



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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS

**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
<b>Main</b>	<b>Living Room</b>	<b>16' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 9'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Recreation</b>	<b>14' x 20'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): **742**  
Finished Floor (Above): **237**  
Finished Floor (Below): **742**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,721 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,721 sq. ft.**

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

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

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

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 new custom built 2 car Garage off the lane. Fenced yard decks and large Garden area for year round enjoyment. Call now to view.**



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

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**

Fireplace Fuel: **Natural Gas, Wood**

Water Supply: **City/Municipal**

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

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces: **0**

Metered Water:

Total Parking:

Parking: **Garage; Double**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Other**

Parking Access: **Front**

Dist. to School Bus:

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**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **1,229**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,458 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **2,458 sq. ft.**

# of Rooms: **10**

# of Kitchens: **2**

# of Levels: **2**

Suite: **Other**

Crawl/Bsmt. Height:

Beds in Basement: **0**

Basement: **Full**

Beds not in Basement: **5**

Bath

1

2

3

4

5

6

7

8

Floor

**Main**

**Above**

# of Pieces

**3**

**2**

Ensuite?

**No**

**No**

Outbuildings

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

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. Property is tenant occupied. Allow time for showings.**



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

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**  
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, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: Parking Access: **Front**  
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: **Other**

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):	<b>807</b>	# of Rooms:	<b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>239</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>705</b>	# of Levels:	<b>3</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3				Pool:
Finished Floor (Total):	<b>1,751 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement:	<b>Full</b>	6				
Grand Total:	<b>1,751 sq. ft.</b>			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.**



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**KW ELITE REALTY**  
KELLERWILLIAMS

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

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):	<b>802</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>430</b>	# of Kitchens: <b>3</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>708</b>	# of Levels: <b>4</b>	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>775</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,715 sq. ft.</b>	Crawl/Bsmt. Height: <b>6'6</b>	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>2,715 sq. ft.</b>		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 DATE NOT YET SET. Contact your realtor to ask about the foreclosure process. 3D 24/7 Open House @ <https://bit.ly/36s8xDW>**





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**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):	<b>40.00</b>	Original Price: <b>\$1,498,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1995</b>
Depth / Size: <b>103</b>	Bathrooms:	<b>4</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>4,137.60</b>	Full Baths:	<b>4</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,356.77</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-381-732</b>
			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
<b>Above</b>	<b>Master Bedroom</b>	<b>14'4 x 11'</b>	<b>Below</b>	<b>Kitchen</b>	<b>9'8 x 9'6</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>13' x 10'</b>	<b>Below</b>	<b>Eating Area</b>	<b>9' x 6'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>21'6 x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>13'4 x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>12' x 10'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>13' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>12'9 x 9'8</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,032</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>920</b>	# of Kitchens:	<b>2</b>	1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>528</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>		3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,480 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5				Grg Dr Ht:
Grand Total:	<b>2,480 sq. ft.</b>	Basement: <b>Full</b>		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:  
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**Active**  
**R2424422**

Board: V  
House/Single Family

**834 W 18TH AVENUE**

Vancouver West  
Cambie  
V5Z 1W3

Residential Detached

**\$2,090,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$2,290,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1968</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>3</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-7</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,512.72</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>009-433-503</b>
			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):	<b>1,134</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,260</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>2</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,394 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				Grg Dr Ht:
Grand Total:	<b>2,394 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

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**  
**R2446667**

Board: V  
House/Single Family

**1903 W 37TH AVENUE**

Vancouver West  
Quilchena  
V6M 1N5

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>39.90</b>	Original Price: <b>\$2,498,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1941</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>3</b>	Age: <b>79</b>
Lot Area (sq.ft.): <b>4,788.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-5</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$9,240.12</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-278-584</b>
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Community, Electricity, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Brick, Stucco**

Foundation: **Concrete Slab**

Rain Screen:

Renovations:

# of Fireplaces: **2**

Fireplace Fuel: **Other**

Water Supply: **City/Municipal, Community**

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

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

Type of Roof: **Wood**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

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

Dist. to Public Transit: **1** Dist. to School Bus: **2**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **Yes: appliances could be removed by**

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **BLOCK 21, PLAN VAP2975, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, LOT 15 & E 10 FT OF 16 OF LOT 6**

Amenities: **In Suite Laundry, Pool; Outdoor**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 12'10	Bsmt	Kitchen	6'5 x 6'1			x
Main	Dining Room	11'7 x 10'10	Bsmt	Laundry	16'11 x 6'6			x
Main	Kitchen	13'3 x 10'7	Bsmt	Flex Room	12'11 x 10'6			x
Main	Bedroom	13'2 x 11'7			x			x
Above	Master Bedroom	21' x 10'3			x			x
Above	Bedroom	12'12 x 9'			x			x
Above	Bedroom	10'9 x 9'9			x			x
Above	Bedroom	14'7 x 11'2			x			x
Bsmt	Recreation	30' x 15'			x			x
Bsmt	Den	30'1 x 18'8			x			x

Finished Floor (Main): **996**

Finished Floor (Above): **890**

Finished Floor (Below): **0**

Finished Floor (Basement): **1,035**

Finished Floor (Total): **2,921 sq. ft.**

Unfinished Floor: **0**

Grand Total: **2,921 sq. ft.**

# of Rooms: **13**

# of Kitchens: **2**

# of Levels: **3**

Suite: **None**

Crawl/Bsmt. Height:

Beds in Basement: **0**

Basement: **Full**

Beds not in Basement: **5**

Bath

1

2

3

4

5

6

7

8

Floor

**Main**

**Above**

**Bsmt**

# of Pieces

**4**

**4**

**4**

Ensuite?

**No**

**No**

**No**

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Dr Ht:

Listing Broker(s): **TRG The Residential Group Downtown Realty**

**Solid Corner Lot Home with Mountain Views in a sought after northern perimeter of Shaughnessy in Quilchena - one of the best West Side neighbourhoods Vancouver has to offer. This 3 level 5 bedroom and 3 full bathrooms home features Hardwood flooring throughout, vaulted ceilings, wrap around balcony and a detached Double car garage in a backlane. Enjoy mature trees outside your home, a private backyard with SWIMMING POOL and quiet street making it perfect for raising a family and children play safely. Prestigious Quilchena Elementary & Point Grey secondary schools within property School catchment for your peace of mind. Conveniently located close to Quilchena, Point Grey and Kerrisdale parks and within steps from Arbutus Greenway, connecting people parks and places.**



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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS

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

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):	<b>1,286</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>780</b>	Suite: <b>Legal Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,066 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total:	<b>2,066 sq. ft.</b>		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):	<b>118.00</b>	Original Price: <b>\$3,498,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1910</b>
Depth / Size: <b>206.50</b>	Bathrooms:	<b>3</b>	Age: <b>110</b>
Lot Area (sq.ft.): <b>15,538.00</b>	Full Baths:	<b>3</b>	Zoning: <b>FSD</b>
Flood Plain: <b>Exempt</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$13,652.76</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-532-777</b>
			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):	<b>1,850</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,750</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,050</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,650 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>400</b>	Basement: <b>Part</b>	6				
Grand Total:	<b>5,050 sq. ft.</b>	Beds not in Basement: <b>7</b>	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.**



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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2424262**

Board: V  
House/Single Family

**1836 WESBROOK CRESCENT**

Vancouver West  
University VW  
V6T 1W2

Residential Detached

**\$3,899,999** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size: **200**  
Lot Area (sq.ft.): **16,000.00**  
Flood Plain:  
Rear Yard Exp:  
Council Apprv?:  
If new, GST/HST inc?:

Frontage (feet): **80.00**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$4,499,000**  
Approx. Year Built: **1952**  
Age: **68**  
Zoning: **RES**  
Gross Taxes: **\$18,645.64**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **005-723-221**  
Tour: **Virtual Tour URL**

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Other**  
Dist. to Public Transit: **close** Dist. to School Bus: **close**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT 4, BLOCK 84, PLAN VAP5449, DISTRICT LOT 140, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'1 x 16'5			x			x
Main	Dining Room	16'3 x 12'1			x			x
Main	Kitchen	16' x 9'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Bedroom	16' x 11'			x			x
Bsmt	Bedroom	7' x 4'			x			x
Bsmt	Bedroom	16' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,877</b>	# of Rooms:	<b>7</b>	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		3	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,434</b>	Suite:			4				Pool:
Finished Floor (Total):	<b>3,311 sq. ft.</b>	Crawl/Bsmt. Height:			5				Garage Sz:
		Beds in Basement: <b>2</b>	Beds not in Basement: <b>2</b>		6				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Separate Entry, Unfinished</b>			7				
Grand Total:	<b>3,311 sq. ft.</b>				8				

Listing Broker(s): **RE/MAX Little Oak Realty (Surrey)**

**BEST PRICED PROPERTY IN ALL OF UNIVERSITY ENDOWMENT LANDS (UEL), PRICED WAY BELOW ASSESSMENT.** One of Vancouver most prestigious and exclusive neighbourhoods. ATTENTION BUILDERS, DEVELOPERS & INVESTORS; RARELY AVAILABLE 80 X 200 PRIME FLAT LOT. BUILDERS DREAM -no City of Van by-laws. much quicker for building permits and could potentially build over 7,000 sf mansion. This 1950s 4 bd rm home is in original condition. Home located on a no through street (very quiet) located close to all amenities including village shops, UBC, beaches, golf course, all levels of award winning schools including University Hill Elementary & University Hill Secondary & walking distance to transit and Pacific Spirit Park while you enjoy ocean air. Best Choice to renovate & use, investment & hold or development.