Board: V
House/Single Family

1017 E 57TH AVENUE

Vancouver East
South Vancouver
V5X 1T4

Residential Detached

\$1,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	40.00	Original Price: \$1,498,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1995
Depth / Size: 103	Bathrooms:	4	Age: 25
Lot Area (sq.ft.): 4,137.60	Full Baths:	4	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,356.77
Rear Yard Exp: North			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-381-732
			Tour:

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

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

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:
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:

Legal: **LOT 11, BLOCK 4, PLAN VAP7683, DISTRICT LOT 658, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 2**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	14'4 x 11'	Below	Kitchen	9'8 x 9'6			x
Main	Bedroom	13' x 10'	Below	Eating Area	9' x 6'			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Living Room	21'6 x 11'			x			x
Main	Kitchen	13'4 x 11'			x			x
Main	Dining Room	12' x 10'4			x			x
Main	Family Room	13' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Bedroom	12'9 x 9'8			x			x

Finished Floor (Main):	1,032	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	920	# of Kitchens:	2	1	Above	4	Yes	Barn:
Finished Floor (Below):	528	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite		3	Main	3	No	Pool:
Finished Floor (Total):	2,480 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 6	5				Grg Dr Ht:
Grand Total:	2,480 sq. ft.	Basement: Full		6				
				7				
				8				

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

Court Order Sale. NO SHOWINGS UNTIL COURT REOPENS. A well cared home, 3 lvl 6 bdrms, basement is a legal suite w/ sep. entrance. Owners spent grossly on upgrades-new kitchen (granites/island) new appliances, new lighting fixtures & crystal chandeliers, new paint, front wall retaining stones, flooring. Exquisitely w/ finely chosen ornaments. With sprinkler, smoke/CO2 and security alarm and huge storage space in basement. Property qualified for laneway housing.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2424422

Board: V
House/Single Family

834 W 18TH AVENUE

Vancouver West
Cambie
V5Z 1W3

Residential Detached

\$2,040,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,290,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1968
Depth / Size: 122	Bathrooms:	3	Age: 52
Lot Area (sq.ft.): 4,026.00	Full Baths:	2	Zoning: RS-7
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,512.72
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 009-433-503
			Tour:

View: :
Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport; Single**
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **NRBY**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : SEE SCHEDULE A**
Fixtures Rmvd: **: SEE SCHEDULE A**
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **LOT 10, BLOCK 537, PLAN VAP1054, DISTRICT LOT 472, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Retirement Community, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Recreation	13'7 x 19'5	Above	Bedroom	11'3 x 10'10			x
Main	Bedroom	9'1 x 11'3	Above	Bedroom	11'1 x 9'6			x
Main	Bedroom	10'6 x 10'2						x
Main	Kitchen	13'6 x 10'4						x
Main	Laundry	7'10 x 12'2						x
Above	Living Room	17'2 x 14'2						x
Above	Dining Room	10'6 x 8'6						x
Above	Kitchen	10'6 x 9'11						x
Above	Eating Area	10'6 x 8'4						x
Above	Master Bedroom	11'6 x 14'5						x

Finished Floor (Main): **1,134**
Finished Floor (Above): **1,260**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,394 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,394 sq. ft.**

of Rooms: **12**
of Kitchens: **2**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

The best family neighbourhood in Vancouver. 1 block to both Douglas Park and Heather Park. Short walk to Cambie Village and the Canada Line. Classic 5 bedroom Vancouver Special with South facing back yard. Upstairs features a large living room with fireplace, dining room, kitchen w/ eating area, 3 Bedrooms + 2 bathrooms. Downstairs features an additional 2 bedrooms, recreation room w/ fireplace. Kitchen, laundry room, and 1 full bathroom. House is approximately 2,400 sq.ft. Lot: 33' x 122'. RS-7 Zoning. Carport in rear. Spacious layout. Emily Carr Elementary. Eric Hamber Secondary. *ALL OFFERS SUBJECT TO THE APPROVAL OF THE SUPREME COURT OF BRITISH COLUMBIA*



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2407573
Board: V
House/Single Family

5463 JOYCE STREET

Vancouver East
Collingwood VE
V5R 4H3

Residential Detached

\$2,600,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,600,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1983
Depth / Size: 100	Bathrooms:	2	Age: 37
Lot Area (sq.ft.): 3,300.00	Full Baths:	2	Zoning: RSIS
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,956.89
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-033-791
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Septic, Water**
Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal, Community** Metered Water:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **1B** Dist. to School Bus: **1B**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 27, BLOCK 31 & 34, PLAN VAP3941, DISTRICT LOT 37, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 12'5	Bsmt	Bedroom	12'8 x 9'4			x
Main	Dining Room	11'0 x 9'2	Bsmt	Bedroom	14'0 x 12'4			x
Main	Kitchen	11'1 x 9'4			x			x
Main	Eating Area	11'1 x 9'0			x			x
Main	Master Bedroom	13'9 x 12'10			x			x
Main	Bedroom	11'6 x 10'2			x			x
Above	Bedroom	9'7 x 8'3			x			x
Bsmt	Foyer	9'0 x 6'10			x			x
Bsmt	Kitchen	12' x 8'			x			x
Bsmt	Living Room	17'3 x 10'1			x			x

Finished Floor (Main):	1,286	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Above	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	780	Suite: Legal Suite	3				Pool:
Finished Floor (Total):	2,066 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	2,066 sq. ft.		7				
			8				

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

Excellent location on Joyce Street at Kingsway, 1 minute walking to Joyce skytrain. Walk to Safeway, London drugs, banks and many restaurants. Great school zone. 5 Bedroon Vancouver Special with a 2 bedroom suite.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2446467
Board: V
House/Single Family

1075 DOUGLAS CRESCENT

Vancouver West
Shaughnessy
V6H 1V4

Residential Detached

\$3,498,800 (LP)

(SP)



Sold Date:	Frontage (feet):	118.00	Original Price: \$3,498,800
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1910
Depth / Size: 206.50	Bathrooms:	3	Age: 110
Lot Area (sq.ft.): 15,538.00	Full Baths:	3	Zoning: FSD
Flood Plain: Exempt	Half Baths:	0	Gross Taxes: \$13,652.76
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-532-777
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity**

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: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 17, BLOCK 55, PLAN VAP4502, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

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

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 20'	Below	Bedroom	8' x 19'			x
Main	Kitchen	12' x 15'	Below	Den	10' x 11'			x
Main	Dining Room	8' x 14'	Below	Laundry	8' x 15'			x
Main	Den	8' x 15'	Below	Storage	8' x 7'			x
Above	Bedroom	9' x 13'			x			x
Above	Bedroom	15' x 16'			x			x
Above	Bedroom	8' x 12'			x			x
Above	Bedroom	10' x 14'			x			x
Above	Bedroom	10' x 14'			x			x
Below	Bedroom	10' x 17'			x			x
Finished Floor (Main):	1,850	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:	
Finished Floor (Above):	1,750	# of Kitchens: 1	1	Main	4	No		
Finished Floor (Below):	1,050	# of Levels: 3	2	Above	4	No		
Finished Floor (Basement):	0	Suite: Other	3	Below	4	No		
Finished Floor (Total):	4,650 sq. ft.	Crawl/Bsmt. Height:	4					
Unfinished Floor:	400	Beds in Basement: 0	5					
Grand Total:	5,050 sq. ft.	Basement: Part	6					
		Beds not in Basement: 7	7					
			8					

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

Great investment opportunity! Zoned for senior living, daycare, group home. One of a few big lots of over 15,538 sq ft in this prime location with a huge potential. Minutes to downtown, city's best schools, shopping, restaurants, public transportation, YVR. One of a kind & Not to be missed.