



604.671.7000

**BC Condos & Homes Team**

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2754287****Active**Apartment/Condo  
Residential Attached**1 2088 W 11TH AVENUE**

Vancouver West

Kitsilano

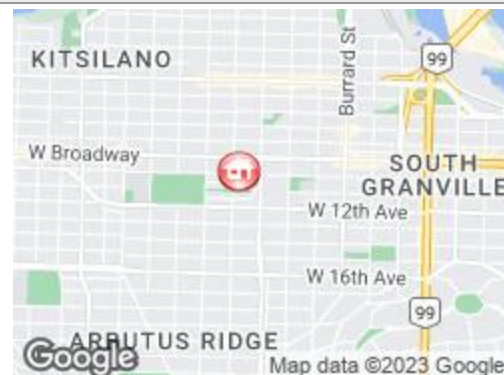
**The Lofts in Kits****\$849,000** (LP)

(SP)

**\$887.15** L\$/SF

S\$/SF

Sold Date:



**Total Bedrooms** 1  
**Total Baths** 2  
**FIARotFin** 957  
**Outdoor Area** PADK  
**View** No  
**View - Specify**

**Approx. Year Built** 2001  
**Tot Units in Strata Plan** 19  
**Mgmt. Co Name** Urban Properties  
**Mgmt. Co Phone#** 604-681-4177  
**Parking Places - Total** 1  
**Parking Places - Covered** 1  
**Bylaw Restrictions** Pets Allowed,

**Days On Market** 34  
**Occupancy** Owner  
**Gross Taxes** \$2,560.99  
**Maintenance Fee** \$516.00  
**Locker** No  
**Maint Fee Includes** Caretaker, Gardening, Gas, Management, Sewer, Water

#1 - 2088 W 11th, V6J 2C9, Location, Location, Location! One Block to the new Arbutus Skytrain Station. "The Lofts" on 11th and Arbutus is an extremely sought after building location in Kitsilano. This renovated, corner 2 level, 1 bed, 2 bath unit has an open concept kitchen with large island, stainless steel appliances, granite countertops and floor to ceilings windows. The cozy living space is complete with a gas fireplace, hardwood flooring, 16' ceilings and a private patio. Amazingly located near the Arbutus Walk Way with shopping and recreation nearby. One underground parking stall #19 is included in price. Rentals allowed, Pets restricted to either 1 dog or 1 cat. Maintenance Fee \$516/Mo, selling well below the new 2023 assessment of \$991K. Bring offers. UD-01-19

RE/MAX Crest Realty

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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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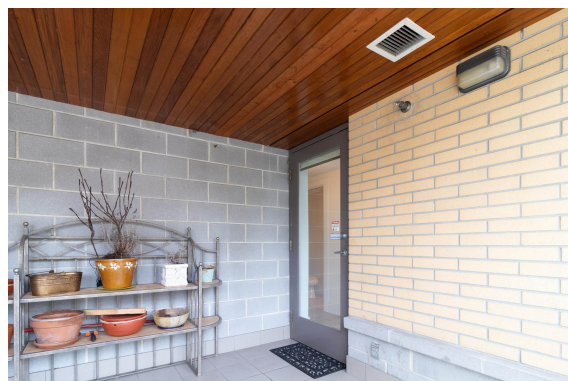
Vancouver West  
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S\$/SF

Sold Date:



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Approval Req?: **No**

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Urban Properties**Mgmt. Co's Phone: **604-681-4177**

View:

**No :**Complex / Subdiv: **The Lofts in Kits**Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **2**Full Baths: **2**Half Baths: **0**

Maint. Fee:

**\$516.00**Approx. Year Built: **2001**Age: **22**Zoning: **C8**Gross Taxes: **\$2,560.99**For Tax Year: **2022**Tax Inc. Utilities?: **No**P.I.D.: **024-813-176**Style of Home: **2 Storey**  
Construction: **Brick, Concrete, Frame - Wood**  
Exterior: **Concrete**Foundation:  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Tar & Gravel**Reno. Year: **2013**

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces:

Total Parking: **1** Covered Parking: **1**  
Parking: **Garage; Underground**Parking Access: **Rear**Locker: **N**

Dist. to School Bus:

Total Units in Strata: **19**

Dist. to Public Transit:

Units in Development: **19**Title to Land: **Freehold Strata**Seller's Interest: **Registered Owner**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Laminate, Wall/Wall/Mixed**Maint Fee Inc: **Caretaker, Gardening, Gas, Management, Sewer, Water**Legal: **STRATA LOT 7, PLAN LMS4185, DISTRICT LOT 526, GROUP 1, 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**Amenities: **Bike Room, Elevator, In Suite Laundry**Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'0" x 4'0"			x			x
Main	Office	6'0" x 5'0"			x			x
Main	Kitchen	9'0" x 8'0"			x			x
Main	Living Room	13'0" x 11'0"			x			x
Main	Dining Room	11'0" x 6'0"			x			x
Above	Walk-In Closet	7'0" x 5'0"			x			x
Above	Primary	13'0" x 9'0"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **599**Finished Floor (Above): **358**Finished Floor (Below): **0**Finished Floor (Basement): **0**Finished Floor (Total): **957 sq. ft.**

Unfinished Floor:

Grand Total: **957 sq. ft.**# of Rooms: **7** # of Kitchens: **1** # of Levels: **2**

Crawl/Bsmt. Height:

Restricted Age:

# of Pets: **1** Cats: **Y** Dogs: **Y**

# or % of Rentals Allowed:

Bylaw Restrict: **Pets Allowed, Rentals Allowed**Basement: **None**

Bath

1

2

3

4

5

6

7

8

Floor

Main

Main

# of Pieces

4

4

Ensuite?

No

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

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

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## 1-2088 11TH AV W Vancouver BC V6J 2C9

PID	024-813-176			Legal Description		STRATA LOT 7 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4185 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
Zoning	C-8 - Commercial			Plan		LMS4185	
Registered Owner	RA*, V*			Community Plans(s)		NCP: <a href="#">Kitsilano</a> , LAP: <a href="#">Broadway Plan</a> - KBAC - <a href="#">Broadway/Arbutus South</a> - Area C - <a href="#">Mixed-Use Areas</a> - <a href="#">Mid- to High-Rise</a> ; <a href="#">Broadway Plan Rezoning-Eligible Areas</a> - <a href="#">Rezoning Enabled</a> , not in ALR	
Floor Area	958 Ft²	Max Elevation	42.24 m	Year Built	2000	Transit Score	73 / Excellent Transit
Lot Size	-	Min Elevation	41.31 m	Bedrooms	1	WalkScore	85 / Very Walkable
Dimensions	-	Annual Taxes	\$2,560.99	Bathrooms	2	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2754287	Active 21/02/2023	35	\$849,000 / -	RE/MAX Crest Realty
R2746909	Terminated 21/02/2023	35	\$950,000 / -	RE/MAX Crest Realty
R2306661	Sold 14/10/2018	30	\$849,000 / \$837,000	Engel & Volkers Vancouver

### APPRECIATION

	Date	(\$)	% Change
List Price	21/02/2023	\$849,000	8.29 %
Sales History	25/06/2020	\$784,000	-6.33 %
	07/12/2018	\$837,000	49.46 %
	21/10/2015	\$560,000	

### ASSESSMENT

	2022	2023	% Change
Building	\$357,000	\$290,000	-18.77 %
Land	\$594,000	\$701,000	18.01 %
Total	\$951,000	\$991,000	4.21 %

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### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Henry Hudson	Kitsilano
District	SD 39	SD 39
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel



## Detailed Tax Report

Property Information			
Prop Address	2088 W 11TH AV UNIT# 1	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	KITSILANO
Area	VANCOUVER WEST	SubAreaCode	VVWKT
PropertyID	024-813-176	BoardCode	V
PostalCode	V6J 2C9		

Property Tax Information			
TaxRoll Number	002664090040007	Gross Taxes	\$2,560.99
Tax Year	2022	Tax Amount Updated	06/16/2022
More PIDS			
024-813-176			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
LMS4185	7		526	36				
Legal FullDescription								

STRATA LOT 7, PLAN LMS4185, DISTRICT LOT 526, GROUP 1, 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

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2000		
BCA Description	STRATA APARTMENT - FRAME	Zoning	C-8 COMMERCIAL
WaterConn			
BCAData Update	01/12/2023		

Supplementary Property Info			
BedRooms	1	Foundation	
Full Bath	1	Half Bath2	1
Half Bath3	0	Stories	2
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals		
Land	Improvement	Actual Total
\$701,000.00	\$290,000.00	\$991,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$701,000.00	\$290,000.00	\$0.00	\$0.00	\$991,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$701,000.00	\$290,000.00	\$0.00	\$0.00	\$991,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
6/25/2020	\$784,000.00	CA8264890	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/7/2018	\$837,000.00	CA7239106	IMPROVED SINGLE PROPERTY TRANSACTION
10/21/2015	\$560,000.00	CA4756408	IMPROVED SINGLE PROPERTY TRANSACTION



10/22/2013	\$535,000.00	CA3414901	IMPROVED SINGLE PROPERTY TRANSACTION
10/11/2007	\$518,000.00	BB586205	IMPROVED SINGLE PROPERTY TRANSACTION
7/28/2000	\$274,694.00	BP181019	IMPROVED SINGLE PROPERTY TRANSACTION





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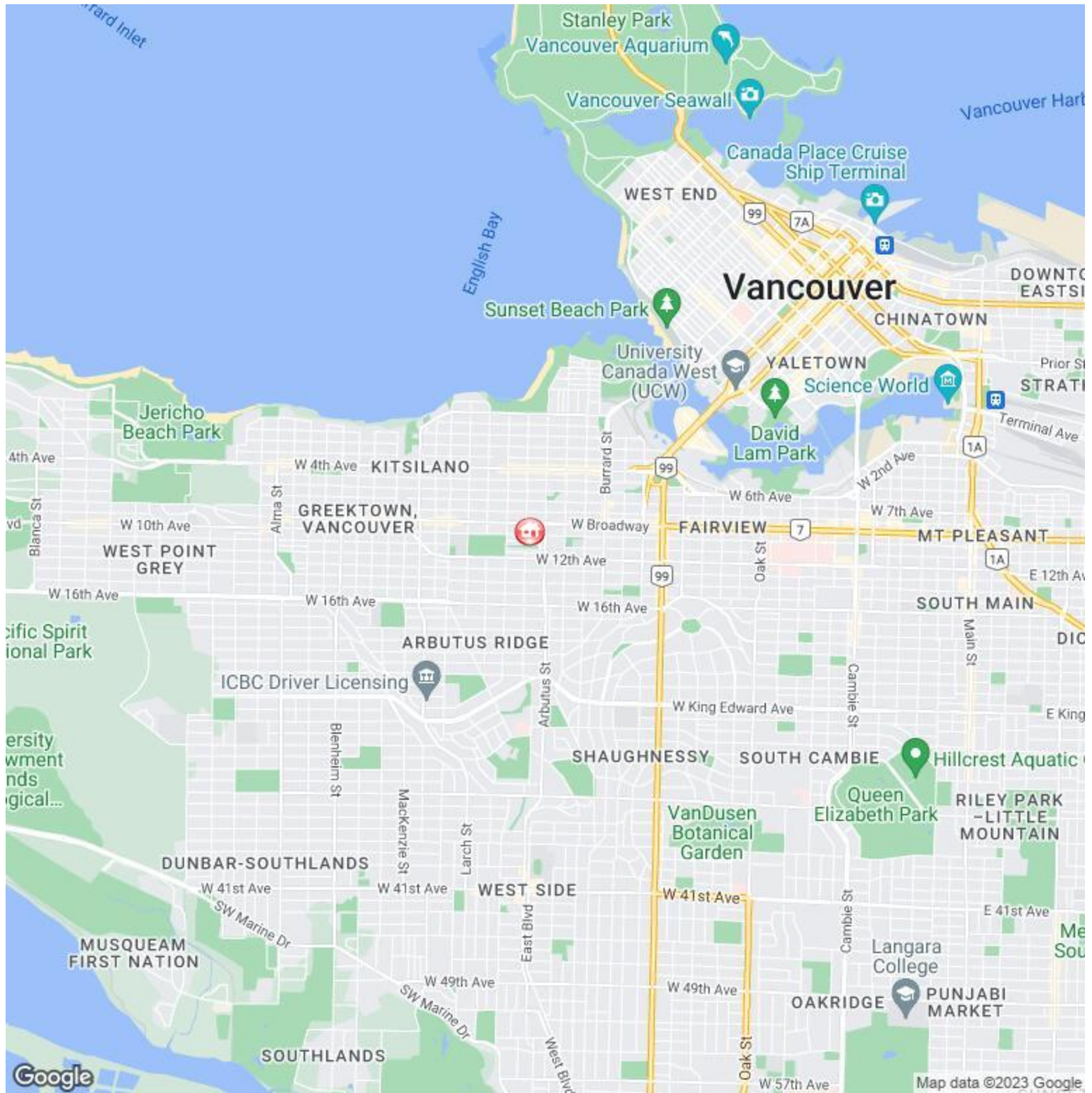
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S\$/SF

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Google

Map data ©2023 Google

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2088 W 11th Ave

StrongerYou  
Personal Training

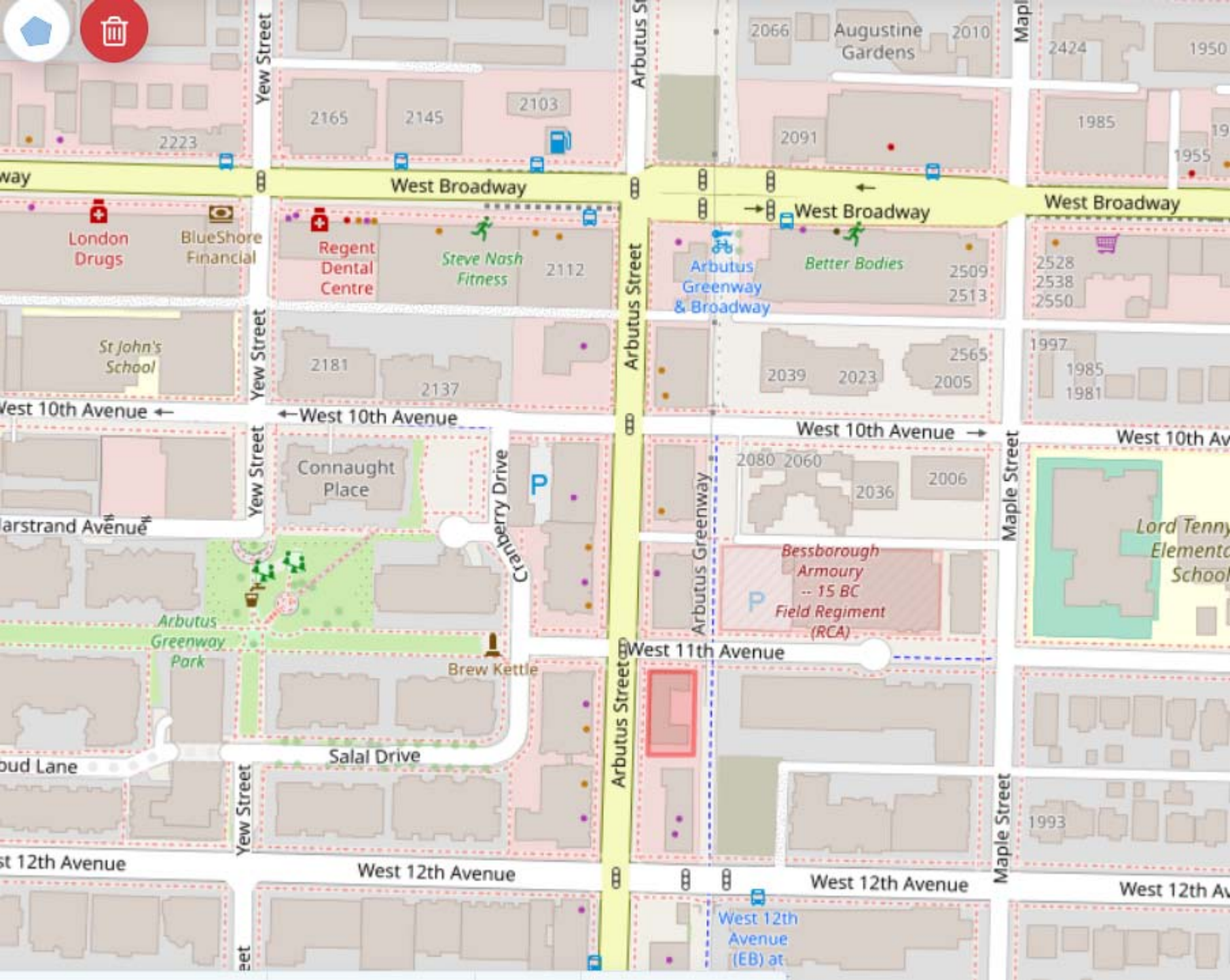
Bessborough Armoury



StrongerYou  
Personal Training

2088 W 11th Ave







# #1 - 2088 WEST 11TH AVE

Residence 1, 1 bedroom + 1 1/2 bathrooms

## MAIN FLOOR

599 SQ.FT.



## UPPER FLOOR

358 SQ.FT.



TOTAL INTERIOR: 957 SQ.FT.

TOTAL EXTERIOR: 88 SQ.FT.

## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	1	0	NA
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	4	1	25%
2,250,001 - 2,500,000	8	1	13%
2,500,001 - 2,750,000	9	1	11%
2,750,001 - 3,000,000	25	2	8%
3,000,001 - 3,500,000	32	8	25%
3,500,001 - 4,000,000	44	3	7%
4,000,001 - 4,500,000	46	3	7%
4,500,001 - 5,000,000	46	0	NA
5,000,001 - 5,500,000	29	1	3%
5,500,001 - 6,000,000	38	0	NA
6,000,001 - 6,500,000	19	0	NA
6,500,001 - 7,000,000	22	1	5%
7,000,001 - 7,500,000	11	3	27%
7,500,001 & Greater	115	1	1%
TOTAL*	455	25	5%

2 Bedrooms & Less	12	0	NA
3 to 4 Bedrooms	132	7	5%
5 to 6 Bedrooms	231	16	7%
7 Bedrooms & More	80	2	3%
TOTAL*	455	25	5%

SnapStats®	December	January	Variance
Inventory	403	455	13%
Solds	40	25	-38%
Sale Price	\$3,205,000	\$3,430,000	7%
Sale Price SQFT	\$1,099	\$1,038	-6%
Sale to List Price Ratio	92%	90%	-2%
Days on Market	29	53	83%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community DETACHED HOUSES

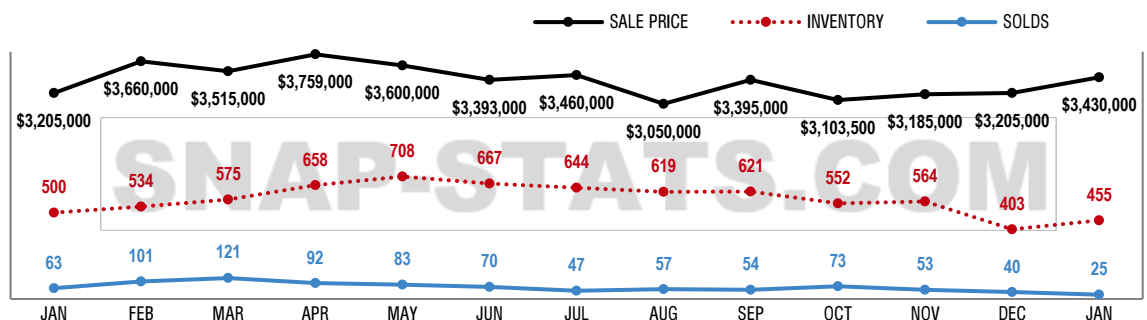
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	24	2	8%
Cambie	41	0	NA
Dunbar	35	3	9%
Fairview	1	0	NA
Falsecreek	0	0	NA
Kerrisdale	25	1	4%
Kitsilano	26	3	12%
Mackenzie Heights	16	0	NA
Marpole	28	0	NA
Mount Pleasant	2	0	NA
Oakridge	16	0	NA
Point Grey	54	7	13%
Quilchena	16	1	6%
SW Marine	18	1	6%
Shaughnessy	67	4	6%
South Cambie	4	1	25%
South Granville	55	1	2%
Southlands	14	1	7%
University	13	0	NA
TOTAL*	455	25	5%

## Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Buyers Market at 5% Sales Ratio average (5 in 100 homes selling rate)
- Homes are selling on average 10% below list price
- Most Active Price Band\*\* \$7 mil to \$7.5 mil with average 27% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes \$7.5 mil plus, South Granville and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Kitsilano, Point Grey and 5 to 6 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

**Les Twarog Team**  
RE/MAX Crest Realty  
604.706.1760

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info@bccondosandhomes.com































**Les Twarog**

Breaking News: Check out the most popular website in the Lower Mainland

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SOLD HISTORY

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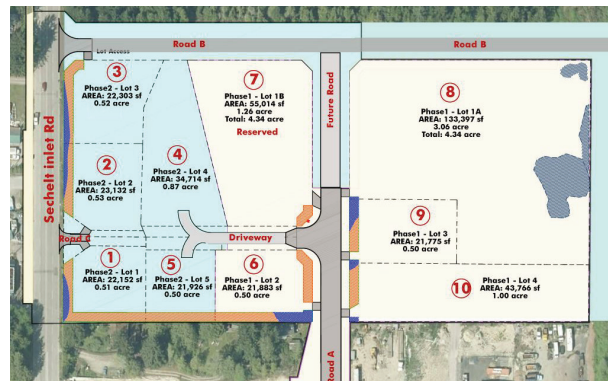
## SECHELT INDUSTRIAL LAND - 9A

**5980 Sechelt Inlet Road | \$12,000,000**

Approved site with 9 Acres, 9 Lots (Pending Subdivision)  
 Zoned I-6. One of the last industrial properties on the  
 market in Sechelt. Located 2 km north of town.

Lots 7 & 8 are currently running "Big Foot Storage"  
 with \$21k/mo. income and growing. Seller will consider  
 a \$6M Vendor Take Back Mortgage

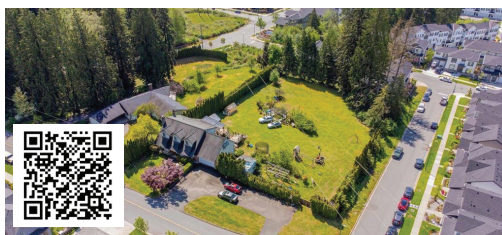
More info: [www.bigfootstorage.sechelt.com](http://www.bigfootstorage.sechelt.com)



### 1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800SF lot | Custom  
 built home for luxurious lifestyle

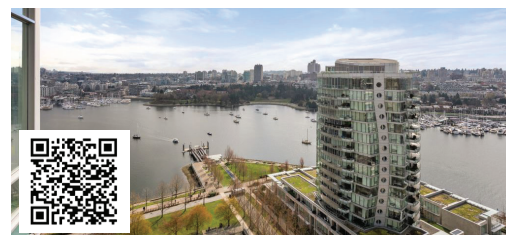
**\$6,500,000**



### 3520 Baycrest (Burke Mtn – COQ)

1 Acre corner lot zoned RS-2 with 2 road  
 accesses. Potential to rezone to 5 lots or MF.

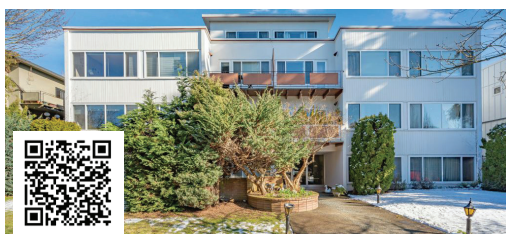
**\$2,999,000**



### 2105-1483 Homer (Yaletown)

1,340 sqft | 3 Bed | 2 Bath  
 Semi Waterfront Unit at Waterford

**\$2,500,000**



### 5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income  
 Future Potential to increase rents

**\$11,900,000**



### 1133 W 70th (Marpole)

26 Units Strata, 12 have been remodelled,  
 Income 32k/mo, Potential for 40k/mo

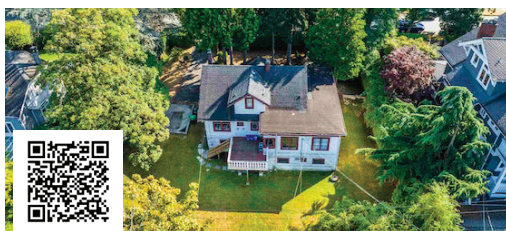
**\$11,900,000**



### 1080 Wolfe (Shaughnessy)

6,000 sqft House | 26,000 sqft Lot with plans  
 to add another 9000sqft | Shovel Ready

**\$11,000,000**



### 1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building  
 lot 100 x 125 | .38 FSR – Can built 7000sf home

**\$6,200,000**



### 5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 sqft Totalling  
 17,000 sqft | 2.4 FSR Purpose Built Rental

**\$8,600,000**



### 2302 - 1228 W Hasting (Coal Harbour)

1200 sq.ft | 2 bed, 2 bath | Completely  
 Renovated suite at The Palladio

**\$1,899,000**





## 2 Lots (Rental Only) 41st & Granville 2 Lots (Rental Only) 45th & Granville

- 5770 Granville \$4.1M
- 5790 Granville \$4.5M
- Development Site
- 2.4 FSR, Mandatory
- Retail on Ground Floor

- 45 & Granville
- 2.2 FSR – Rental Only
- Price Guidance \$8M



**These are under COV Secured Rental Policy Areas**

## 5850 Vine – Kerrisdale Apartment Building

**22 Unit building**  
in heart of  
Kerrisdale, 12,000  
s/f Lot, New Roof & Boiler,  
20-678 s/f 1 bed (\$1000-\$1200/  
mo), 2-800 s/f 2 bed  
(\$1500/mo), gross income  
\$311k/yr  
Rents under market, future  
upside potential to buyer

**\$11,900,000**

## Marpole Apartment Building

**1133 W 70th Ave**  
Stratified Units  
Total of 26 units, 12 have  
been remodelled.  
Current income  
\$32K/mo, potential  
\$40k/mo is possible.  
Needs some TLC

**\$11,900,000**

## West Van Building Lot

**266 Stevens Drive**  
Rare opportunity to own  
one of the last remaining  
West Van 23,000 s/f lots with  
125' of frontage  
Shovel ready with all services  
connected & plans for  
an 8500 s/f home  
**\$4,000,000**

## Baycrest / Burke Mountain

**3520 Baycrest  
DEVELOPMENT**  
Fabulous & Rare 1.02 acre  
corner lot zoned RS-2 with  
2 road accesses and wonderful  
views for future developments.  
Potential to rezone to  
5 single lots.  
**\$2,999,000**

## SHAUGHNESSY LOTS

- 1775 Cedar, 12,500 SF  
Post 1940, can build Approx.  
7,000 S/F House,  
rented/5900/Mo  
**\$6.2M**
- Douglas Road, 1 Acre  
(46,000 S/F) potential  
M/F or Multiple conversion  
Dwellings and infills  
**\$15M**

## 12th & Burrard Land Assembly

**3 lots, 6,000 S/F each**  
**Located in COV**  
“Secured Rental  
Policy Zone”  
Max. 5.5 FSR up to  
max of 18 storeys  
**Price Guidance**  
**\$5.2M each lot**

## La Paz - Mexico Southern Baja

500 Home development  
site on 71 acres  
overlooking the  
Malecón and La Paz Bay.  
All properties will have  
water views and are ten  
mins from downtown  
[www.6717000.com/lapaz](http://www.6717000.com/lapaz)  
**\$4,500,000**



**RE/MAX  
COMMERCIAL**  
**RE/MAX**  
Crest Realty  
1428 W 7th Ave., Vancouver, BC

QR code to  
all above  
listings



**LES TWAROG**  
BC CONDOS AND HOMES TEAM  
**604-671-7000** [LesTwarog.com](http://LesTwarog.com)





Les Twarog 604.671.7000  
 Sonja Pedersen 604.805.1283  
[www.lestwarog.com](http://www.lestwarog.com)



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VANCOUVER LUXURY HOMES

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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



**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 Shaughnessy. 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.





604.671.7000

**BC Condos & Homes Team**

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**Breaking News: Check out the most popular website in the Lower Mainland**

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

**BEAUTIFUL GEM IN YALETOWN**  
1707-1188 Howe Street \$758,000

This Yaletown beautiful find is 800sf with 2 Bed, 2 Bath plus den and renovated bathrooms. An open concept living area with great building amenities including swimming pool, hot tub, gym, party room. Unit includes 1 parking & 1 storage locker and laundry facilities on the 2nd floor, rental allowed.

**SOUTHLANDS 4200 SF 3 LEVEL TH**  
7353 Yew Street \$3,200,000

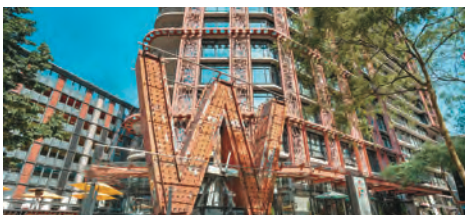
Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



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 \$1,290,000

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 \$1,290,000

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 \$2,100,000

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 \$20M

Rental development site with a 2.2 FSR. Currently there are 5 homes on 8500 s/f lots. There is a potential to acquire 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



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