



R2289829

Sold

Apartment/Condo
Residential Attached

1011 1889 ALBERNI STREET

Vancouver West
West End VW
Lord Stanley

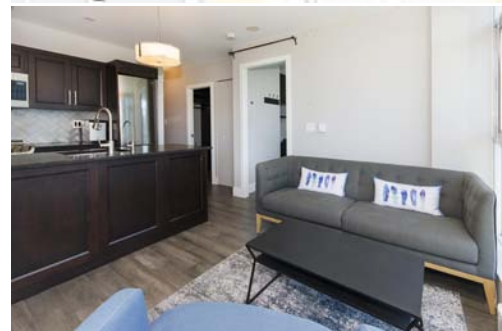
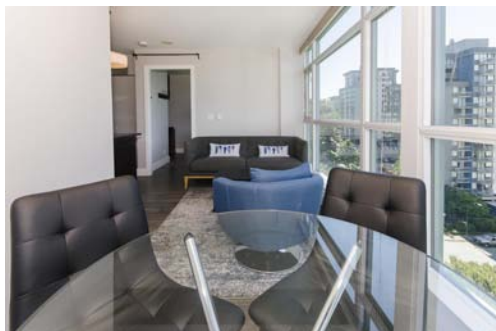
\$659,800 (LP)

\$654,000 (SP)

\$1,308.00 L\$/SF

\$1,308.00 S\$/SF

Sold Date: 7/17/2018



Total Bedrooms 1
Total Baths 1
FIAR Tot Fin 500
BB Northwest
Outdoor Area NONE
View Yes
View - Specify Water, Mountains & Marina

Approx. Year Built 1998
Tot Units in Strata Plan Self
Mgmt. Co Name 604-688-9299
Mgmt. Co Phone#
Parking Places - Total 1
Parking Places - Covered 1
Bylaw Restrictions Pets Allowed,

Days On Market 1
Occupancy Owner
Gross Taxes \$1,364.32
Strata Maint Fee \$344.72
Locker No
Maint Fee Includes Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Other,

Location, location, location! Rarely available VIEW suite at the Lord Stanley. Floor to ceiling windows frame spectacular water views to Stanley Park, Lost Lagoon, Vancouver Harbour and mountains from Cypress to Grouse. Open design and completely renovated in 2017. Hardwood floors throughout. Kitchen: S/S kitchen appliances, custom cabinetry and granite counters. Bedroom: Built-in desk and custom walk-in closet. Living/Dining overlook Van Row Club and has designer window shades and light fixtures. Bathroom: Marble shower tiles and heated floors. In suite laundry. Secure underground Parking. Pets and Rentals allowed. Building amenities include Meeting Room, Exercise Centre, Sauna & 24-hour concierge. Easy to show by appointment.

RE/MAX Crest Realty

03/07/2021 01:34 PM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



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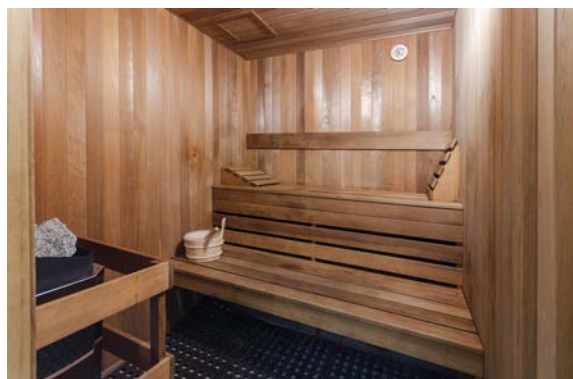
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Lord Stanley
\$659,800 (LP)

\$654,000 (SP)

\$1,308.00 L\$/SF

 Sold Date: 7/17/2018 **\$1,308.00** S\$/SF


Sold Date:	7/17/2018	Frontage (feet):	Approx. Year Built: 1998
Meas. Type:	Feet	Frontage (metres):	Age: 20
Depth / Size (ft.):		Bedrooms: 1	Zoning: RM-6
Lot Area (sq.ft.):	0.00	Bathrooms: 1	Gross Taxes: \$1,364.32
Flood Plain:		Full Baths: 1	For Tax Year: 2017
Approval Req?:		Half Baths: 0	Tax Inc. Utilities?: No
Exposure:	Northwest	Maint. Fee: \$344.72	P.I.D.: 024-179-183
If new, GST/HST inc?:			
Mgmt. Co's Name:	Self		
Mgmt. Co's Phone:	604-688-9299		
View:	Yes: Water, Mountains & Marina		
Complex / Subdiv:	Lord Stanley		
Services Connected: Electricity, Sanitary Sewer, Water			

Style of Home:	Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction:	Concrete	Parking: Garage Underbuilding		
Exterior:	Concrete, Glass, Mixed	Locker: N		
Foundation:	Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Rain Screen:		Units in Development: 112	Total Units in Strata:	
Renovations:	Completely	Title to Land: Freehold Strata		
Water Supply:	City/Municipal	Seller's Interest: Registered Owner		
Fireplace Fuel:		Property Disc.: Yes		
Fuel/Heating:	Baseboard, Electric	Fixtures Leased: No		
Outdoor Area:	None	Fixtures Rmvd: No		
Type of Roof:	Other	Floor Finish: Hardwood, Tile		

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility, Sewer**
 Legal: **PL LMS3275 LT 79 DL 185 LD 36. UNDIV 45/5034 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'0 x 8'0			x			x
Main	Kitchen	10'11 x 7'7			x			x
Main	Dining Room	6'11 x 6'0			x			x
Main	Bedroom	12'3 x 8'11			x			x
Main	Walk-In Closet	7'5 x 5'0			x			x
Main	Foyer	5'3 x 3'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	500	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Below):	0	Restricted Age:			2				
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y	3				
Finished Floor (Total):	500 sq. ft.	# or % of Rentals Allowed:			4				
		Bylaw Restrict: Pets Allowed, Rentals Allowed			5				
Unfinished Floor:	0				6				
Grand Total:	500 sq. ft.	Basement: None			7				
					8				

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

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LES TWAROG
VANCOUVER WESTSIDE & DOWNTOWN SPECIALIST



604.671.7000



LES@6717000.COM



1011-1889 ALBERNI ST Vancouver BC V6G 3G7

PID	024-179-183			Legal Description		STRATA LOT 79, PLAN LMS3275, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE	
Zoning	RM-6, Multiple Dwelling			Community Plans(s)		NCP: West End - West of Denman , LAP: West End - West of Denman , not in ALR	
Registered Owner	-						
Floor Area	486 Ft²	Max Elevation	9.54 m	Year Built	1998	Transit Score	76 / Excellent Transit
Lot Size	-	Min Elevation	6.81 m	Bedrooms	1	WalkScore	90 / Walker's Paradise
Dimensions	-	Annual Taxes	\$1,872.44	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2289829	Sold 17/07/2018	1	\$659,800 / \$654,000	RE/MAX Crest Realty
R2261179	Expired 30/06/2018	68	\$699,000 / -	Magsen Realty Inc.

APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$630,000	-3.67 %
Sales History	21/08/2018	\$654,000	227.00 %
	30/10/2003	\$200,000	-6.45 %
	02/07/1998	\$213,800	

ASSESSMENT

	2020	2021	% Change
Building	\$263,000	\$263,000	
Land	\$377,000	\$367,000	-2.65 %
Total	\$640,000	\$630,000	-1.56 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Lord Roberts	King George
2017-18 F.I. Rating	4.9	5.7
2017-18 F.I. Rank	709/955	150/251
Special Notes	IB Program (MYP)	IB Program (MYP); City School; King George Technology Immersion 8 - 9

DEVELOPMENT APPLICATIONS

No records found for this parcel

Detailed Tax Report

Property Information			
Prop Address	1889 ALBERNI ST UNIT# 1011	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	WEST END
Area	VANCOUVER WEST	SubAreaCode	VVWWE
PropertyID	024-179-183	BoardCode	V
PostalCode	V6G 3G7		

Property Tax Information			
TaxRoll Number	027601109050079	Gross Taxes	\$1,872.44
Tax Year	2020	Tax Amount Updated	06/16/2020
More PIDS			
024-179-183			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
LMS3275	79		185	36				
Legal FullDescription								

STRATA LOT 79, PLAN LMS3275, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1998		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	RM-6 MULTIPLE FAMILY DWELLING
WaterConn			
BCADData Update	01/06/2021		

Supplementary Property Info			
BedRooms	1	Foundation	
Full Bath	1	Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$367,000.00	\$263,000.00	\$630,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$367,000.00	\$263,000.00	\$0.00	\$0.00	\$630,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$367,000.00	\$263,000.00	\$0.00	\$0.00	\$630,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
8/21/2018	\$654,000.00	CA7011846	IMPROVED SINGLE PROPERTY TRANSACTION
10/30/2003	\$200,000.00	BV452827	IMPROVED SINGLE PROPERTY TRANSACTION
7/2/1998	\$213,800.00	BM188648	IMPROVED SINGLE PROPERTY TRANSACTION

6/10/1998	\$0.00	BM164392	REJECT - NOT SUITABLE FOR SALES ANALYSIS
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Subject Property: 1011-1889 ALBERNI ST
Assessment Data
BC Assessment Data

Year:	2021	%Chg	2020	%Chg	2019	%Chg	2018
Land:	\$367,000	-0.03	\$377,000	-0.03	\$389,000	-0.03	\$403,000
Improv.:	\$263,000	0	\$263,000	-0.03	\$270,000	0.39	\$194,000
Total:	\$630,000	-0.02	\$640,000	-0.03	\$659,000	0.1	\$597,000
Land/Total:	0.58		0.59		0.59		0.68

Home Estimated Value Range: \$616,200 - \$666,760

Property Data
Lot Data

Legal:	Narrative: Strata Lot 79, Plan LMS3275, District Lot 185, New Westminster Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE		
Property Type:	STRATA-LOT RESIDENCE (CONDOMINIUM)	PID:	024-179-183
Taxation Type:	Residential	Lot Size:	N/A
ALR:	No	Lot Dimension:	N/A X N/A feet
Co-op:	No	Lot Characteristics:	N/A

Improvement Data

Year Built:	1998	Stories:	N/A
Effective Year:	1998	Fireplace:	1
Foundation:	N/A	Manual Class:	STRATA APARTMENT - HI-RISE

Interior Improvements

Living Area	Bedrooms:	1
Main Floor:	486 Bathroom(s):	1
Basement:	0 4 Pc:	1
Unfinished Basement:	0 3 Pc:	0
Total Area:	486 2 Pc:	0

Exterior Improvements:

Uncovered Deck Area:	Single Garage:	
Covered Deck Area:	0 Multiple Garage:	0
Other Buildings:	No Carport:	0
	Pool:	No

Sales History

Date:	Amount:	Title Certificate:	Sale Type:
Aug-21-2018	\$654,000	CA7011846	IMPROVED SINGLE PROPERTY CASH TRANSACTION
Oct-30-2003	\$200,000	BV452827	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Jul-2-1998 \$213,800 BM188648
Jun-10-1998 \$00 BM164392

IMPROVED SINGLE PROPERTY CASH TRANSACTION
REJECT - NOT SUITABLE FOR SALES ANALYSIS

Permit History (Since 1993)

Date:	Number:	Demolition Permit:
N/A	None Available	N/A

BC Assessment Data

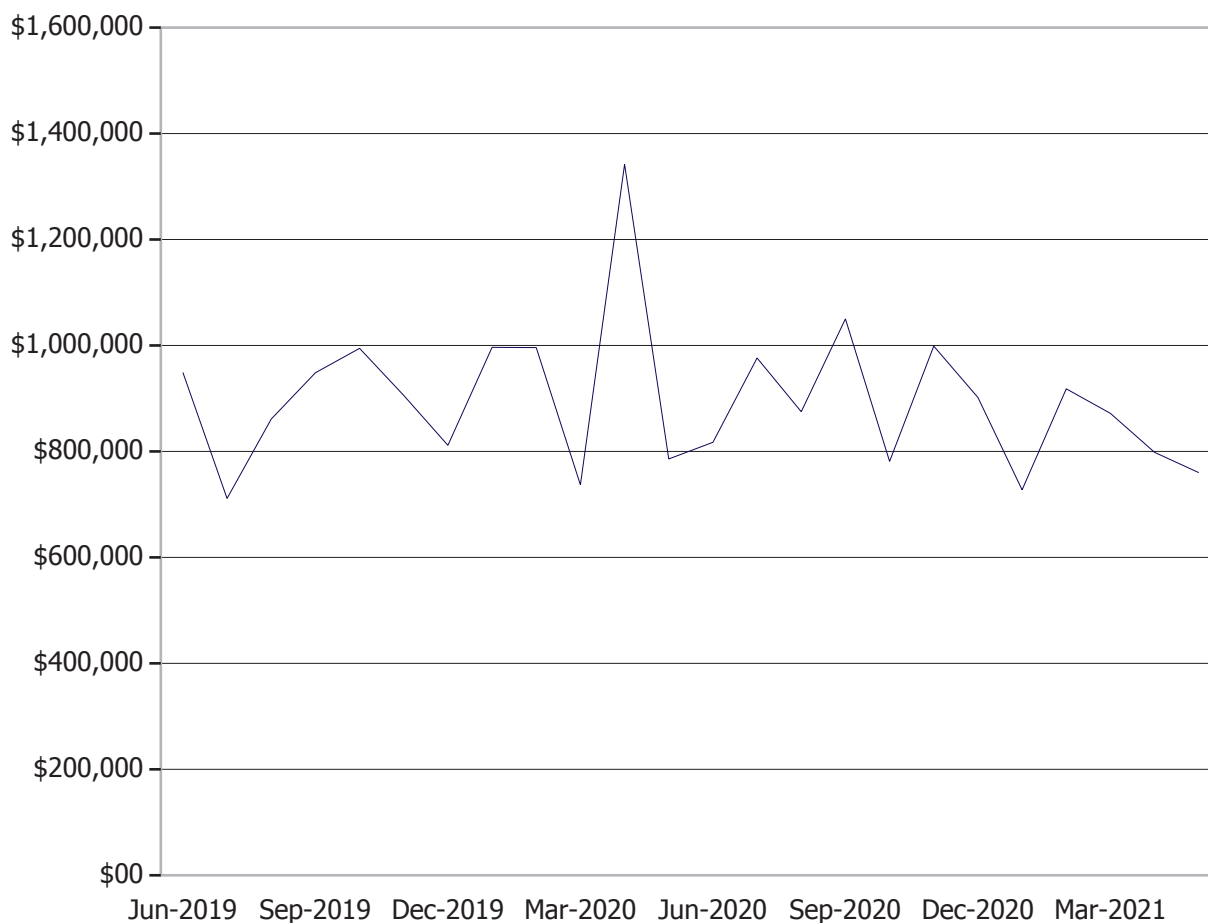
Assessment Area:	Vancouver	Neighbourhood:	WEST END
Jurisdiction:	Vancouver, City of	Roll Number:	000027601109050079

Neighbourhood

WEST END

Total number of properties:	7231	Sales in the last 6 months:	181
Average assessed value:	\$911,936	Average sale price (last 6 months):	\$843,992
Average building age:	26 - 39 Years	Average effective building age:	24 - 37 Years

Neighbourhood Graph Avg. Price for WEST END



Recent Sales

Vancouver, City of

WEST END

Most Recent Sales

Address	Sale date	Price	Sale Type
1501 - 1003 BURNABY ST	05-May-2021	\$620,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
902 - 1108 NICOLA ST	03-May-2021	\$750,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
408 - 1147 NELSON ST	03-May-2021	\$905,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
501 - 1005 BEACH AVE	03-May-2021	\$765,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
304 - 1406 HARWOOD ST	30-Apr-2021	\$1,300,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1804 - 1010 BURNABY ST	30-Apr-2021	\$1,050,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2507 - 1723 ALBERNI ST	30-Apr-2021	\$1,100,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
906 - 1060 ALBERNI ST	30-Apr-2021	\$570,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
503 - 789 JERVIS ST	30-Apr-2021	\$965,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
413 - 1270 ROBSON ST	30-Apr-2021	\$462,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Comparable Sales

*Displays up to 10 Comparable Sales in Jurisdiction

Comparable 1

Address:	1404-1001 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$650,000	Assess Land:	\$433,000
Sale Date:	01-Apr-2021	Assess Improv:	\$187,000
Assess Total:	\$620,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2004
No. Bathrooms:	1	Effective Year:	2004
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	529
Characteristics:	N/A		

Comparable 2

Address:	511-1889 ALBERNI ST	Neighbourhood:	WEST END
Sale Price:	\$579,000	Assess Land:	\$367,000
Sale Date:	01-Apr-2021	Assess Improv:	\$206,000
Assess Total:	\$573,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	1998
No. Bathrooms:	1	Effective Year:	1998
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	486
Characteristics:	N/A		

Comparable 3

Address:	1209-1010 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$645,000	Assess Land:	\$376,000
Sale Date:	29-Mar-2021	Assess Improv:	\$211,000
Assess Total:	\$587,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2003
No. Bathrooms:	1	Effective Year:	2003
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	535
Characteristics:	N/A		

Comparable 4

Address:	1605-1010 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$597,000	Assess Land:	\$392,000
Sale Date:	19-Oct-2020	Assess Improv:	\$215,000
Assess Total:	\$607,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2003
No. Bathrooms:	1	Effective Year:	2003
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	537
Characteristics:	N/A		

Comparable 5

Address:	609-1225 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$559,000	Assess Land:	\$325,000
Sale Date:	25-Feb-2021	Assess Improv:	\$198,000
Assess Total:	\$523,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2003
No. Bathrooms:	1	Effective Year:	2003
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	499
Characteristics:	N/A		

Comparable 6

Address:	801-1225 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$590,000	Assess Land:	\$335,000
Sale Date:	15-Jul-2020	Assess Improv:	\$199,000
Assess Total:	\$534,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2003
No. Bathrooms:	1	Effective Year:	2003
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	500
Characteristics:	N/A		

Comparable 7

Address:	1209-1225 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$576,500	Assess Land:	\$354,000
Sale Date:	24-Mar-2021	Assess Improv:	\$199,000
Assess Total:	\$553,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2003
No. Bathrooms:	1	Effective Year:	2003
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	500
Characteristics:	N/A		

Comparable 8

Address:	1501-1225 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$595,000	Assess Land:	\$363,000
Sale Date:	23-Oct-2020	Assess Improv:	\$199,000
Assess Total:	\$562,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2003
No. Bathrooms:	1	Effective Year:	2003
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	500
Characteristics:	N/A		

Comparable 9

Address:	1809-1225 RICHARDS ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$598,000	Assess Land:	\$377,000
Sale Date:	25-Aug-2020	Assess Improv:	\$199,000
Assess Total:	\$576,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	2003
No. Bathrooms:	1	Effective Year:	2003
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	500
Characteristics:	N/A		

Comparable 10

Address:	202-1178 HAMILTON ST	Neighbourhood:	DOWNTOWN SOUTH
Sale Price:	\$580,000	Assess Land:	\$343,000
Sale Date:	16-Nov-2020	Assess Improv:	\$237,000
Assess Total:	\$580,000	Manual Class:	STRATA APARTMENT - HI-RISE
No. Bedrooms:	1	Year Built:	1913
No. Bathrooms:	1	Effective Year:	1996
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	515
Characteristics:	N/A		

These comparables are selected from the pool of properties used to generate the estimate based on proximity to the subject, physical similarity, and date of sale. All comparables are located in the same jurisdiction as the subject and, where possible, are in the same project (for a strata apartment or townhouse unit) or same subdivision plan (for a single family house or duplex unit). These are not necessarily the three most recent comparable sales, but are the best indicators of the value of the subject property taking all factors into consideration. **The estimate of value is a computer-generated value based on statistical analysis. As with all statistical analysis, the estimate is subject to a margin of error. This estimate is based on information about the subject property contained in our database. We do not inspect properties and have not confirmed the condition of the subject property. If the data about the subject property is incorrect or incomplete, the accuracy of the estimate will be affected. Landcor is confident that in most cases the estimated value is close to the actual market value of the subject property. Users requiring a higher level of confidence based on a property inspection should consult a professional appraiser. The information in this application is confidential, intended only for your use, and is provided "as is" and "as available". You cannot and may not distribute, disseminate or otherwise resell the information in this document. The content is provided without warranties of any kind, either express or implied, including, but not limited to, implied warranties of merchantability, fitness for a particular purpose, or noninfringement, under no circumstances shall Landcor Data Corporation ("Landcor"), its subsidiaries, or its licensors be liable for any direct, indirect, punitive, incidental, special, or consequential damages that result from the use of, or inability to use, this site. This limitation applies whether the alleged liability is based on contract, tort, negligence, strict liability, or any other basis, even if Landcor has been advised of the possibility of such damage. Because some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, Landcor's liability in such jurisdictions shall be limited to the extent permitted by law.

Lord Stanley

#1011 1889 Alberni, Vancouver, BC, V6G 3G7

1 Bedroom + Balcony

483 sq.ft.



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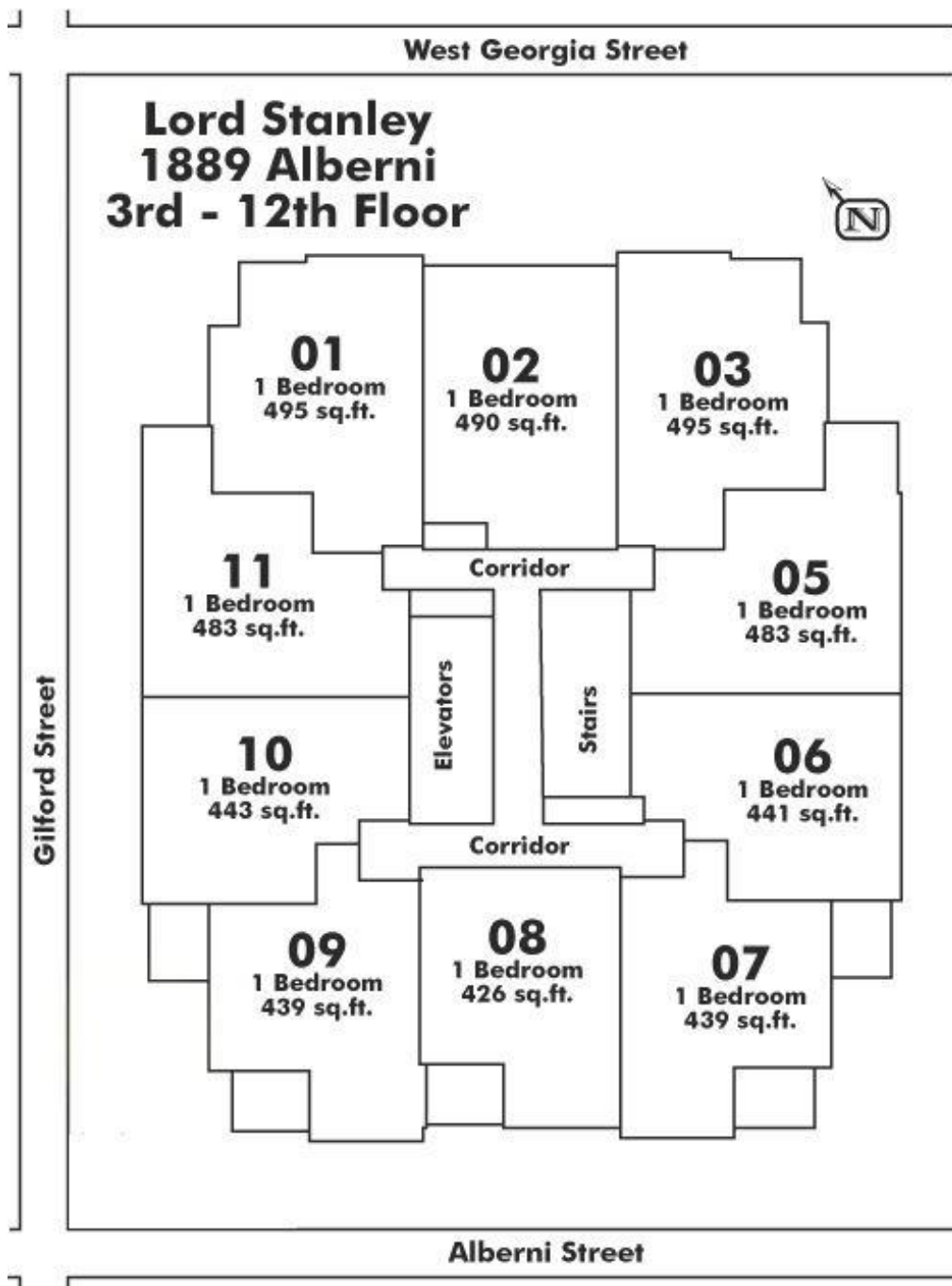
E/O All information including floor plans, floor plates, maps & suite numbers & s/f are gathered from different sources and is believed to be accurate as possible but not guaranteed. If important, reader of this information to verify it against a registered strata plan.

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483 sq.ft.



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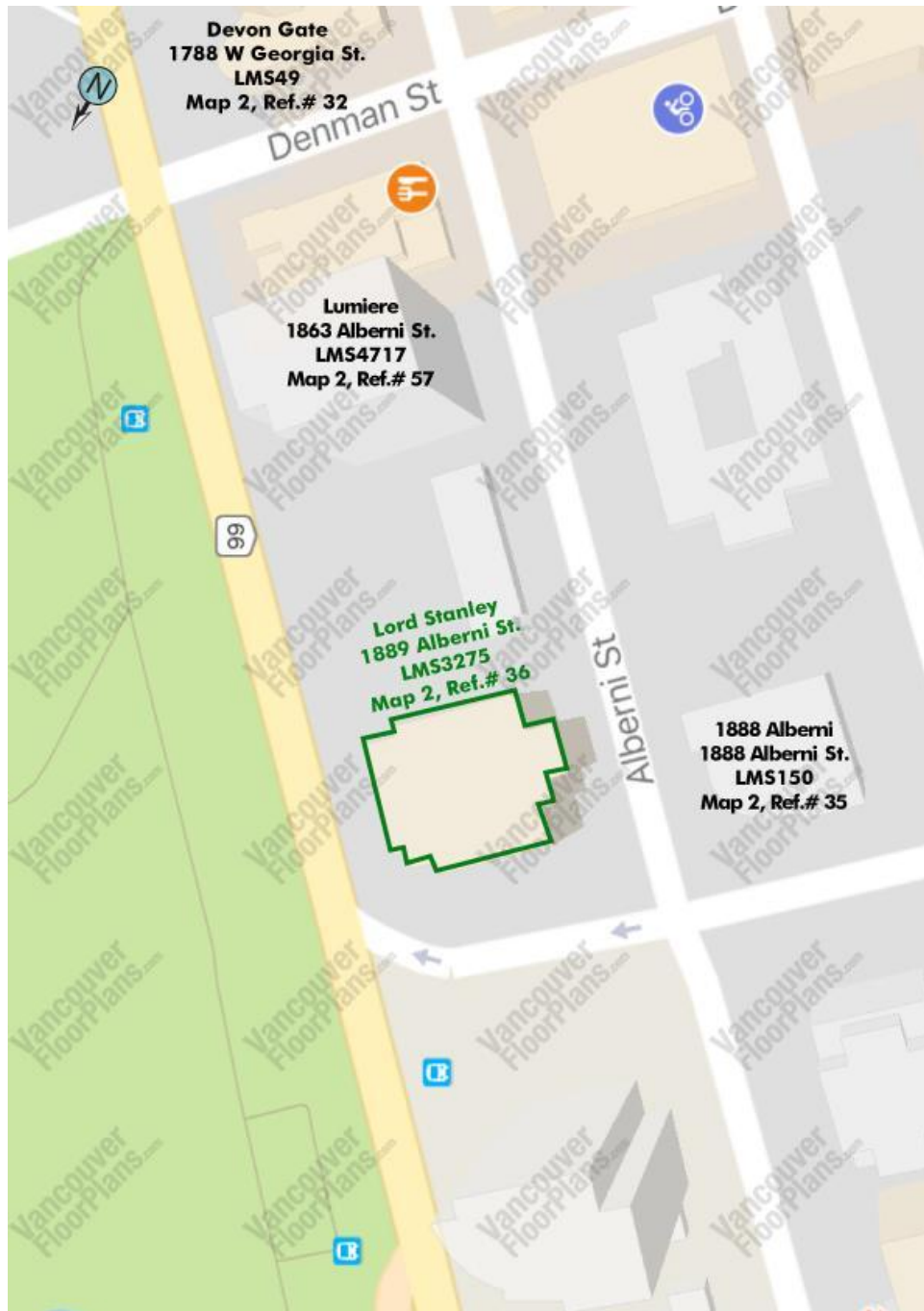
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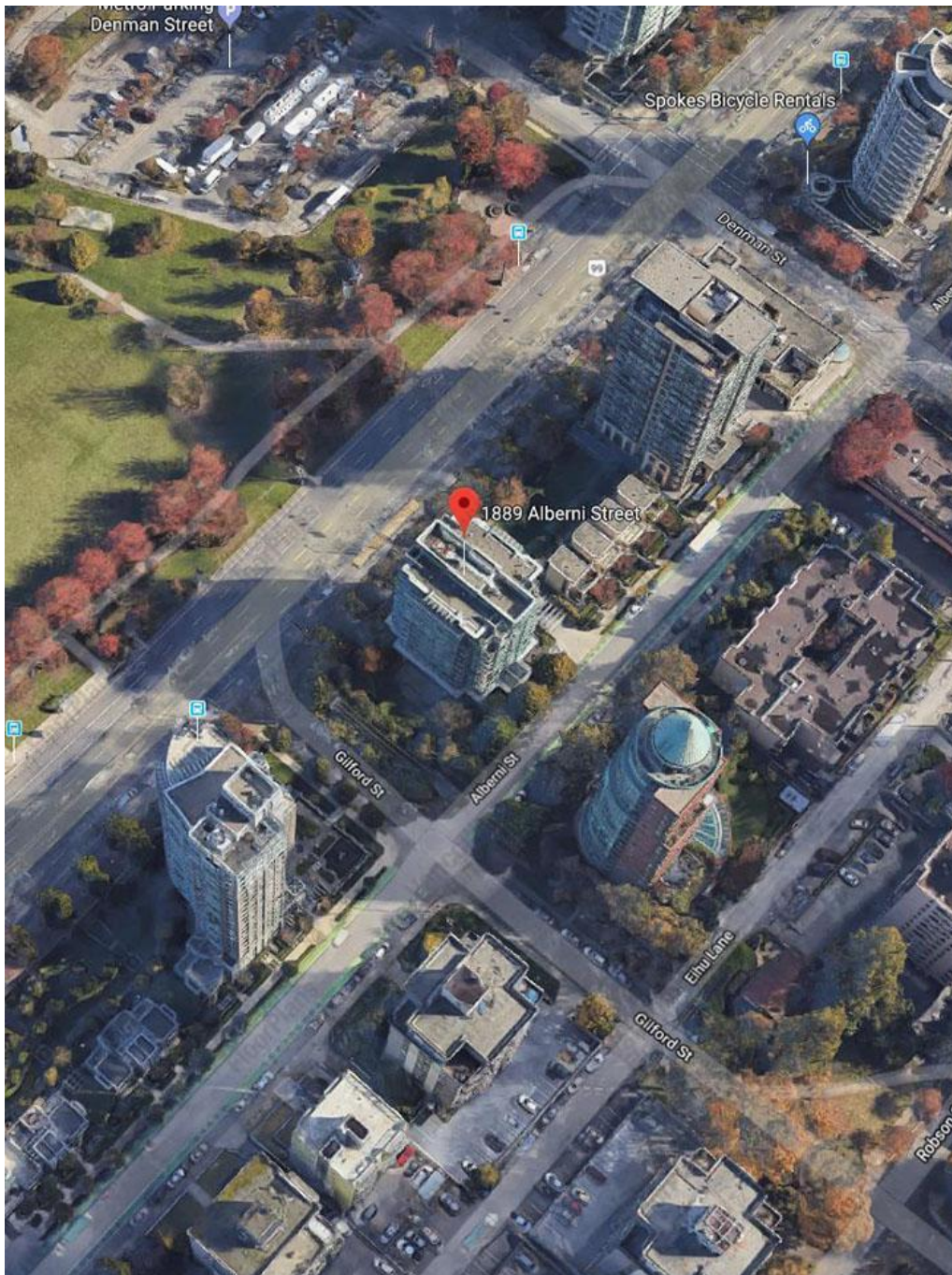
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1889 Alberni Street

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For Printable
View](#)



West Georgia Street

Guest
Suite

Resound Style Wide Sidewalk

Gilford Street

Putting Green

Library

Bar

Lounge

Exercise
Studio

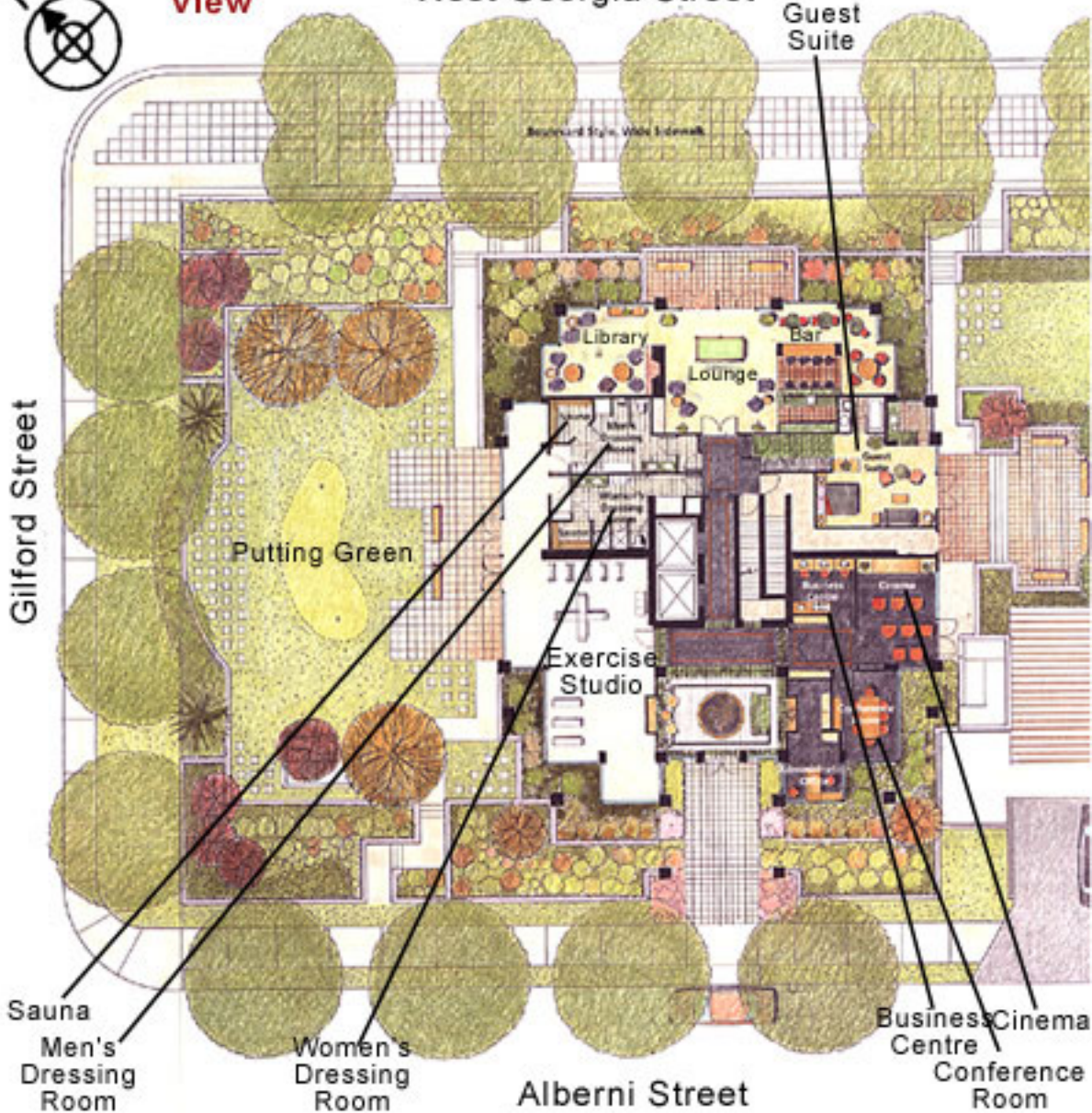
Sauna
Men's
Dressing
Room

Women's
Dressing
Room

Alberni Street

Business Centre
Conference
Room

Cinema



Park

**Parking
Lot
For
Marina**

Park

**1777
Bayshore**
14 Storey
Ref. # 3

**1717
Bayshore**
15 Storey
Ref. # 4

Park



Bayshore Drive



**1790
Bayshore**
21 Storey
Ref. # 1

**1710
Bayshore**
25 Storey
Ref. # 2



West Georgia Street

**Lord
Stanley**
1889 Alberni
13 Storey
Ref. # 36

Lumiere
1833 Alberni
18 Storey
Ref. # 57

**Devon
Gate**
1788 W. Georgia
13 Storey
Ref. # 32

The Park
1723 Alberni
25 Storey
Ref. # 33

Alberni Street

1888 Alberni
20 Storey
Ref. # 35

**Click A
Building
To View**

735 Bidwell
8 Storey
Ref. # 44

Lane

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MacDonalds

Robson Street

Safeway

**Liquor
Store**

Lane



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Presidio
2088 Barkley
20 Storey
Ref. # 66



SHAUGHNESSY PROPERTIES

VANCOUVER LUXURY HOMES

www.shaughnessyproperties.com

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.shaughnessyproperties.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jenny Wu 778.776.7190



1080 WOLFE – SHAUGHNESSY – 27,000 sf lot with plans for a 15,000 sf house \$15,000,000

Exclusive Non MLS Listing - 27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf couch house.



1ST SHAUGHNESSY CORNER LOT 13,000 S/F 1212 Balfour Avenue (Granville & 23) \$7,890,000

SITS IN MOST PRESTIGIOUS FIRST SHAUGHNESSY LOCATION. Over 6,500 sq.ft. of living area offers 4 beds, 3 baths. Entertaining sized living & dining rooms, 2 generous sized MASTER BEDROOMS with ensuite and a two car attached garage. Bonus; large patio at rear and private west facing fully fenced side yard. Call for more info.



1138 MATTHEWS (EXCL) OFFERED AT \$16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



1975 W 18th – SHAUGHNESSY Lot \$7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at \$5500/mo.



VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

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LUXURY WHITE ROCK HOUSE
1166 Keil Crescent \$1,999,000

Very high-quality European built, totaling 4951 sf with 5 beds and 8 baths and partial ocean views. Large kitchen with high end appliances and custom cabinetry. Legal suite with separate entrance.



SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street \$3,999,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



PALLISADES - 1200 ALBERNI
2704 - 1200 Alberni Street \$1,319,000

Pallisades - This 1156 s/f, 3 bed / 2 bath condo featuring fab Fabulous city, mountain and water views. Great corner layout with hardwood floors, granite counters, wrap around windows facing North and East and a large open balcony.



THE PACIFIC - 899 PACIFIC STREET
2605 - 889 Pacific Street \$1,740,000

Unit is 820 SF 2BD 2BA + Flex with dark color scheme, Italian cabinets, walk-in closets, high end appliances including Wolfe 30" gas cooktop, convection oven, and Sub-Zero fridge, in-suite washer and dryer, and unobstructed views.



TOWNLINE - 999 SEYMOUR STREET
2003 - 999 Seymour Street \$979,900

Best SW facing 711 sf, 2 bed + Den corner suite in the building. 9' Ceilings, high end finishing's incl 4.75" wide engineered HW flooring, Quartz countertop & backsplash in kitchen & bathroom, soft close cabinets.



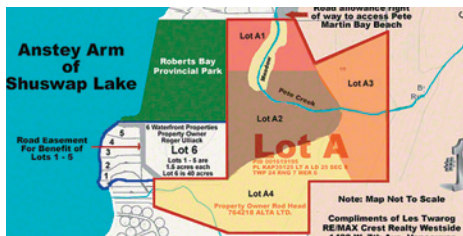
EL CID - 1850 COMOX STREET
2101 - 1850 Comox Street \$449,000

El Cid 2101 unit is 534 SF 1 bed + on a high floor with magnificent city and some water views. Beautifully updated with open kitchen/living, stainless appliances, granite counters and custom built-ins.



195 ACRES - CAMPGROUND
12975 SQUAMISH VALLEY RD. \$7.9M

"Squamish Valley Campground" + RV Park. 195 acres of treed flat land in Upper Squamish. Property is quiet & peaceful with a sandy beach section, 200 campsites, 5 cabins, maintenance shop, several outbuildings and sheds, Seller willing to give Buyer a \$5M VTB Mtg.



WATERFRONT LOTS FOR SALE
Anstey Arm Lots 1 - 6 \$600K EACH

Five Waterfront Lots + a 6th Lot located behind that is on 33 Acres all being sold individually by same owner (Six PID's) - FIRST TIME ON THE MARKET. Rare opportunity to live on spectacular Anstey Arm at an affordable price.



COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site - Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca