



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2471616

Board: V
House/Single Family

107 GLENMORE DRIVE

West Vancouver
Glenmore
V7S 1A9

Residential Detached

\$1,998,000 (LP)
(SP)



Sold Date:	Frontage (feet):	134.00	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1955
Depth / Size: 132	Bathrooms:	3	Age: 65
Lot Area (sq.ft.): 12,943.00	Full Baths:	3	Zoning: RS3
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,578.74
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-709-632
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **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: **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: **2** Parking Access: **Front**
Parking: **Garage; Double**
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: **Mixed**

Legal: **LOT 2, BLOCK C, PLAN VAP9088, DISTRICT LOT 603, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1, & DL 604 & 806**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Below	Laundry	10' x 6'			x
Main	Dining Room	11'9 x 10'9			x			x
Main	Kitchen	12' x 9'			x			x
Main	Nook	12' x 12'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12'6 x 10'7			x			x
Main	Den	11'6 x 9'6			x			x
Below	Bedroom	15' x 10'6			x			x
Below	Flex Room	7'6 x 7'2			x			x
Below	Media Room	19' x 10'8			x			x

Finished Floor (Main):	1,442	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,057	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Below	4	No	Pool:
Finished Floor (Total):	2,499 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,499 sq. ft.	Basement: Part	6				
		Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Argus Estates (1983) Ltd.**

Court ordered sale. Desirable Glenmore home on a 12,943 sq ft lot. Main floor features: bright oak kitchen with granite countertops & eating nook with french doors leading to private sundeck, living room has a wood burning fireplace, large master bdrm w/3 pce ensuite, 2nd bdrm, den, 4 pce bath. Downstairs: large media room w/wood F/P & patio doors to the inground swimming pool, large 1 bedroom, 4 pce bthrm, laundry & flex room. Mountain views. Peaceful setting with Glenmore Park just steps away & a short walking distance to Collingwood School.



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Active
R2433318
Board: V
House/Single Family

1055 ELVEDEN ROW

West Vancouver
British Properties
V7S 1Y7

Residential Detached

\$2,398,800 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,548,800**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1967**
Depth / Size: **0.00** Bathrooms: **5** Age: **53**
Lot Area (sq.ft.): **17,850.00** Full Baths: **5** Zoning: **RS3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,647.14**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-691-171**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **No**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
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: **Yes: Foreclosure**
Fixtures Rmvd: **Yes: Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP9302 LT 46 BLK 36 DL CE #1 LD 36. GROUP 1.**

Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'4 x 5'4	Above	Walk-In Closet	12' x 5'	Below	Recreation	20'5x 14'9
Main	Living Room	21'8 x 17'11	Above	Walk-In Closet	10'2 x 7'1	Below	Bedroom	10'8x 9'5
Main	Living Room	15'2 x 10'6	Above	Bedroom	13'8 x 10'7	Below	Utility	9'11x 6'5
Main	Dining Room	16'1 x 13'1	Above	Bedroom	12' x 10'6	Below	Kitchen	13'7x 9'2
Main	Kitchen	15'6 x 10'5	Above	Bedroom	12' x 11'8	Below	Storage	10'4x 6'3
Main	Wok Kitchen	10' x 14'11	Above	Bedroom	10'5 x 10'2	Below	Gym	20'10x 9'8
Main	Eating Area	9'10 x 9'8	Above	Walk-In Closet	4'11 x 3'11			x
Main	Family Room	18' x 15'10	Above	Other	6' x 6'			x
Main	Other	6' x 6'	Above	Other	6' x 6'			x
Above	Master Bedroom	16'10 x 15'6	Above	Other	6' x 6'			x

Finished Floor (Main): **1,741**
Finished Floor (Above): **1,474**
Finished Floor (Below): **1,230**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,445 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,445 sq. ft.**

of Rooms: **26**
of Kitchens: **3**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Fully Finished**

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

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

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

Foreclosure Property. Private location. Listed for \$2,498,000.00 This 4445 sq. ft. British Properties Home. Laser Measured & Virtual & Drone Toured. 6 Bedrooms & 5 Bathrooms and is located on a 17,850 sq. ft. lot. Golf course, shopping, recreation & skiing all nearby. Offer Collapsed June 19. Showings Available Anytime. Tks.



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Active
R2430162
Board: V
House/Single Family

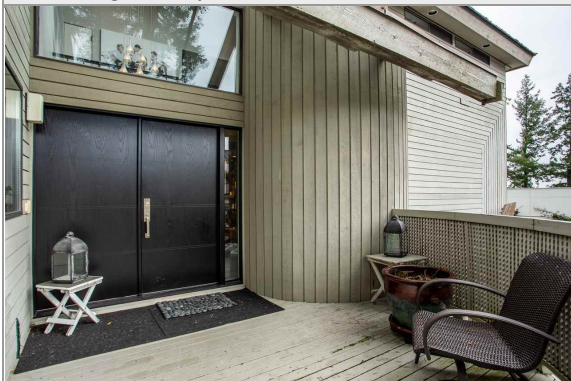
5132 ALDERFEILD PLACE

West Vancouver
Upper Caulfeild
V7W 2W7

Residential Detached

\$3,288,000 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$3,288,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1980
Depth / Size: 175	Bathrooms:	3	Age: 40
Lot Area (sq.ft.): 10,365.00	Full Baths:	3	Zoning: RS-10
Flood Plain:	Half Baths:	0	Gross Taxes: \$8,192.05
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-239-220
			Tour:

View: **Yes: SPECTACULAR CITY AND OCEAN**

Complex / Subdiv:

Services Connected: **Community**

Sewer Type:

Style of Home: **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: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Wood**

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

Metered Water:

Total Parking: Covered Parking: **2** Parking Access: **Front**
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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 32, BLOCK 4, PLAN VAP17968, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'4 x 14'11			x			x
Main	Kitchen	13' x 10'4			x			x
Main	Dining Room	17'2 x 11'2			x			x
Main	Family Room	19'1 x 13'10			x			x
Main	Foyer	14'9 x 11'11			x			x
Main	Master Bedroom	14'11 x 12'10			x			x
Main	Walk-In Closet	8'2 x 6'2			x			x
Main	Bedroom	10'11 x 10'			x			x
Main	Bedroom	12'11 x 11'6			x			x
Main	Bedroom	11'5 x 10'9			x			x

Finished Floor (Main): 1,495	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,116	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total): 2,611 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,611 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **Sutton Group Showplace Realty**

Immaculate 2 sty detached offers a dramatic entry with huge skylights and stone walls, nestled at the end of a quiet cul-de-sac. Commanding second to none with jaw dropping city and ocean views spanning from Mount Baker to the Gulf Islands. Enjoy this brilliant residence with its fantastic open floor plan that opens out to a huge south facing entertainment sundeck facing the incredible views. The pride of ownership will immediately capture the eye as this property is immaculate in every way. One of the excellent investment property not to be missed ! Or custom develop your very own dreamed home on this exclusive property. Just steps to Rockridge High School, Caulfeild Village, and recreational amenities - walking trails, parks, tennis, shopping. This gorgeous property must not be missed!



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Active
R2428783

Board: V
House/Single Family

1380 CAMMERAY ROAD

West Vancouver
Chartwell
V7S 2N3

Residential Detached

\$3,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	81.00	Original Price: \$3,898,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1982
Depth / Size:	Bathrooms:	5	Age: 38
Lot Area (sq.ft.): 12,066.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$15,078.13
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-163-021
			Tour:

View: **Yes: City View**

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: **Brick, Metal**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

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

Metered Water:

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Close**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 20, PLAN VAP17167, DISTRICT LOT 1103, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'11 x 9'6	Above	Bedroom	13'3 x 13'2			x
Main	Living Room	22'3 x 15'3	Above	Bedroom	13'4 x 11'1			x
Main	Dining Room	15'11 x 11'1	Above	Bedroom	12'9 x 11'11			x
Main	Kitchen	19'6 x 14'1	Below	Games Room	15'11 x 14'11			x
Main	Family Room	17'7 x 15'10	Below	Bar Room	14'5 x 5'11			x
Main	Laundry	9'7 x 9'1	Below	Sauna	7'3 x 6'9			x
Above	Master Bedroom	18'11 x 18'9	Below	Recreation	29'2 x 13'8			x
Above	Walk-In Closet	8'4 x 4'11	Below	Utility	7'9 x 6'0			x
Above	Walk-In Closet	6'11 x 6'2	Below	Bedroom	14'2 x 13'1			x
Above	Bedroom	11'10 x 10'9			x			x

Finished Floor (Main):	1,426	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,665	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,476	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	No	Pool:
Finished Floor (Total):	4,567 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0	5	Below	3	No	Grg Dr Ht:
		Beds not in Basement: 6	6				
Unfinished Floor:	0	Basement: Full, Fully Finished	7				
Grand Total:	4,567 sq. ft.		8				

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

STUNNING tudor home almost fully renovated on a private cul-de-sac in a GREAT NEIGHBOURHOOD. The renovation is very well done and it's a WONDERFUL 6 bedroom WITH A PERFECTLY level BACKYARD offering lots of sunshine with a south facing backyard. If you are looking for a great house, solid VIEW in a great area you need to have a look at 1380 Cammeray Road.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2436087

Board: V
House/Single Family

1482 CHIPPENDALE ROAD

West Vancouver
Canterbury WV
V7S 3G6

Residential Detached

\$4,098,000 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$4,180,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1997
Depth / Size:	Bathrooms:	6	Age: 23
Lot Area (sq.ft.): 12,238.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	2	Gross Taxes: \$24,336.19
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 017-731-593
			Tour:

View: **Yes: Ocean & 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, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

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

Metered Water:

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

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: **LOT 20, PLAN LMP3868, DISTRICT LOT 1103, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 12'	Main	Bedroom	14' x 11'			x
Main	Eating Area	12' x 10'	Main	Bedroom	14' x 12'			x
Main	Family Room	17' x 13'	Below	Bedroom	14' x 13'			x
Main	Dining Room	16' x 16'	Below	Bedroom	14' x 11'			x
Main	Living Room	19' x 18'	Below	Recreation	23' x 20'			x
Main	Den	12' x 12'	Below	Storage	15' x 7'			x
Main	Master Bedroom	19' x 15'			x			x
Main	Walk-In Closet	10' x 7'			x			x
Main	Den	17' x 11'			x			x
Main	Flex Room	11' x 9'			x			x

Finished Floor (Main):	2,122	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,724	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,122	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	7	Yes	Pool:
Finished Floor (Total):	5,968 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5	Above	3	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6	Below	5	Yes	
Grand Total:	5,968 sq. ft.		7				
			8				

Listing Broker(s): **Engel & Volkers Vancouver**

Ideally situated in the prestigious area of Canterbury, this perfect ~6,000 sq/ft family home boasts panoramic ocean, downtown Vancouver and Stanley park views. Large living and dining areas connect to the massive chef's kitchen, eating area and family room with expanded outdoor living due to huge patios. Relax in your incredibly large master bedroom with attached den, master en-suite and absolutely stunning southern views. Two more large bedrooms up, both with en-suites. Downstairs includes two sizeable bedrooms and gigantic recreation room that walks out into the flat, grassy backyard. Other features include: A/C, 3 car garage & tons of storage. Minutes to recreation, shopping, parks, trails, top public and private schools.