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BC Condos & Homes Team
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R2613775
Active
House/Single Family
Residential Detached

1080 WOLFE AVENUE

Vancouver West
Shaughnessy

$11,000,000 (LP)
(SP)
Sold Date:

Total Bedrooms	5	**TotalPrkng**	4	**Days On Market**	7
Total Baths	5	**Exterior Finish**	STUC, WOOD	**Fireplaces**	3
# of Kitchens	1	**Gross Taxes**	$23,453.60	**Outdoor Area**	FENYD, PADK
FlArTotFin	5,998	**Yr Blt**	1912	**Lot Sz (Sq.Ft.)**	27,522.50
#FinFlrLev	3	**Occupancy**	Owner	**FrontageFt**	158.86
Type of Dwelling	HOUSE	**Floor Finish**	HDWD, MIXED	**Depth**	173.25
Style of Home	3ST			**Fuel/Heating**	Forced Air, Natural Gas

1080 Wolfe Ave - First Shaughnessy – Fabulous redevelopment opportunity in First Shaughnessy. City approved plans to redevelop the existing house with an addition, UG parking for 7 vehicles, a pool & cabana for a total of almost 15,000 sqft. The existing 6000 sqft Heritage B Sam Maclure Tudor Mansion is an exceptional example of Vancouver history & sits on over 27,000 sqft on the high side at the end of Wolfe with city and mountain views. A very private gated property with beautifully landscaped gardens. Existing home is filled with heritage features such as oak floors, wainscoting, coffered ceiling & leaded glass windows. Huge principal rooms and 4 generous sized bedrooms. The perfect home to live in or redevelop with the approved plans. Go to realtor's website for video & floorplan.

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Shaughnessy

$11,000,000 (LP)
(SP)
Sold Date:

Sold Date:		Frontage (feet):	**158.86**	Approx. Year Built:	**1912**
Depth / Size (ft.):	**173.25**	Bedrooms:	**5**	Age:	**109**
Lot Area (sq.ft.):	**27,522.50**	Bathrooms:	**5**	Zoning:	**FSD**
Flood Plain:	**No**	Full Baths:	**3**	Gross Taxes:	**$23,453.60**
Rear Yard Exp:		Half	**2**	For Tax Year:	**2021**
Approval Req?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**011-532-858**

View: **Yes: Mountain**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation:
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: **3** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **DetachedGrge/Carport**

Dist. to Public Transit: Dist. to School
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 9, BLOCK 54, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions
Main	**Living Room**	**26'8 x 20'0**
Main	**Dining Room**	**20'0 x 15'0**
Main	**Kitchen**	**13'7 x 9'0**
Main	**Eating Area**	**11'5 x 8'11**
Main	**Pantry**	**6'0 x 5'0**
Main	**Solarium**	**11'10 x 7'0**
Main	**Mud Room**	**5'10 x 4'10**
Main	**Den**	**16'8 x 14'7**
Above	**Master Bedroom**	**18'0 x 14'0**
Above	**Bedroom**	**19'11 x 12'4**

Floor	Type	Dimensions
Above	**Bedroom**	**16'4 x 15'5**
Above	**Bedroom**	**14'11 x 12'3**
Below	**Recreation**	**22'10 x 19'10**
Below	**Bedroom**	**18'5 x 11'5**
Below	**Storage**	**22'8 x 16'0**
Below	**Laundry**	**13'9 x 13'0**
Below	**Workshop**	**9'8 x 6'9**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**2,143**
Finished Floor (Above):	**1,889**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**5,998 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**5,998 sq. ft.**

# of Rooms: **17**
# of Kitchens: **1**
# of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

1080 Wolfe Ave - First Shaughnessy – Fabulous redevelopment opportunity in First Shaughnessy. City approved plans to redevelop the existing house with an addition, UG parking for 7 vehicles, a pool & cabana for a total of almost 15,000 sqft. The existing 6000 sqft Heritage B Sam Maclure Tudor Mansion is an exceptional example of Vancouver history & sits on over 27,000 sqft on the high side at the end of Wolfe with city and mountain views. A very private gated property with beautifully landscaped gardens. Existing home is filled with heritage features such as oak floors, wainscoting, coffered ceiling & leaded glass windows. Huge principal rooms and 4 generous sized bedrooms. The perfect home to live in or redevelop with the approved plans. Go to realtor's website for video & floorplan.

The enclosed information, while deemed to be correct, is not guaranteed.
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Detailed Tax Report

Property Information

Prop Address	1080 WOLFE AV	**Jurisdiction**	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	**Neighborhood**	SHAUGHNESSY
Area	VANCOUVER WEST	**SubAreaCode**	VVWSH
PropertyID	011-532-858	**BoardCode**	V
PostalCode	V6H 1V8		

Property Tax Information

TaxRoll Number	008694146820000	**Gross Taxes**	$23,453.60
Tax Year	2021	**Tax Amount Updated**	06/16/2021

More PIDS

011-532-858

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP4502	9	54	526	36				

Legal FullDescription

LOT 9, BLOCK 54, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width	158.86	**Depth**	173.25
Lot Size	WIDTH * DEPTH	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1912		
BCA Description	2 STY SFD - BEFORE 1930 - EXCELLENT	**Zoning**	FSHCA OTHER
WaterConn			
BCAData Update	04/12/2021		

Supplementary Property Info

BedRooms	5	**Foundation**	BASEMENT
Full Bath	3	**Half Bath2**	2
Half Bath3		**Stories**	2
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	1

Actual Totals

Land	Improvement	Actual Total
$4,752,000.00	$582,000.00	$5,334,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$4,752,000.00	$582,000.00	$0.00	$0.00	$5,334,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$4,752,000.00	$582,000.00	$0.00	$0.00	$5,334,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/26/2015	$7,850,000.00	CA4835090	IMPROVED SINGLE PROPERTY TRANSACTION
2/26/2010	$3,450,000.00	CA1470218	IMPROVED SINGLE PROPERTY TRANSACTION
1/25/2006	$2,000,000.00	BA459262	IMPROVED SINGLE PROPERTY TRANSACTION
10/15/2004	$1,650,000.00	BW476072	IMPROVED SINGLE PROPERTY TRANSACTION

New 15,000 SF House Renderings

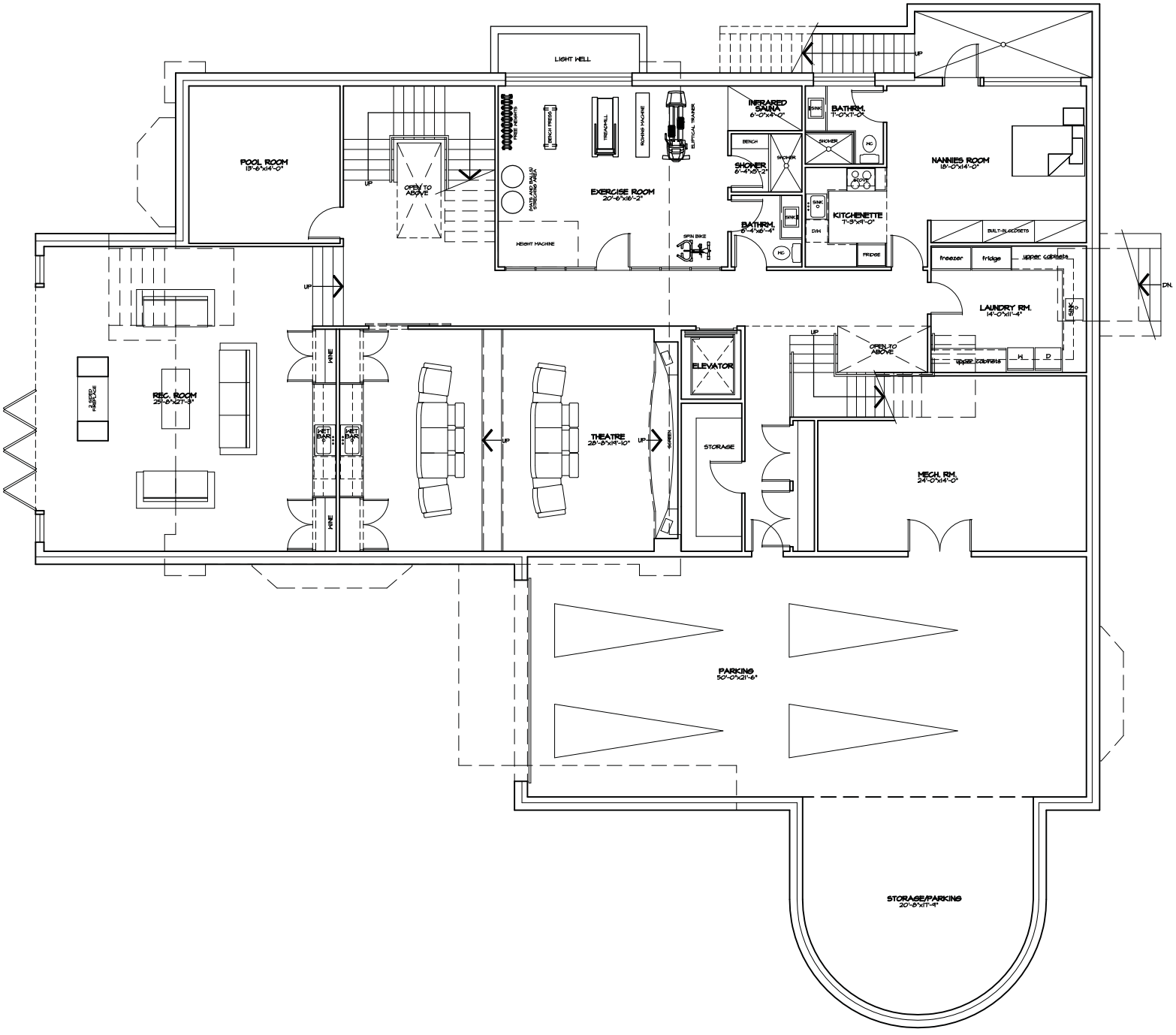
New 15,000 SF House Renderings

New 15,000 SF House Renderings

New 15,000 SF House Renderings

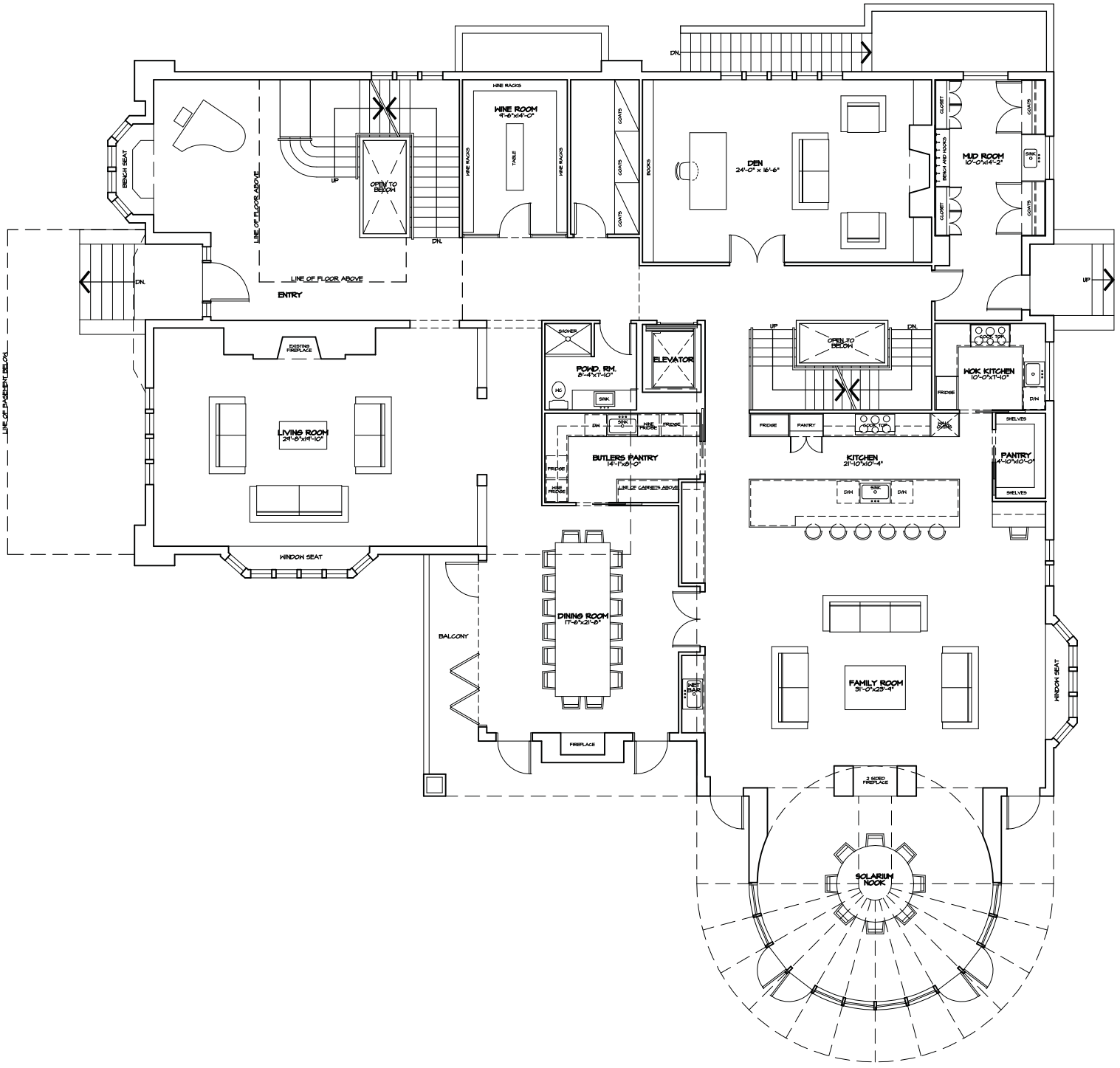
New 15,000 SF House Renderings

New 15,000 SF House Floor Plans



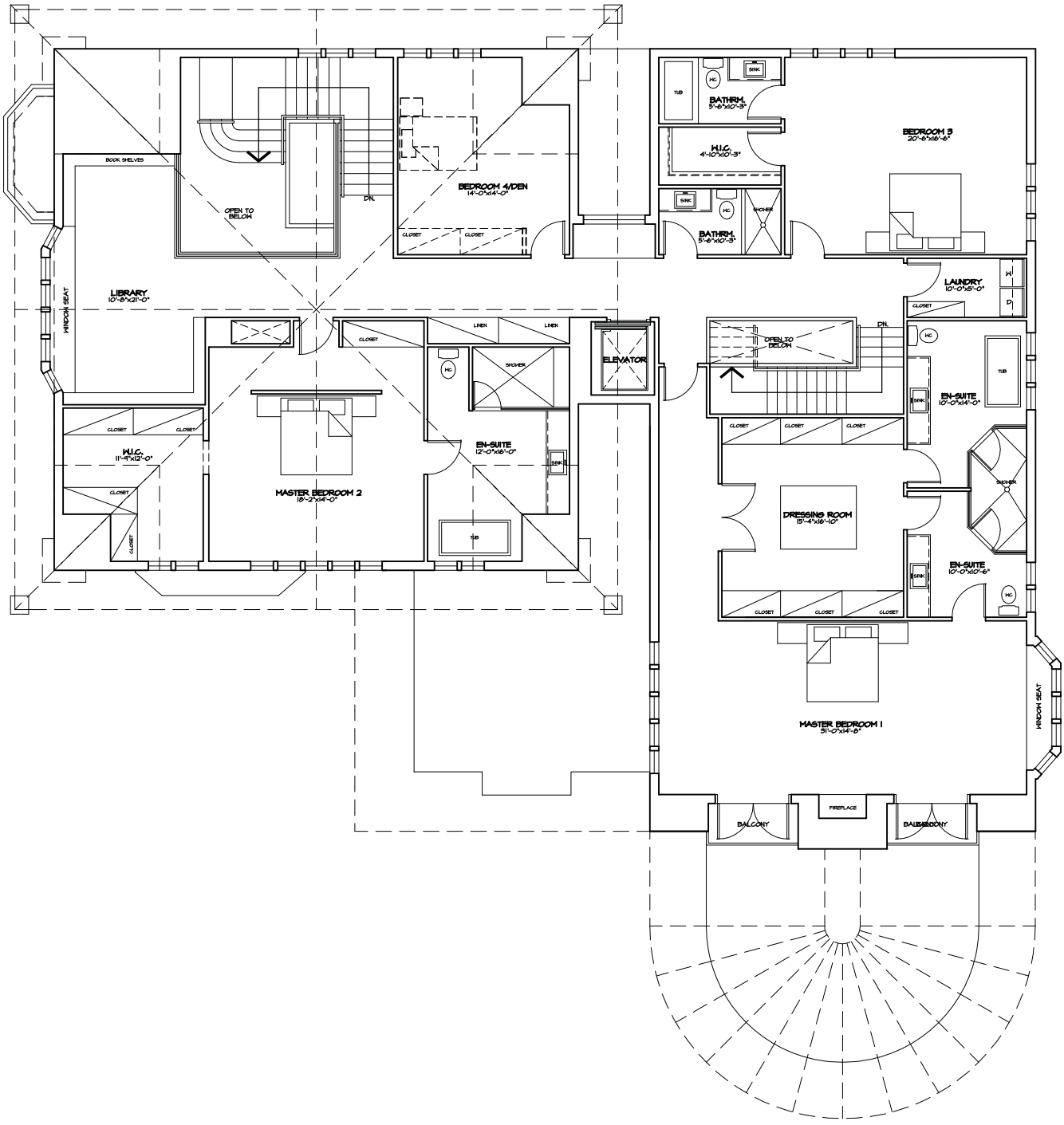
NEW BASEMENT PLAN

AREA = 5,554.15 SQ. FT.



NEW MAIN FLOOR PLAN

AREA = 5,098.61 SQ. FT.



NEW UPPER FLOOR PLAN

AREA = 4,111.06 SQ. FT.

R2488532
Active
House/Single Family
Residential Detached

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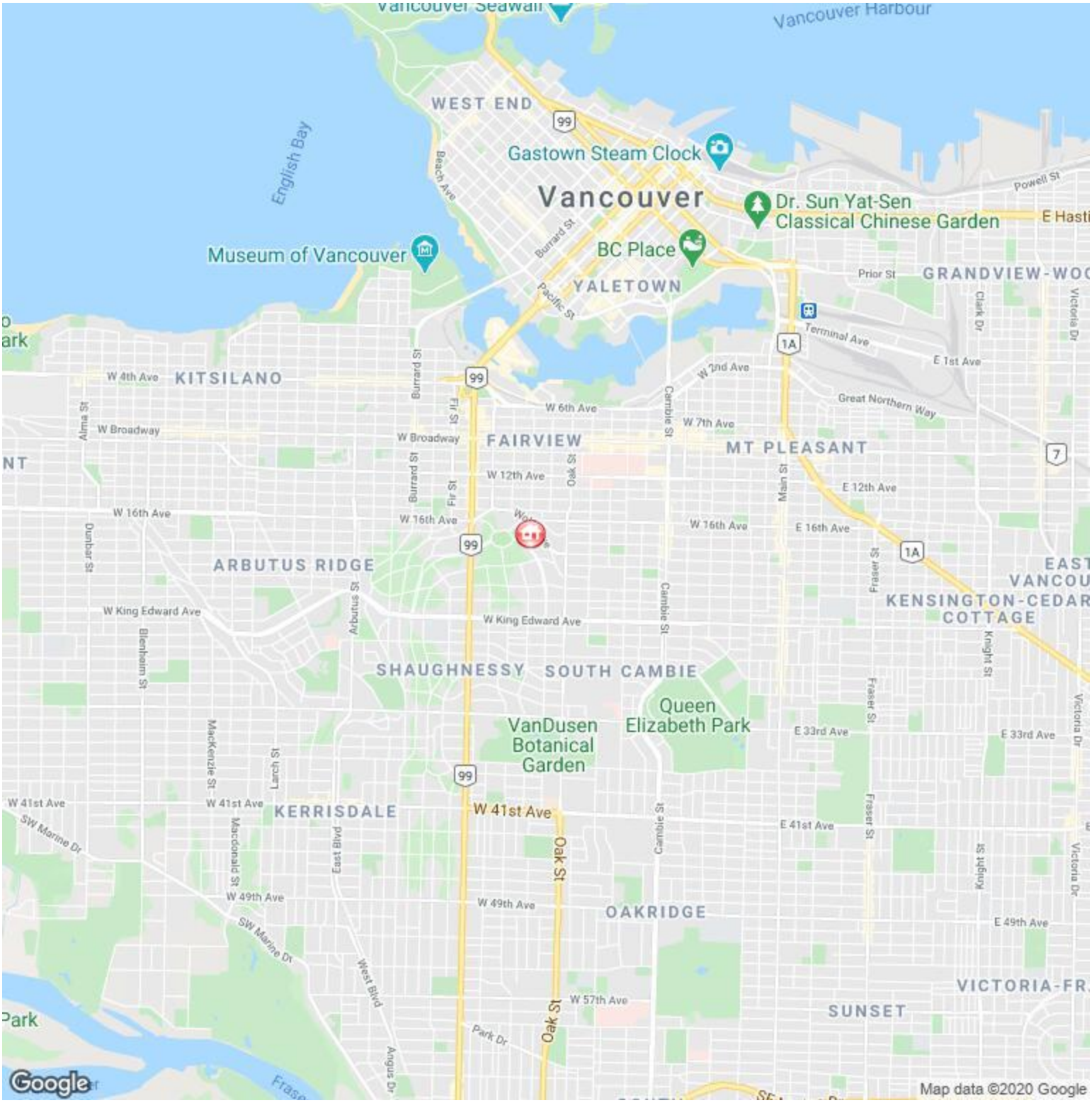
Vancouver West
Shaughnessy

$13,888,000 (LP)
(SP)
Sold Date:



RE/MAX Crest Realty

08/23/2020 02:41 PM

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3300-3500 Osler St
3300-3500 Osler St
1000-1100 Wolfe Av
1000 Wolfe Av
1000 Wolfe Av
1000 Douglas Crescent
1000 Matthews Av
1100 Matthews Av
3500-3700 Osler St
3430
3498
3489
3537
1189
1088
1080
3538
1083
1068
1075
1069
1053
1055
1080
1051
3590
R=421.444m
30.618m
R=451.927m
51.752m
60.35m
200.85
188.3
85.2
82.01
161
146
189.9
178.48
158.92
158.8
217.97
168.1
32.106m
19.015m
176.1
167.5 CHD
197.45 CHD
83.81m
275.5
92.25
272.85
180.6
168.68
223.9 CHD
147.8 CHD
45 CHD
122.32
99.9
74.5
124
134.3 CHD
55.8 CHD
26.586m
31.431m
36.553m
57.404m
12.688m
22.111m
R=135.118m
16.168m
R=6.623m
R=21.53
40.43
118.12
148.05
92.12
122
102.5
77
90
167
137.96
125
108.62
106.8 CHD
45
152
114.18 CHD
12.77
90.72 CHD
38.17
67.71 CHD
173.92
206.23
230.31
256.62
49
105
117.78 CHD
26.1CHD
108.04 CHD
108.42 CHD

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Sonja Pedersen 604.805.1283
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SHAUGHNESSY 27,000 S/F LOT

1080 Wolfe $11,000,000

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 coach house. Go to website for more info.

SECOND SHAUGHNESSY 4500 S/F NEW HOME

1050 W. 26th Avenue $7,980,000

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaugnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.

1138 MATTHEWS 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. Call for more info.

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Breaking News: Check out the most popular website in the Lower Mainland
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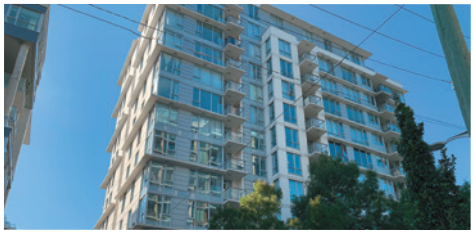
我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jenny Wu 778.776.7190



FOUNDRY - OLYMPIC VILLAGE GEM

607-1833 Crowe Street $1,080,000

LEED certified in False Creek is a 2 Bed, 2 Bath w/den and in-suite storage located on the south/west corner courtyard with view. Features open kitchen with Caesar Stone countertops, Bosch appliances & 1 Parking stall. Tenanted for $2400/mo till Dec 30, 2021.

SOUTHLANDS 4200 SF 3 LEVEL TH

7353 Yew Street $3,200,000

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.

Welcome aboard to the growing BC Condos and Homes Team. Our new web site with the same name is gaining huge traffic, we get 4,000-5,000 unique Visitors per day from the 13,000 buildings that we have on line (and growing) Call any of us for all your real estate needs at 604-706-1710.

COAL HARBOUR – HARBOURSIDE PARK

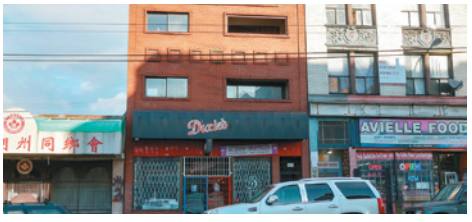
702-588 Broughton Street $1,400,000

NW corner 942 SF 2 BD 2 BA w/views of water. Finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Luxury amenities incl. gym, ID pool, and hot tub.

"WOODWARDS" IN GASTOWN

2710-128 W. Cordova Street $1,345,000

Modern 2 BD 2 BA NW corner 1150 SF Unit with breathtaking views of the city, water & mountains. Finishes/Features incl. S/S appliances, gas cooktop, HW Flrs, spa-like master bath w/soaker tub, separate shower & spacious outdoor view balcony.



CASH COW - HASTINGS & MAIN

337-339 E. Hastings $2,345,000

6166 s/f mixed use 3 level building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll info.

WATERFRONT LOTS, SHUSWAP

FIVE 2A LOTS + ONE 33A LOT ($350-$650K)

Total of 6 Waterfront Lots available – most are approximately 2 Acres in size. All are waterfront. They also have road access via a forestry logging road. More Info at www.ansteyarm.ca

41ST & GRANVILLE DEV. SITE

5800 Block Granville $16M

Rental development site with a 2.2 FSR. Currently there are 4 homes on 8500 s/f lots. There is a potnetial to aquire the other 2 homes on either side. Call for more details.

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