



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** Reno. Year:  
 # of Fireplaces: **1** R.I. Plumbing:  
 Fireplace Fuel: **Wood** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

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):	<b>742</b>	# of Rooms:	<b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>237</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>742</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>1,721 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>1,721 sq. ft.</b>	Basement:	<b>Full</b>	6				
				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 new custom built 2 car Garage off the lane. Fenced yard decks and large Garden area for year round enjoyment. Call now to view.**



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**Active**  
**R2439266**  
 Board: V  
 House/Single Family

**2677 DUKE STREET**

Vancouver East  
 Collingwood VE  
 V5R 4S8

Residential Detached

**\$1,475,000** (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: 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**  
 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**

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **Garage; Double**  
 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: **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	1	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>239</b>	# of Kitchens:	<b>1</b>		2							Barn:
Finished Floor (Below):	<b>705</b>	# of Levels:	<b>3</b>		3							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>		4							Pool:
Finished Floor (Total):	<b>1,751 sq. ft.</b>	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Bed	6							Grg Dr Ht:
Grand Total:	<b>1,751 sq. ft.</b>	Basement:	<b>Full</b>	Bed	7							
				Bed	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:  
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**Active**  
**R2439239**  
Board: V  
House/Single Family

**2665 DUKE STREET**

Vancouver East  
Collingwood VE  
V5R 4S8

Residential Detached

**\$1,475,000** (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**  
 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**

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

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): <b>1,229</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	Main	3	No	Barn:
Finished Floor (Below): <b>1,229</b>	# of Levels: <b>2</b>	2	Above	2	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Other</b>	3				Pool:
Finished Floor (Total): <b>2,458 sq. ft.</b>	Crawl/Bsmt. Height: _____	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>2,458 sq. ft.</b>	Basement: <b>Full</b>	6				
	Bed not in Basement: <b>5</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 of 2677 Duke. Property is tenant occupied. Allow time for showings.**



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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): **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: **RES**  
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**

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. 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. Fenced yard great for BBQs and family gatherings. Property qualified for laneway housing. This home won't let you down.**



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: **Carpport; 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:  
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**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		# 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:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>2</b>	5						Grg Dr Ht:
Grand Total:	<b>2,066 sq. ft.</b>	Basement:	<b>Full, Fully Finished</b>	6						
				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:  
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**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: Council Apprv?: 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**

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	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,050</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,650 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>400</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>5,050 sq. ft.</b>	Basement: <b>Part</b>	6				
		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.**



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**Active**  
**R2452142**  
Board: V  
House/Single Family

**3004 W KING EDWARD AVENUE**

Vancouver West  
MacKenzie Heights  
V6L 1V3

Residential Detached

**\$3,788,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$3,788,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>2018</b>
Depth / Size: <b>130.25</b>	Bathrooms:	<b>7</b>	Age: <b>2</b>
Lot Area (sq.ft.): <b>7,815.00</b>	Full Baths:	<b>7</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$14,745.76</b>
Rear Yard Exp: <b>South</b>	Council Apprv?:		For Tax Year: <b>2019</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>011-491-957</b>
			Tour:

View: **Yes: partial ocean, city & mountain**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type:

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

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

Metered Water:

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

Legal: **LOT 1, BLOCK B, PLAN VAP7130, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 15'0	Above	Bedroom	12'9 x 10'0			x
Main	Dining Room	16'0 x 10'0	Bsmt	Recreation	20'5 x 13'0			x
Main	Kitchen	19'0 x 9'4	Bsmt	Flex Room	17'10 x 12'6			x
Main	Family Room	14'0 x 12'9	Bsmt	Kitchen	14'9 x 11'6			x
Main	Bedroom	11'0 x 11'0	Bsmt	Eating Area	14'9 x 6'5			x
Main	Den	12'8 x 7'10	Bsmt	Bedroom	9'8 x 9'5			x
Above	Master Bedroom	16'3 x 10'8	Bsmt	Bedroom	10'6 x 9'7			x
Above	Bedroom	13'3 x 9'10						x
Above	Bedroom	10'0 x 9'9						x
Above	Bedroom	10'6 x 10'0						x

Finished Floor (Main): **1,580**  
Finished Floor (Above): **1,377**  
Finished Floor (Below): **1,590**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **4,547 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **4,547 sq. ft.**

# of Rooms: **17**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **2**  
Basement: **Full**

Beds not in Basement: **6**

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

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

Listing Broker(s): **RE/MAX Westcoast**

**Foreclosure Sale! Popular MacKenzie Heights. 85% completed new home in 2018. 60' x 130.25' (7,815sq') corner lot at Carnarvon on high side of street with Mountain, Ocean & City views. Immediate neighbor (6-yr old) sold in March. South backyard. 4,547sq' 7 baths, 8 bedrooms. Great room, family area, open kitchen, guest room & den on main. Basement has self-contained 2-bedroom suite + 12' x 18' flex room (home theatre?) + recreation area. All offers must include Schedule A. property to be sold in "as-is" condition. Rare chance to own this Westside home & add your own flair at a bargain price!**



Presented by:  
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**Active**  
**R2424393**

Board: V  
House/Single Family

**1695 SW MARINE DRIVE**

Vancouver West  
S.W. Marine  
V6P 6A8

Residential Detached

**\$3,799,999** (LP)

(SP)



Sold Date: Frontage (feet): **57.00** Original Price: **\$4,699,999**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**  
 Depth / Size: **120** Bathrooms: **7** Age: **1**  
 Lot Area (sq.ft.): **6,840.00** Full Baths: **6** Zoning: **RS-1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$10,311.70**  
 Rear Yard Exp: **North** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **004-355-725**  
 Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
 Type of Roof: **Other**

Total Parking: **4** Covered Parking: **3** Parking Access: **Lane**  
 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: :  
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 37 DISTRICT LOTS 317 AND 325 PLAN 8241**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 5'10	Below	Wine Room	6'2 x 5'			x
Main	Living Room	14'2 x 13'10	Below	Bedroom	15'2 x 11'2			x
Main	Dining Room	14'2 x 9'	Below	Bedroom	14'2 x 10'			x
Main	Family Room	23'4 x 14'	Above	Master Bedroom	15'3 x 14'			x
Main	Kitchen	14'2 x 13'10	Above	Bedroom	11' x 9'10			x
Main	Office	14'2 x 9'	Above	Bedroom	11' x 9'			x
Main	Wok Kitchen	8'8 x 6'	Above	Bedroom	10' x 9'			x
Main	Mud Room	6' x 5'						x
Below	Recreation	26'10 x 16'8						x
Below	Media Room	17' x 14'						x

Finished Floor (Main):	<b>1,551</b>	# of Rooms:	<b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,209</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,710</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,470 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5	<b>Below</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Grand Total:	<b>4,470 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>		6	<b>Above</b>	<b>4</b>	<b>Yes</b>	
				7	<b>Above</b>	<b>8</b>	<b>Yes</b>	
				8				

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

**Luxury awaits! You will be impressed with the attention to detail and quality from the moment you step inside this custom 6 bed, 7 bath Italian built home. The main floor boasts coffered ceilings, spacious living areas, office, chef's kitchen plus a wok kitchen. The Eclipse bi-folding doors to the patio create a seamless transition from indoor to outdoor living space. Extensive use of marble, granite, custom millwork, hand painted wall & ceiling details. Perfect for families with 4 ensuited bedrooms up including a luxurious master suite. The lower level features dramatic 10ft ceilings and is perfect for entertaining with theatre room, bar & wine room. Situated on a 6,840 SqFt corner lot, fully fenced & private back yard. Conveniently located close to shopping and 10 minutes to the airport.**



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**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:	Frontage (feet):	<b>80.00</b>	Original Price: <b>\$4,499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1952</b>
Depth / Size: <b>200</b>	Bathrooms:	<b>2</b>	Age: <b>68</b>
Lot Area (sq.ft.): <b>16,000.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$18,645.64</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>005-723-221</b>
			Tour: <b>Virtual Tour URL</b>

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