



Presented by:
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Active
R2834706
Board: V
House with Acreage

DL 5333-6411 BRITAIN RIVER

Sunshine Coast
Pender Harbour Egmont
VON 2W0

Residential Detached

\$550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$550,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 9999
Frontage(feet): 2,498.0	Bathrooms: 0	Age: 999
Frontage(metres): 761.39	Full Baths: 0	Zoning: RU-2
Depth / Size: IRR	Half Baths: 0	Gross Taxes: \$1,103.75
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 32.00	P.I.D.: 015-844-242	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: RIVER & OCEAN VIEWS		
Complex/Subdiv: BRITAIN RIVER		
First Nation Reserve:		
Services Connected: None		
Sewer Type: Other	Water Supply: Other	

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: None		
Exterior: Wood	Driveway Finish:		
Foundation: Other Log	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Wood	Fixtures Leased: No :		
Fuel/Heating: Wood	Fixtures Rmvd: No :		
Outdoor Area: Sundeck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **DISTRICT LOT 5333, AND DL 6411, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Private Setting, Rural Setting, Treed, Waterfront Property**

Features:

	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Main):	320						
Finished Floor (Above):	0	Main	Flex Room			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Storage			x	
Finished Floor (Below):	0					x	
Finished Floor (Basement):	0					x	
Finished Floor (Total):	320sq. ft.					x	
Unfinished Floor:	0					x	
Grand Total:	320sq. ft.					x	
Flr Area (Det'd 2nd Res):	sq. ft.					x	
Suite:						x	
Basement: None						x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:		x	
# of Kitchens: 0	# of Rooms: 2	MHR#:	CSA/BCE:	Maint. Fee:		x	
		ByLaw Restrictions:				x	

Listing Broker(s): **Sotheby's International Realty Canada**

A rare opportunity to own a stunning property on Jervis Inlet. This is the ideal location to immerse yourself in the natural, pristine beauty of this remarkable area. Boat access only, and along the bountiful Britain River, this 32-acre riverfront property offers the ultimate off-grid location, perfect for sports fishermen and hunters. The cozy cabin is complete with a covered deck and a wood-burning stove, situated in a sunny area with old-growth trees and the sound of Britain River just a few steps away. Framing the landscape are the majestic mountains and the waters of Jervis Inlet. This property is a must-see!



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Active
R2854320

Board: V
Manufactured with Land

1239 LOCKYER ROAD

Sunshine Coast
Roberts Creek
VON 2W2

Residential Detached

\$629,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$675,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet): 334.00	Bathrooms: 1	Age: 48
Frontage(metres): 101.80	Full Baths: 1	Zoning: CR1
Depth / Size: 462.5	Half Baths: 0	Gross Taxes: \$2,495.27
Lot Area (sq.ft.): 75,794.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 1.74	P.I.D.: 007-297-947	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Creek water view	Tour:
Complex/Subdiv:	Services Connected: Electricity, Septic	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Other

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Metal**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing:

Total Parking: **5** Covered Parking: **0** Parking Access:
Parking: **Open**
Driveway Finish: **Gravel**
Dist. to Public Transit: **200M** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT B BLOCK 2 DISTRICT LOT 1318 PLAN 17244**

Amenities: **Workshop Attached**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Rural Setting, Treed**
Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Finished Floor (Main):	672	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11'6 x 8'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'6 x 17'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	9'2 x 8'9			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	11'6 x 10'4			x	
Finished Floor (Total):	672sq. ft.	Main	Workshop	31' x 13'6			x	
Unfinished Floor:	0						x	
Grand Total:	672sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: No	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE: 433761	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Sussex**

Royal LePage Sussex

Nestled in the desirable Roberts Creek area, discover the untapped potential of this enchanting property. Set upon 1.74 acres of pristine forest, with a meandering creek weaving through, this parcel offers a serene and magical retreat. While the mobile home is uninhabitable and requires repairs, the freshly recertified electrical system, and installation of 2 new power poles with a total of 400 amp service, pave the way for your dream home. Yes, this property may require a considerable amount of work to realize its full potential. But for those with vision and determination, it represents an unparalleled opportunity to create something truly extraordinary—a sanctuary where the beauty of the natural world intertwines with the comforts of home.



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Active
R2869060
Board: V
House/Single Family

282 LAURA POINT ROAD
Islands-Van. & Gulf
Mayne Island
V0N 2J1

Residential Detached
\$699,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$699,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1962**
Frontage(feet): **115.00** Bathrooms: **2** Age: **62**
Frontage(metres): **35.05** Full Baths: **1** Zoning: **SR**
Depth / Size: Half Baths: **1** Gross Taxes: **\$2,722.99**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.53** P.I.D.: **004-005-872** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Ocean Glimpse of Active Pass**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **1 Storey** Total Parking: Covered Parking: Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Open**
Exterior: **Wood** Driveway Finish: **Gravel**
Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata** Dist. to School Bus:
Renovations: **Addition** Reno. Year: **1992** Property Disc.: **No** Land Lease Expiry Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: **Electric** Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Electric** R.I. Plumbing: Floor Finish: **Laminate, Vinyl/Linoleum**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

Legal: **LOT 1, SECTION 14, MAYNE ISLAND, COWICHAN LAND DISTRICT, PLAN 16651**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Oven - Built In, Refrigerator, Stove**

Finished Floor (Main):	2,365	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	19' x 11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19' x 14'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	18' x 11'			x	Main 3
Finished Floor (Basement):	0	Main	Nook	11' x 7'			x	
Finished Floor (Total):	2,365sq. ft.	Main	Laundry	15' x 7'			x	
Unfinished Floor:	0	Main	Family Room	15' x 11'			x	
Grand Total:	2,365sq. ft.	Main	Foyer	10' x 4'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	19' x 19'			x	
		Main	Den	13' x 11'			x	
		Main	Bedroom	19' x 10'			x	
		Main	Den	11' x 8'			x	
Suite: None							x	
Basement: Crawl							x	

Crawl/Bsmt. Height: **4'** # of Levels: **1** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **11** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

With Peekaboo views over Active Pass, this 2,300sqft southwest facing home is located in a lovely, established neighbourhood. 2 extra large and spacious bedrooms, 2 den, 2 bathrooms are practically laid out on this one level property. With a large living room and a separate laundry/utility room with access to the back yard. A large kitchen adjoins a light filled dining room overlooking the garden with patio doors which open to a private back deck and the gardens beyond. Built in the 1960's and renovated in the 1990's this older home is looking for a new family and new beginnings. Its once lovely gardens with flowering trees and an old greenhouse tell of its future gardening potential. The front of the property is light, bright and sunny, with large cement tank for rainwater catchment.



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Active
R2889093
Board: V
House/Single Family

13290 DELLER ROAD
Sunshine Coast
Pender Harbour Egmont
V0N 1S1

Residential Detached
\$759,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$759,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1966
Frontage(feet): 307.22	Bathrooms: 2	Age: 58
Frontage(metres): 93.64	Full Baths: 2	Zoning: RS1
Depth / Size: 41.16 M	Half Baths: 0	Gross Taxes: \$2,498.69
Lot Area (sq.ft.): 21,344.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.49	P.I.D.: 008-489-530	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Other		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Propane Gas**
Fuel/Heating: **Electric, Forced Air, Propane Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 15, BLOCK 13, PLAN 13786, DISTRICT LOT 1397, NEW WESTMINSTER LAND DISTRICT, EXC PT IN PL 15064**

Amenities: **Garden, Storage, Workshop Detached**

Site Influences: **Marina Nearby, Paved Road, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features:

Finished Floor (Main):	1,389	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	12'1 x 19'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Study	8'1 x 5'5			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	15'1 x 10'1			x	Main 3
Finished Floor (Basement):	0	Main	Other	7'9 x 12'2			x	
Finished Floor (Total):	1,389sq. ft.	Main	Living Room	15'0 x 18'3			x	
Unfinished Floor:	0	Main	Kitchen	20'0 x 9'11			x	
Grand Total:	1,389sq. ft.	Main	Dining Room	11'9 x 10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

GARDEN BAY CHARM! This 2 bed 2 bath has a lot to offer. New deck to sit on and enjoy the view (which is especially great in the fall and winter). This house also boasts a private, spacious yard with a detached workshop. Home only has one neighbouring house behind the property as it is a corner lot. Steps to the beautiful lakes and John Henry's heritage oceanside grocery store and marina is walking distance. Call your Realtor for a tour by appointment.



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Active
R2860870
Board: V
House/Single Family

5202 YACHT ROAD

Sunshine Coast
Sechelt District
V7Z 0C1

Residential Detached

\$829,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$859,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1978
Frontage(feet): 85.47	Bathrooms: 3	Age: 46
Frontage(metres): 26.05	Full Baths: 2	Zoning: R1
Depth / Size: 84.52	Half Baths: 1	Gross Taxes: \$4,111.27
Lot Area (sq.ft.): 7,335.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.17	P.I.D.: 007-583-672	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Small ocean view		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 KM**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :

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

Legal: **LOT 1 BLOCK 68 DISTRICT LOT 1329 PLAN 15092**

Amenities: **Garden, Storage**

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

Finished Floor (Main):	1,456	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'9 x 15'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'7 x 15'1			x	Main 4
Finished Floor (Below):	792	Main	Kitchen	15'2 x 12'6			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	21'11 x 12'11			x	Below 2
		Main	Walk-In Closet	9' x 7'8			x	
Finished Floor (Total):	2,248sq. ft.	Below	Family Room	20'5 x 12'9			x	
Unfinished Floor:	0	Below	Bedroom	13'10 x 12'			x	
Grand Total:	2,248sq. ft.	Below	Bedroom	10'8 x 8'8			x	
		Below	Laundry	6'7 x 4'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	12' x 10'2			x	
		Below	Foyer	6'8 x 4'3			x	
Suite:							x	
Basement: Fully Finished							x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

This Modern design home has been impeccably cared for & presents spacious living areas, high ceilings, exposed beams and a small ocean view. Foyer is split level with the main living spaces offering plenty of light with large windows & access to the full-length sundeck. Most rooms are generous, the principal bedroom has a sizable walk-in closet & 3 pc ensuite. Some updates throughout including the main 4 pc bath. Lower level has a cozy Arizona River Rock faced fireplace in the family room, two more bedrooms plus laundry room & 2 pc bathroom. The exterior has been freshly painted along with the detached garage/workspace/storage room. Gardens have a watering system for easy care & colorful plantings. If you're looking for something special, call your agent for a viewing.



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Active
R2888910
Board: V
House/Single Family

4993 LAUREL AVENUE
Sunshine Coast
Sechelt District
V7Z 0B9

Residential Detached
\$849,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$849,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1995**
Frontage(feet): **60.00** Bathrooms: **2** Age: **29**
Frontage(metres): **18.29** Full Baths: **2** Zoning: **R-1**
Depth / Size: **IRR** Half Baths: **0** Gross Taxes: **\$4,739.91**
Lot Area (sq.ft.): **1.00** Rear Yard Exp: **North** For Tax Year: **2023**
Lot Area (acres): **0.00** P.I.D.: **009-468-986** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Georgia Straight**
Complex/Subdiv: **Davis Bay**
First Nation Reserve:
Services Connected: **Community, Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Rear**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Vinyl** Driveway Finish: **Concrete**
Foundation: **Concrete Perimeter** Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Renovations: Reno. Year: Property Disc.: **Yes** Land Lease Expiry Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Baseboard, Electric, Wood** R.I. Plumbing: Floor Finish: **Carpet**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Legal: **LOT 11, BLOCK B, PLAN VAP21575, DISTRICT LOT 1379, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Paved Road, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main):	1,559	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11' x 11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Nook	7' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	9' x 9'			x	Main 3
Finished Floor (Basement):	454	Main	Living Room	14' x 16'			x	
Finished Floor (Total):	2,013sq. ft.	Main	Other	6' x 9'			x	
Unfinished Floor:	187	Main	Laundry	14' x 16'			x	
Grand Total:	2,200sq. ft.	Main	Primary Bedroom	12' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 10'			x	
		Main	Bedroom	10' x 10'			x	
							x	
		Bsmt	Recreation Room	13' x 15'			x	
Suite: None		Bsmt	Storage	8' x 10'			x	
Basement: Part, Partly Finished		Bsmt	Other	8' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Davis Bay View 1500 sq ft, level entry, 3 bedroom ranched with a part walk out basement The home has mature gardens Level entry with nice south facing view and exposure A must see home.



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Active
R2884448
Board: V
House/Single Family

4835 BLUEGROUSE DRIVE

Sunshine Coast
Sechelt District
V7Z 0B9

Residential Detached

\$1,049,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,049,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1993
Frontage(feet): 72.00	Bathrooms: 4	Age: 31
Frontage(metres): 21.95	Full Baths: 4	Zoning: R1
Depth / Size: 160	Half Baths: 0	Gross Taxes: \$5,568.45
Lot Area (sq.ft.): 10,890.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.25	P.I.D.: 011-862-190	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: PANORAMIC OCEAN VIEW		
Complex/Subdiv: DAVIS BAY ESTATES		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit: **3 BLOCKS** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 13 BLOCK 19 DISTRICT LOT 1356 PLAN 21897**

Amenities: **Garden, Storage**

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

Finished Floor (Main):	1,780	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'5 x 13'7	Below	Bedroom	17'6 x 13'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 14'	Below	Storage	6'11 x 6'2	Main 4
Finished Floor (Below):	1,742	Main	Kitchen	11'9 x 10'5			x	Main 4
Finished Floor (Basement):	0	Main	Eating Area	10'5 x 9'3			x	Below 3
Finished Floor (Total):	3,522sq. ft.	Main	Primary Bedroom	18'4 x 12'7			x	Below 4
Unfinished Floor:	0	Main	Office	13'9 x 11'5			x	
Grand Total:	3,522sq. ft.	Main	Bedroom	12'6 x 11'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	6'4 x 4'			x	
Suite: Unauthorized Suite		Below	Laundry	8'5 x 6'2			x	
Basement: Full		Below	Living Room	32'1 x 20'1			x	
Crawl/Bsmt. Height:	# of Levels: 2	Below	Kitchen	14' x 13'8			x	
# of Kitchens: 2	# of Rooms: 15	Below	Dining Room	19'10 x 13'2			x	
		Below	Bedroom	15'5 x 12'5			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Superb ocean views from this Davis Bay home with 4 bedrooms which includes a separate 1-2 bedroom in-law suite. This level entry home has lovely west-facing views from all the main living areas and spacious sundeck.. The lower level, has 2 bedrooms and 2 baths, den, kitchen area and huge family room with a patio to sauna and private rear gardens. Flexible floor plan will accommodate a family or can be 1-2 bedroom in-law suite below. Just a couple blocks to our finest swimming & recreational beaches, pier, restaurants and popular sea walk.



Presented by:
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Active
R2856931
Board: V
House/Single Family

5540 CLAYTON AVENUE

Sunshine Coast
Sechelt District
V7Z 0V1

Residential Detached

\$1,059,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,079,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2010**
Frontage(feet): **70.00** Bathrooms: **3** Age: **14**
Frontage(metres): **21.34** Full Baths: **2** Zoning: **R2**
Depth / Size: **102** Half Baths: **1** Gross Taxes: **\$5,881.00**
Lot Area (sq.ft.): **7,013.00** Rear Yard Exp: For Tax Year: **2021**
Lot Area (acres): **0.16** P.I.D.: **027-519-546** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **: view from back & front yard**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Loft**
Construction: **Frame - Metal**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Garage; Double, Visitor Parking**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations: Reno. Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Heat Pump, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 48 DISTRICT LOT 1385 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP36304**

Amenities:
Site Influences:
Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Security - Roughed In, Stove, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,454	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	466	Main	Kitchen	12'5" x 19'10"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	14'3" x 11'8"			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	16'7" x 14'5"			x	Main 2
Finished Floor (Basement):	0	Main	Living Room	15'9" x 14"			x	Above 4
Finished Floor (Total):	1,920sq. ft.	Main	Primary Bedroom	16'5" x 14'2"			x	
Unfinished Floor:	0	Main	Walk-In Closet	5'7" x 3'9"			x	
Grand Total:	1,920sq. ft.	Main	Laundry	8'8" x 8'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	22'10" x 14'5"			x	
		Above	Bedroom	13'1" x 12'5"			x	
		Main	Bedroom	12'5" x 11'			x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Beautiful quality build with master on the main level and 2 more bedrooms and bath upstairs. Main floor has 2 open living areas, dining area, vaulted ceiling, large open kitchen with built in office desk, 2 gas fireplaces, air-con/het pump and access to level fenced back yard with a view. Storage in the dry crawl space, security system & built in vacuum system. Covered front & back deck with some views, irrigation & landscaped. Great area, no houses behind, park across the Rd, walk to the shops, beach and restaurant. Fantastic value.



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Active
R2883345
Board: V
House/Single Family

1105 MILLER ROAD
Bowen Island
Bowen Island
V0N 1G1

Residential Detached
\$1,090,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,090,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 0.00	Bathrooms: 3	Age: 45
Frontage(metres):	Full Baths: 1	Zoning: SR2
Depth / Size:	Half Baths: 2	Gross Taxes: \$4,428.43
Lot Area (sq.ft.): 9,488.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.22	P.I.D.: 009-083-898	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 2 Storey, Split Entry	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Single, Open
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit: at driveway
	Title to Land: Freehold NonStrata
Renovations:	Property Disc.: No
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :
Fireplace Fuel: Wood	Fixtures Rmvd: No :
Fuel/Heating: Baseboard, Electric, Wood	Floor Finish: Wall/Wall/Mixed
Outdoor Area: Fenced Yard, Sundeck(s)	
Type of Roof: Asphalt	

Legal: **LOT 19 BLOCK 8 DISTRICT LOT 490 PLAN 11393**

Amenities:
Site Influences: **Central Location, Marina Nearby, Recreation Nearby**
Features:

Finished Floor (Main):	1,306	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'9 x 13'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'1 x 8'1			x	Main 4
Finished Floor (Below):	797	Main	Dining Room	17'6 x 7'0			x	Main 2
Finished Floor (Basement):	0	Main	Den	12'1 x 9'0			x	Below 2
Finished Floor (Total):	2,103sq. ft.	Main	Primary Bedroom	13'8 x 11'5			x	
Unfinished Floor:	0	Main	Bedroom	13'9 x 8'6			x	
Grand Total:	2,103sq. ft.	Below	Recreation Room	18'11 x 14'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'1 x 11'7			x	
		Below	Laundry	9'11 x 6'8			x	
							x	
							x	
							x	
Suite:							x	
Basement: Fully Finished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Bring your creativity & renovations skills to create your own mid-century modern home. Living in this 1970s split-level will evoke a simpler time when everyone knew their neighbours & walked everywhere. Across the street & around the corner is Crippen Park, with its endless hiking trails. A family of Barred Owls makes their home in the forest just meters away. You're a 5-min walk to the village shops and conveniences, the ferry, and the new Community Health Centre. Kids can also walk along the forest trail and be at school in about 10 mins. This is the true Bowen Island lifestyle. With 2 beds/2 baths up, and a rec room & 1 bed/1 bath down, there's flexibility to potentially create a guest suite. Use the garage as workshop or art studio – there's room for at least 4 cars in the driveway.



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Active
R2886264
Board: V
House/Single Family

3924 INVERNESS STREET

Port Coquitlam
Lincoln Park PQ
V3B 3C1

Residential Detached
\$1,150,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,150,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
Frontage(feet): **64.00** Bathrooms: **2** Age: **55**
Frontage(metres): **19.51** Full Baths: **1** Zoning: **RS1**
Depth / Size: **121.64** Half Baths: **1** Gross Taxes: **\$4,272.11**
Lot Area (sq.ft.): **7,809.00** Rear Yard Exp: **East** For Tax Year: **2023**
Lot Area (acres): **0.18** P.I.D.: **009-599-291** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv: **LINCOLN PARK**
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **DetachedGrge/Carpport**
Driveway Finish:
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :MIRROR IN LIVING ROOM**
Floor Finish: **Mixed**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Wood**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Legal: **LOT 71, PLAN NWP20920, SECTION 7, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor**

Site Influences: **Lane Access, Paved Road, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,588	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'5 x 6'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Other	17'7 x 11'10			x	Main 4
Finished Floor (Below):	0	Main	Living Room	10'4 x 21'2			x	Main 2
Finished Floor (Basement):	0	Main	Laundry	5'11 x 5'6			x	
Finished Floor (Total):	1,588sq. ft.	Main	Kitchen	8'11 x 12'			x	
Unfinished Floor:	0	Main	Dining Room	13'3 x 10'			x	
Grand Total:	1,588sq. ft.	Main	Bedroom	9'11 x 9'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'11 x 9'11			x	
		Main	Bedroom	9'6 x 11'7			x	
		Main	Primary Bedroom	9'10 x 8'10			x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Team 3000 Realty Ltd.**

Sought after Lincoln Park location! Listed below assessed value. Being sold "As is Where is". This is an estate sale. This huge 7809 square foot lot has back lane access with a detached 2 car garage. This property is in need of help, so be prepared to explore the potential. It features 4 bedrooms and 1.5 bathrooms plus a wood burning fireplace and an eat in kitchen. Redevelopment is happening in this neighborhood and this is your opportunity to get in! Information on specific types of development should be verified by the buyer or buyers agent as should the measurements noted if they are important to you. Close to the new Fremont Connector.



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Active
R2888412
Board: V
House/Single Family

1584 CHADWICK AVENUE

Port Coquitlam
Glenwood PQ
V3B 5G1

Residential Detached

\$1,199,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 60.00	Bathrooms: 2	Age: 48
Frontage(metres): 18.29	Full Baths: 1	Zoning: RS1
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,516.48
Lot Area (sq.ft.): 5,940.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 005-854-946	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Aluminum, Wood**
Foundation: **Concrete Perimeter**

Total Parking: 6	Covered Parking: 2	Parking Access: Front
Parking: Garage; Double, Open		
Driveway Finish:		
Dist. to Public Transit: Near	Dist. to School Bus: Near	
Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Property Disc.: Yes		
Fixtures Leased: No		
Fixtures Rmvd: No		
Floor Finish: Mixed		

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Wood**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **LOT 267, PLAN NWP45195, DISTRICT LOT 466, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,177	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	8'10 x 9'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' x 13'11			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	7' x 9'1			x	Main 4
Finished Floor (Basement):	0	Main	Nook	8'8 x 9'1			x	
Finished Floor (Total):	1,177 sq. ft.	Main	Foyer	5'5 x 14'4			x	
Unfinished Floor:	0	Main	Bedroom	9'1 x 9'6			x	
Grand Total:	1,177 sq. ft.	Main	Primary Bedroom	10' x 13'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 9'9			x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West** **Royal LePage Little Oak Realty**

OPPORTUNITY KNOCKS! This exceptional opportunity awaits! Nestled in a LOVELY neighborhood, this cozy 3-bedroom, 2-bathroom rancher sits on a substantial lot. Positioned on a tranquil street, it boasts a prime location, perfect for families. Great for the builder in search of a nice lot, an investor with an eye on rental potential, or a family envisioning building or updating their dream dwelling, this property is your blank canvas. Its convenient proximity to schools, shopping hubs, and public transportation networks enhances its appeal. Don't miss the chance to scoop up this opportunity to get into Port Coquitlam under 1.2! Join us for an open house on Sunday from 2-4 PM.



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Active
R2877176
Board: V
House/Single Family

4618 GERRANS BAY ROAD
Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached
\$1,199,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,199,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1970**
Frontage(feet): **73.71** Bathrooms: **2** Age: **54**
Frontage(metres): **22.47** Full Baths: **2** Zoning: **R2**
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,565.46**
Lot Area (sq.ft.): **8,336.00** Rear Yard Exp: **Southeast** For Tax Year: **2023**
Lot Area (acres): **0.19** P.I.D.: **008-796-581** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **Yes: GERRANS BAY, PENDER HARBOUR** Tour:
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **LOT D BLOCK 1 DISTRICT LOT 1362 PLAN 12646**

Amenities:
Site Influences: **Marina Nearby, Recreation Nearby, Rural Setting, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	968	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'11 x 3'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'9 x 16'3			x	Main 5
Finished Floor (Below):	1,042	Main	Dining Room	10' x 9'8			x	Below 3
Finished Floor (Basement):	0	Main	Den	13' x 9'3			x	
Finished Floor (Total):	2,010sq. ft.	Main	Kitchen	13' x 9'7			x	
Unfinished Floor:	0	Main	Primary Bedroom	13'8 x 11'2			x	
Grand Total:	2,010sq. ft.	Below	Bedroom	11'1 x 9'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'7 x 9'			x	
Suite: None		Below	Recreation Room	25'3 x 15'2			x	
Basement: Full		Below	Laundry	17' x 10'2			x	
		Below	Storage	10'9 x 9'10			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Discover waterfront living in Pender Harbour! This low bank property boasts a private dock with a boat house, ideal for maritime enthusiasts. The walkout rancher features an open concept design with 3 bedrooms, 2 bathrooms and a large recreational room on the lower level, with a cozy fireplace. Enjoy the views of Gerrans Bay from the deck and spend your summer evenings around the fire pit. Ideal location on a quiet street and only a 5 minute drive to the amenities of Madeira Park. Plenty of opportunity to update this home to your taste, this coastal gem offers endless possibilities for your dream retreat.



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Active
R2885391
Board: V
House/Single Family

6953 LA SALLE STREET

Vancouver East
Killarney VE
V5S 3W6

Residential Detached

\$1,199,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1978
Frontage(feet): 31.00	Bathrooms: 3	Age: 46
Frontage(metres): 9.45	Full Baths: 3	Zoning: CD-1
Depth / Size: 80	Half Baths: 0	Gross Taxes: \$5,123.85
Lot Area (sq.ft.): 2,480.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.06	P.I.D.: 007-375-352	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Level Split	Total Parking: 1	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: STEPS	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Baseboard, Electric	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 49, PLAN VAP16898, DISTRICT LOT 339, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	825	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	575	Main	Living Room	15' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 10'			x	Above 3
Finished Floor (Basement):	0	Above	Primary Bedroom	12'6" x 12'6"			x	Above 3
Finished Floor (Total):	1,400sq. ft.	Above	Bedroom	14' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 10'			x	
Grand Total:	1,400sq. ft.	Main	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Dracco Pacific Realty**

Dracco Pacific Realty

First time on the market! In the charming and cozy, Champlain Heights, this detached, non-strata home offers privacy and tranquility as it backs onto a lush green space. The main floor boasts an inviting open-concept layout where the updated kitchen, dining, and living areas attach to the West facing back yard. Enjoy 3 bedrooms, and 3 bathrooms that are well spaced throughout this serene retreat. Open house: June 1 & 2, 2-4pm.



Presented by:
Oleg Galyuk

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Active
R2868711
Board: V
House/Single Family

5532 DERBY ROAD

Sunshine Coast
Sechelt District
V7Z 0M2

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2004
Frontage(feet): 33.00	Bathrooms: 3	Age: 20
Frontage(metres): 10.06	Full Baths: 2	Zoning: R2
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,972.13
Lot Area (sq.ft.): 17,468.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.40	P.I.D.: 018-939-007	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: View of Trail Island & Ocean		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Total Parking: 4	Covered Parking: 2	Parking Access:
Parking: Garage; Double, Open		
Driveway Finish:		
Dist. to Public Transit:		Dist. to School Bus:
Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Property Disc.: Yes		
Fixtures Leased: No		
Fixtures Rmvd: No		
Floor Finish:		

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

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

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: **LOT 56 DISTRICT LOT 4295 LMP 18790**

Amenities:

Site Influences: **Private Setting, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 14'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19' x 12'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 11'			x	Main 4
Finished Floor (Basement):	0	Main	Dining Room	14' x 11'			x	Main 2
Finished Floor (Total):	2,280sq. ft.	Main	Eating Area	8' x 8'			x	
Unfinished Floor:	0	Main	Primary Bedroom	14' x 14'			x	
Grand Total:	2,280sq. ft.	Main	Bedroom	13'6" x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11' x 11'			x	
		Main	Foyer	9' x 6'			x	
		Main	Laundry	12' x 9'			x	
							x	
							x	
							x	

Suite: **None**
Basement: **Part, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **10**

Manuf Type:	Registered in MHR?:	PAD Rental:
MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:		

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

'Great View And Privacy' Enjoy the benefits of this uniquely shaped lot which is set back from the road insuring privacy and peaceful surroundings. The house has been very well maintained and features 3 bedrooms and 2 1/2 bathrooms. Enjoy the spacious room sizes of this almost 2300 sq. ft. one level home. Landscaping has been thoughtfully laid out. Sit on the covered patio and take in the beautiful view. Lots of storage in the over height crawl space which has a separate entrance. The attached double car garage completes the package.



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Active
R2856076
Board: V
House/Single Family

1376 DEPOT ROAD
Squamish
Brackendale
V0N 1H0

Residential Detached
\$1,223,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 9999
Frontage(feet): 119.10	Bathrooms: 2	Age: 999
Frontage(metres): 36.30	Full Baths: 2	Zoning: RS2
Depth / Size: 162 irr	Half Baths: 0	Gross Taxes: \$4,635.59
Lot Area (sq.ft.): 11,164.00	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.26	P.I.D.: 009-610-391	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Mountains		
Complex/Subdiv: Brackendale		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 0.5 BLK	Dist. to School Bus: 2 BLKS	Land Lease Expiry Year:
Renovations: Addition	Title to Land: Freehold NonStrata		
# of Fireplaces: 0	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Mixed		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 5 BLOCK 25 SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22 TOWNSHIP 50 PLAN 9938**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Storage Shed, Windows - Thermo**

Finished Floor (Main):	1,052	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	12' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'6" x 13'6"			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	26' x 9'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	12' x 9'			x	
Finished Floor (Total):	1,052sq. ft.	Main	Other	4' x 15'			x	
Unfinished Floor:	0	Main	Foyer	5' x 8'6"			x	
Grand Total:	1,052sq. ft.	Main	Kitchen	9'10" x 9'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

A Squamish original on a Brackendale RS2 lot! Priced 200k below assessment. A cute & cozy 2 bedroom bungalow with thoughtful addition of a family room, 2nd bath and 2 car garage. Large south facing deck overlooks level sunny rear yard. Ample parking includes room for an RV. Lovingly maintained, its been a family home for generations. It is rumored to have been moved to this current location over 50 years ago. Perfect as your starter home to love as is or add onto. Potential for further additions or perhaps a carriage house or both. Lot is very private from the street and boasts a workshop or storage space in rear yard as well. Convenient to shopping and schools and easy highway access a minute away. Trails and River walks are nearby. Offered as is-where is.



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Active
R2885605
Board: V
House/Single Family

12140 BLOSSOM STREET

Maple Ridge
East Central
V2X 1C3

Residential Detached

\$1,249,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,999
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2003
Frontage(feet): 0.00	Bathrooms: 2	Age: 21
Frontage(metres): 0.00	Full Baths: 2	Zoning: RES
Depth / Size: 0.0	Half Baths: 0	Gross Taxes: \$5,497.53
Lot Area (sq.ft.): 4,997.00	Rear Yard Exp: East	For Tax Year: 2022
Lot Area (acres): 0.11	P.I.D.: 025-581-333	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No :Outdoor fountain is not staying**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 2, PLAN BCP3552, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Vacuum - Built In**

Finished Floor (Main):	1,601	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	16'2 x 15'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'3 x 10'8			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	16'3 x 8'8			x	Main 4
Finished Floor (Basement):	0	Main	Living Room	16'8 x 16'3			x	
Finished Floor (Total):	1,601 sq. ft.	Main	Primary Bedroom	12' x 12'1			x	
Unfinished Floor:	0	Main	Walk-In Closet	6'4 x 5'1			x	
Grand Total:	1,601 sq. ft.	Main	Bedroom	10'1 x 9'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'8 x 9'3			x	
		Main	Laundry	6'3 x 6'			x	
							x	
							x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **One Percent Realty Ltd.**

BEAUTIFUL RANCHER IN A GREAT NEIGHBOURHOOD!! IMMACULATE!! Pride of ownership shows in this home. The home is very bright and spacious. Kitchen and family room have tile floor, oak cabinets, island, skylight, fridge & dishwasher are a couple years old. Large living room and dining room with a gas fireplace, bay window & carpeting. 3 bedrooms. The Primary bedroom has a 3 pc ensuite with a walk-in shower. 4 pc main bathroom. Separate laundry room. 2 car garage. Bonus is a walk-in 6' crawl space with concrete flooring & framing. Roof 1 yr, A/C 2 yrs, Washer/dryer 2 yrs, H/W tank 6 yrs. Built-in vacuum. You will fall in love with the quaint yard. Lots of beautiful plants. A large covered vinyl deck/patio to enjoy throughout the year. **DON'T MISS THIS ONE! OPEN HOUSE SAT MAY 25, 1-3.**



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Active
R2885693
Board: V
House/Single Family

1780 PITT RIVER ROAD

Port Coquitlam
Mary Hill
V3C 1P7

Residential Detached

\$1,275,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,275,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1958
Frontage(feet): 60.21	Bathrooms: 1	Age: 66
Frontage(metres): 18.35	Full Baths: 1	Zoning: RS1
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$3,958.20
Lot Area (sq.ft.): 8,340.00	Rear Yard Exp: Northwest	For Tax Year: 2023
Lot Area (acres): 0.19	P.I.D.: 010-346-384	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: MOUNTAINS	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **No**

Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 69, PLAN NWP18044, DISTRICT LOT 342, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,055	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	10' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	1,055 sq. ft.	Main	Bedroom	9' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	8' x 10'			x	
Grand Total:	1,055 sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 6	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Sterling Realty**

Great opportunity with this 8,300 foot VIEW LOT with lane access. What will you build? Your options include duplex, coach house or potential to subdivide depending on City approval/variance. Three bedroom house requires a roof and some repair. Convenient location that is close to the schools, parks and transit with easy access for commuters.



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Active
R2881276
Board: V
House/Single Family

5458 CHESTNUT CRESCENT

Ladner
Delta Manor
V4K 1J4

Residential Detached

\$1,299,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,900
Meas. Type: Metres	Bedrooms: 3	Approx. Year Built: 1968
Frontage(feet): 60.01	Bathrooms: 2	Age: 56
Frontage(metres): 18.29	Full Baths: 1	Zoning: RD3
Depth / Size: 30.48	Half Baths: 1	Gross Taxes: \$4,357.91
Lot Area (sq.ft.): 6,000.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 006-828-680	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: :		
Fuel/Heating: Forced Air	Floor Finish:		
Outdoor Area: Sundeck(s)			
Type of Roof: Asphalt			

Legal: **LOT 113, PLAN NWP33392, DISTRICT LOT 177, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Workshop Attached**

Site Influences:

Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main):	1,385	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'9 x 13'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'3 x 11'2			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10'11 x 10'2			x	Main 2
Finished Floor (Basement):	0	Main	Family Room	16'1 x 9'11			x	
Finished Floor (Total):	1,385sq. ft.	Main	Bedroom	9'10 x 12'4			x	
Unfinished Floor:	0	Main	Bedroom	10'1 x 10'2			x	
Grand Total:	1,385sq. ft.	Main	Mud Room	7'3 x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Steam Room	26' x 10'7			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.**

A charming property in Delta offering versatile potential. With an allowable build of 2500sqft spread across 2 floors. The absence of a basement is complemented by a half attic, which is fully livable & exempt from the 2500sqft limit. With this exemption, you have the freedom to utilize the attic space as 2 separate 1250sqft areas or configure it to suit your needs with a 1250/1250/625 layout. The property allows a 452sqft garage, perfect for storing vehicles & outdoor gear & an allowable 215sqft accessory structure, ideal for use as a workshop, storage shed, or hobby space. Should Bill 44 pass by end of June, the potential to build up to 4 units, allows you to customize your needs whether it be for investment or multi-generational living. Buyer to confirm these details with City.



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Active
R2883665
Board: V
House/Single Family

20118 120A AVENUE
Maple Ridge
Northwest Maple Ridge
V2X 3M3

Residential Detached
\$1,399,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,425,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1997
Frontage(feet): 1.00	Bathrooms: 3	Age: 27
Frontage(metres): 0.30	Full Baths: 3	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,850.91
Lot Area (sq.ft.): 5,996.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.14	P.I.D.: 023-619-571	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Concrete, Frame - Wood	Parking: Garage; Double
Exterior: Vinyl	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Hot Water	Fixtures Rmvd: No :
Outdoor Area: Balcony(s), Fenced Yard, Patio(s)	Floor Finish: Laminate, Carpet
Type of Roof: Asphalt	

Legal: **LOT 1, PLAN LMP31025, DISTRICT LOT 263, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Stove, Vacuum - Roughed In**

Finished Floor (Main):	1,157	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,515	Main	Foyer	6'5 x 5'5	Above	Bedroom	10'3 x 11'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	8'4 x 8'4	Above	Primary Bedroom	14'3 x 10'11	Main 3
Finished Floor (Below):	0	Main	Living Room	12' x 15'3	Above	Walk-In Closet	4'11 x 5'4	Above 3
Finished Floor (Basement):	0	Main	Dining Room	10' x 11'5	Above	Patio	14'10 x 7'4	Above 4
Finished Floor (Total):	2,672sq. ft.	Main	Kitchen	9'9 x 9'4			x	
Unfinished Floor:	0	Main	Bedroom	10'8 x 11'10			x	
Grand Total:	2,672sq. ft.	Main	Bedroom	12'7 x 9'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Family Room	11'4 x 18'4			x	
Suite: Unauthorized Suite		Above	Dining Room	12'2 x 11'5			x	
Basement: Full		Above	Kitchen	15'11 x 11'5			x	
		Above	Eating Area	13'1 x 11'5			x	
		Above	Bedroom	10'3 x 11'5			x	

Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

5bdrm, 3 bthrm home, dbl garage, easy access to Golden Ears Bridge. Family-friendly neighborhood, close to schools, amenities, shopping, dining, and recreation. Spacious fenced backyard. 2bdrm in-law suite with separate entry, patio, and large kitchen. Upstairs has three bedrooms, a chair lift-equipped stairway, well-lit kitchen, sundeck, lots of counter space, modern appliances. Efficient hot water heating, convenient on-demand hot water. Walk-in jetted tub, great for accessibility & relaxation. Home has been meticulously maintained, ready for its new owners to move in. The roof was done in 2016, driveway was done in May 2023, the flooring upstairs March 2024. Open House Sunday May 19th 1-4 PM.



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Active
R2871655
Board: V
House/Single Family

12039 220 STREET

Maple Ridge
West Central
V2X 5R6

Residential Detached

\$1,400,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,400,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1957
Frontage(feet): 66.00	Bathrooms: 1	Age: 67
Frontage(metres): 20.12	Full Baths: 1	Zoning: RS-1
Depth / Size: 126	Half Baths: 0	Gross Taxes: \$4,958.45
Lot Area (sq.ft.): 8,355.00	Rear Yard Exp: West	For Tax Year: 2022
Lot Area (acres): 0.19	P.I.D.: 010-157-506	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Mountains	Tour: Virtual Tour URL
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single, Open
Exterior: Stucco, Wood	Driveway Finish: Asphalt
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 min walk Dist. to School Bus: Secndry 9mn wlk
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :
Outdoor Area: Fenced Yard, Sundeck(s)	Floor Finish: Hardwood, Laminate, Vinyl/Linoleum
Type of Roof: Asphalt	

Legal: **LOT 4 DISTRICT LOT 396 GROUP 1 NEW WESTMINSTER DISTRICTPLAN 15883**

Amenities: **Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Pantry, Refrigerator, Stove**

Finished Floor (Main):	1,021	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'1 x 13'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'8 x 8'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'3 x 10'9			x	
Finished Floor (Basement):	691	Main	Primary Bedroom	12'11 x 10'2			x	
Finished Floor (Total):	1,712sq. ft.	Main	Bedroom	11'11 x 8'7			x	
Unfinished Floor:	330	Main	Foyer	6'4 x 3'7			x	
Grand Total:	2,042sq. ft.	Bsmt	Bedroom	15'9 x 13'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	21'7 x 11'7			x	
Suite: None							x	
Basement: Full, Partly Finished, Separate Entry							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 8	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Blueprint Realty. (Branch)** **RE/MAX Blueprint Realty. (Branch)**

Attention investors and developers! Located in the LTCAP (Lougheed Transit Corridor Area Plan), this holding property will make a great investment for future development, as landowners and developers assemble properties. Don't miss out on this amazing opportunity, these don't come along very often! Build your dream home or hold and rent or live in it now and then develop later! This property is close to everything and just a short walk from schools, transit and shopping.



Presented by: **Oleg Galyuk**

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Active
R2887324
Board: V
House/Single Family

1853 MARCH WAY

Port Coquitlam
Oxford Heights
V3B 2R8

Residential Detached

\$1,425,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,425,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1960
Frontage(feet): 70.00	Bathrooms: 1	Age: 64
Frontage(metres): 21.34	Full Baths: 1	Zoning: RS1
Depth / Size: 101	Half Baths: 0	Gross Taxes: \$4,622.63
Lot Area (sq.ft.): 8,110.00	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.19	P.I.D.: 010-451-501	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: NEAR	Dist. to School Bus: NEAR	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Wood	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Mixed		

Legal: **LOT 67, PLAN NWP19041, SECTION 12, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,155	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'4 x 19'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 8'3			x	Main 4
Finished Floor (Below):	1,116	Main	Kitchen	14'7 x 16'1			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	12'5 x 13'9			x	
Finished Floor (Total):	2,271 sq. ft.	Main	Bedroom	8'5 x 10'2			x	
Unfinished Floor:	0	Main	Bedroom	8'8 x 7'1			x	
Grand Total:	2,271 sq. ft.	Below	Recreation Room	12'1 x 39'8			x	
		Below	Storage	10'8 x 13'2			x	
		Below	Workshop	9'8 x 40'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Full, Partly Finished, Separate Entry							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

This well cared for Rancher with basement is loaded with character! Situated in the sought-after neighbourhood of Oxford Heights on one of the most sought after streets. This neighbourhood is on the Coquitlam/ Port Coquitlam border with quick access to David! The main floor features 3 bedrooms, hardwood flooring throughout living area & a wood burning fireplace & a nice 4 piece bathroom. The spacious kitchen has access to the large sundeck overlooking the private park-like North facing backyard. The basement is partially finished with separate entrance, so bring your ideas! Basement features full recreation room, laundry & possible additional bedroom once finished. Plenty of parking with covered carport. Quiet street, peaceful setting, close to parks, trails, and French Immersion school.



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Active
R2888192
Board: V
House/Single Family

1148 SKANA DRIVE

Tsawwassen
English Bluff
V4M 2L4

Residential Detached

\$1,425,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,425,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1968
Frontage(feet): 74.83	Bathrooms: 2	Age: 56
Frontage(metres): 22.81	Full Baths: 2	Zoning: RS1
Depth / Size: 130.37	Half Baths: 0	Gross Taxes: \$5,243.21
Lot Area (sq.ft.): 11,932.87	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.27	P.I.D.: 006-587-577	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Land Lease Expiry Year:

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete, Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**

Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **006-587-577 LOT 202, PLAN NWP31427, NEW WESTMINSTER LAND DISTRICT, TIR**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,249	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'10 x 14'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'5 x 24'9			x	Main 4
Finished Floor (Below):	0	Main	Family Room	15'6 x 13'5			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	9'2 x 15'2			x	
Finished Floor (Total):	2,249sq. ft.	Main	Eating Area	15'6 x 7'2			x	
Unfinished Floor:	0	Main	Primary Bedroom	14'3 x 12'11			x	
Grand Total:	2,249sq. ft.	Main	Bedroom	13'5 x 10'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'9 x 10'3			x	
		Main	Laundry	10'9 x 7'7			x	
		Main	Office	13'6 x 7'7			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group Seafair Realty**

Back when homes Inspired creativity, romance and dreams....this U shaped rancher is a delicate balance of form and function. Come let your mind explore the possibilities and your soul reconnect to whimsy! Nestled a top of a 11932.87 sq ft lot with beautiful mature gardens, fountain and glass solarium entry way. Located in the prestigious neighbourhood of the Village in Sunny Tsawwassen. Can you feel 1148 Skana Dr calling you home? I'm happy to show you.



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Active
R2878324
Board: V
House/Single Family

5326 CAMARO DRIVE

Tsawwassen
Cliff Drive
V4M 2B9

Residential Detached

\$1,429,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,429,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1969
Frontage(feet): 70.00	Bathrooms: 3	Age: 55
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS1
Depth / Size: 99.99	Half Baths: 1	Gross Taxes: \$4,476.89
Lot Area (sq.ft.): 6,996.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.16	P.I.D.: 006-741-789	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Multiple**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 325, PLAN NWP32678, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Inground, Vacuum - Built In**

Finished Floor (Main):	1,392	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'7 x 15'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'8 x 10'			x	Main 4
Finished Floor (Below):	1,163	Main	Kitchen	13'3 x 9'1			x	Main 2
Finished Floor (Basement):	0	Main	Eating Area	13'4 x 8'1			x	Below 4
Finished Floor (Total):	2,555sq. ft.	Main	Primary Bedroom	12'11 x 12'1			x	
Unfinished Floor:	0	Main	Bedroom	13'0 x 10'2			x	
Grand Total:	2,555sq. ft.	Main	Bedroom	10'6 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'4 x 11'8			x	
		Below	Family Room	20'4 x 13'4			x	
		Below	Laundry	13'0 x 9'7			x	
		Below	Bedroom	13'7 x 8'0			x	
Suite: None				x			x	
Basement: None				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

ACCEPTED OFFER - PENDING PROBATE. STOP THE CAR! Looking for a desirable neighbourhood? The perfect match of location and value. Walking distance to Tsawwassen town centre including shopping, schools, recreation & transportation. Well established neighbourhood on a peaceful and pretty street with caring people. A well built and maintained home with an ideal floorplan that gives you plenty of options for various living arrangements or easily creating a suite. Roof, Furnace, Hot Water Tank & Deck have been updated over the years. The south exposed backyard with lush landscaping is a bonus, along with the in-ground sprinkler system. This is where family fun begins!



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Active
R2873924
Board: V
House/Single Family

24049 106 AVENUE

Maple Ridge
Albion
V2W 2B1

Residential Detached

\$1,494,800 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,494,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2002
Frontage(feet): 55.00	Bathrooms: 3	Age: 22
Frontage(metres): 16.76	Full Baths: 2	Zoning: RS-1B
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,430.42
Lot Area (sq.ft.): 6,049.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 025-176-218	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Partial Mountain		
Complex/Subdiv: Maple Crest		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **Yes**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**

Legal: **LOT 45, PLAN LMP51537, SECTION 10, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In**

Finished Floor (Main):	1,442	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	568	Main	Foyer	9'7 x 6'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'11 x 11'9			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'11 x 11'4			x	Main 5
Finished Floor (Basement):	0	Main	Dining Room	12'7 x 9'0			x	Above 4
Finished Floor (Total):	2,010sq. ft.	Main	Family Room	16'7 x 13'4			x	
Unfinished Floor:	1,416	Main	Primary Bedroom	17'6 x 13'5			x	
Grand Total:	3,426sq. ft.	Main	Walk-In Closet	7'3 x 5'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'3 x 5'4			x	
		Above	Bedroom	14'9 x 11'7			x	
		Above	Bedroom	13'10 x 10'10			x	
Suite: None							x	
Basement: Full, Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

A rare find! Two-storey with an unfinished basement, in the heart of an established neighbourhood, Maple Crest. Mature landscaping provides privacy on this corner lot and the south-facing front porch is tailor-made for evening sunsets. Located on a no-thru street, the only people driving by are your neighbours! Inside, you'll find the Primary Bedroom w/ walk-in closet and ensuite bath on the MAIN FLOOR! Vaulted ceilings in the kitchen/family room offer a spacious feel & large windows bring in natural light. The full-height basement, with direct access to a private patio, is completely Unfinished, with some roughed-in plumbing, awaiting your ideas. Roof and most appliances new since 2021. A GREAT value here, call your REALTOR® to book your showing appt today!



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Active
R2884436
Board: V
House with Acreage

817 BYNG ROAD

Sunshine Coast
Roberts Creek
VON 2W6

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 2	Age: 43
Frontage(metres):	Full Baths: 2	Zoning: AG
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,530.36
Lot Area (sq.ft.): 231,303.60	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 5.31	P.I.D.: 011-206-110	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled, Well - Shallow	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Log**
Exterior: **Log, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **3** Parking Access:
Parking: **Add. Parking Avail., Carport & Garage, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 24 EAST PART OF DISTRICT LOT 1316 PLAN 5221,**

Amenities: **Garden**

Site Influences: **Golf Course Nearby, Gravel Road, Private Yard, Rural Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove**

Finished Floor (Main):	984	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	605	Main	Living Room	14'9 x 20'5			x	Floor #Pcs
Finished Floor (AbvMain2):	906	Main	Dining Room	10'11 x 11'4			x	Above 3
Finished Floor (Below):	0	Main	Kitchen	13'5 x 9'5			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	9'7 x 11'2			x	
Finished Floor (Total):	2,495sq. ft.	Main	Mud Room	6'9 x 8'8			x	
Unfinished Floor:	289	Above	Loft	18'2 x 21'2			x	
Grand Total:	2,784sq. ft.	Above	Bedroom	9'11 x 17'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	11'8 x 14'1			x	
		Below	Workshop	20'5 x 14'5			x	
		Below	Laundry	9'3 x 10'3			x	
		Below	Storage	6'10 x 9'8			x	
		Below	Storage	4'6 x 9'8			x	
				x			x	
Suite:		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Full, Partly Finished		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 12							

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

Located in Roberts Creek, this 5.3 acres property is gated, fenced and surrounded by trees making it totally private. Nestled inside are truly magical park-like grounds with a pond and numerous fruit trees including pear, plum, figs, apple and more. This sun drenched yard is a gardeners dream. Overlooking this property is a 2500sf 2-bedroom and 2-bathroom log home with a large workshop below. Included on this site are numerous outbuildings and workshops, one of which is a 600sf detached shop ideal for a mechanic or carpenter. A special property that must be seen to appreciate. Contact your Real Estate Agent to set up an appointment to view.



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Active
R2873650
Board: V
House/Single Family

1438 LONDON STREET
New Westminster
West End NW
V3M 3C4

Residential Detached
\$1,599,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,599,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1938**
Frontage(feet): **46.20** Bathrooms: **2** Age: **86**
Frontage(metres): **14.08** Full Baths: **2** Zoning: **RS1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,023.87**
Lot Area (sq.ft.): **6,098.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.14** P.I.D.: **013-471-538** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Garage; Single**
Exterior: **Wood** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Forced Air** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 21, SUB BLOCK 12, PLAN NWP2620, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LT7**

Amenities:

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

Finished Floor (Main):	1,199	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	596	Main	Recreation Room	14'6 x 13'4	Above	Bedroom	12'2 x 10'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Other	10'2 x 5'5	Above	Kitchen	12'1 x 8'3	Main 3
Finished Floor (Below):	0	Bsmt	Workshop	17'4 x 13'0	Above	Bedroom	17'3 x 10'11	Above 3
Finished Floor (Basement):	699	Bsmt	Laundry	17'4 x 8'4			x	
Finished Floor (Total):	2,494sq. ft.	Bsmt	Utility	11'1 x 5'5			x	
Unfinished Floor:	500	Bsmt	Flex Room	16'6 x 16'11			x	
Grand Total:	2,994sq. ft.	Main	Foyer	6'2 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'0 x 13'6			x	
		Main	Bedroom	11'0 x 10'10			x	
		Main	Mud Room	6'2 x 4'2			x	
		Main	Kitchen	14'5 x 10'2			x	
		Main	Dining Room	8'10 x 12'3			x	
		Main	Living Room	17'1 x 15'5			x	

Suite: Basement: **Full**
Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **2** # of Rooms: **16** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Stonehaus Realty Corp.**

FIRST TIME ON THE MARKET!!! Own a piece of the sought after West End neighbourhood in New Westminster! A fixer upper and great building lot. A gorgeous tree lined street. The home could be suitable with separate entrance.



Presented by:
Oleg Galyuk

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Active
R2854596
Board: V
House/Single Family

626 W 22ND STREET
North Vancouver
Mosquito Creek
V7M 2A7

Residential Detached
\$1,685,500 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,732,500
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1986
Frontage(feet): 49.90	Bathrooms: 3	Age: 38
Frontage(metres): 15.21	Full Baths: 2	Zoning: RS 1
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,797.57
Lot Area (sq.ft.): 6,750.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.15	P.I.D.: 014-769-620	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 1/2 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete, Frame - Wood, Other	Parking: Garage; Single		
Exterior: Wood	Driveway Finish:		
Foundation: Other concrete	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Natural Gas	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Balcony(s), Sundeck(s)			
Type of Roof: Asphalt			

Legal: **LOT 19, BLOCK 201A, PLAN VAP1364, DISTRICT LOT 544, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	910	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,036	Below	Great Room	15'1 x 19'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 11'5			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	9'9 x 9'11			x	Above 4
Finished Floor (Basement):	0	Main	Den	9'10 x 7'2			x	Main 2
Finished Floor (Total):	1,946sq. ft.	Above	Bedroom	12'9 x 9'5			x	
Unfinished Floor:	0	Above	Bedroom	14'5 x 9'1			x	
Grand Total:	1,946sq. ft.	Above	Bedroom	8'10 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Hobby Room	11'9 x 9'4			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 8	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Amex Broadway West Realty**

If you are a Nature Lover who seeks Privacy and Peaceful quiet this is your home. Snuggled in the forest this home is UNIQUELY situated on the high bank of Mosquito creek. It offers forested isolation while maintaining convenient access to city benefits. Reach out and touch the trees from the MASSIVE 450 sq ft deck or sip wine on the upper balcony. Luxuriate in the huge soaker tub as you gaze outside to nature's wonders. It's only 3 blocks to WestView mall or a quick downhill ride to the city center and immediate access to the Trans Canada Highway and your choice of ski hills. This home is perfect for "empty nesters" who want an alternative to condo living or those who share a passion for the outdoors.



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Active
R2874035
Board: V
House/Single Family

9080 WAGNER GATE

Richmond
Saunders
V7A 4R3

Residential Detached

\$1,688,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,688,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1976
Frontage(feet): 100.00	Bathrooms: 3	Age: 48
Frontage(metres): 30.48	Full Baths: 3	Zoning: RS1/E
Depth / Size: 66.94	Half Baths: 0	Gross Taxes: \$5,124.45
Lot Area (sq.ft.): 6,694.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.15	P.I.D.: 004-335-741	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Basement Entry	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple
Exterior: Mixed	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block Dist. to School Bus: 1 block
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Wood	Fixtures Leased: No :
Fuel/Heating: Forced Air	Fixtures Rmvd: No :
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)	Floor Finish: Mixed
Type of Roof: Asphalt	

Legal: **LOT 276, BLOCK 4N, PLAN NWP45807, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	9,999	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0' x 0'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	0' x 0'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	0' x 0'			x	Below 3
Finished Floor (Total):	9,999sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	0	Main	Solarium	0' x 0'			x	
Grand Total:	9,999sq. ft.	Below	Living Room	0' x 0'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	0' x 0'			x	
		Below	Bedroom	0' x 0'			x	
		Below	Bedroom	0' x 0'			x	
				x			x	
				x			x	

Suite: **Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Come build a custom 3258 sq ft home on this desirable corner lot, in Broadmoor, one of Richmond's finest areas. Potentially a duplex or triplex lot under the new density provisions, to be verified with city if important. Mainly land value, house needs replairs, priced accordingly. please call with any questions.



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Active
R2878467
Board: V
House/Single Family

9513 GEAL ROAD

Richmond
Boyd Park
V7E 1R4

Residential Detached

\$1,698,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,698,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1987
Frontage(feet): 44.50	Bathrooms: 2	Age: 37
Frontage(metres): 13.56	Full Baths: 2	Zoning: RS2/C
Depth / Size: 129	Half Baths: 0	Gross Taxes: \$4,773.15
Lot Area (sq.ft.): 5,739.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.13	P.I.D.: 007-064-420	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No		
Complex/Subdiv: PENDLEBURY GARDENS		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **L007-064-420 OT 2, BLOCK 4N, PLAN NWP74149, SECTION 26, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed**

Finished Floor (Main):	1,810	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	9' x 5'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'9 x 13'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	12'8 x 8'7			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	16'3 x 17'4			x	
Finished Floor (Total):	1,810sq. ft.	Main	Family Room	13'8 x 10'5			x	
Unfinished Floor:	0	Main	Primary Bedroom	13'3 x 15'11			x	
Grand Total:	1,810sq. ft.	Main	Walk-In Closet	8'1 x 6'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'6 x 9'4			x	
		Main	Bedroom	12'6 x 9'6			x	
		Main	Laundry	12'8 x 5'6			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group Seafair Realty**

Rambling rancher with a private sunny west facing lot. Excellent floor plan with the Master Suite separated from the other 2 beds and bath. Lovely kitchen with big island. Good laundry/mud room right off the garage and spacious dining & living rooms. Convenient Pendlebury Gardens location near school, shopping, pitch & putt and walking trail.



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Active
R2887986
Board: V
House/Single Family

495 E 22ND AVENUE
Vancouver East
Fraser VE
V5V 1T9

Residential Detached
\$1,698,800 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,698,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1953**
Frontage(feet): **30.00** Bathrooms: **2** Age: **71**
Frontage(metres): **9.14** Full Baths: **2** Zoning: **RS1**
Depth / Size: **98.50** Half Baths: **0** Gross Taxes: **\$6,746.10**
Lot Area (sq.ft.): **2,955.00** Rear Yard Exp: **South** For Tax Year: **2023**
Lot Area (acres): **0.07** P.I.D.: **012-834-050** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Neighbourhood View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Rancher/Bungalow w/Loft**
Construction: **Concrete, Frame - Wood**
Exterior: **Mixed, Other, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Other, Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **None**
Type of Roof: **Asphalt, Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1/2 block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Carpet**

Legal: **LOT S, BLOCK 27, PLAN VAP3476, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, OF LOTS 12 TO 22**

Amenities: **None**

Site Influences: **Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	708	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 11'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	13'2 x 11'4			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	9'6 x 8'10			x	Bsmt 3
Finished Floor (Basement):	644	Main	Bedroom	10' x 8'			x	
Finished Floor (Total):	1,352sq. ft.	Main	Dining Room	7'4 x 5'1			x	
Unfinished Floor:	0	Bsmt	Bedroom	10'4 x 8'4			x	
Grand Total:	1,352sq. ft.	Bsmt	Bedroom	14'1 x 10'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	9'8 x 8'4			x	
		Bsmt	Mud Room	8'1 x 7'3			x	
		Bsmt	Flex Room	9'5 x 6'9			x	
		Bsmt	Utility	14'7 x 9'1			x	
				x			x	
				x			x	
Suite: None		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Full, Partly Finished		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 11							

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

This prime hybrid location of South Main Street and Fraser Street culture serves for the build of the ultimate family home in this up and coming neighbourhood. Note the centrality to the Main and Fraser Street amenities embracing the eclectic retail and dining experiences throughout this multifaceted community. The school catchment includes the highly desired Sir Charles Tupper High School and Prince Edward Elementary School within a one block distance. The neighbourhood boasts multiple parks, recreation, playgrounds, and tennis courts. This neighbourhood is experiencing ongoing rejuvenation with the development of many family homes and multi home complexes. This Lot provides for various types of residential development builds and the creation of different family residential homes



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Active
R2858996
Board: V
House with Acreage

25817 124 AVENUE

Maple Ridge
Websters Corners
V4R 1B8

Residential Detached

\$1,729,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1980
Frontage(feet): 173.00	Bathrooms: 4	Age: 44
Frontage(metres): 52.73	Full Baths: 3	Zoning: RS-3
Depth / Size: 655	Half Baths: 1	Gross Taxes: \$6,399.52
Lot Area (sq.ft.): 108,900.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 2.50	P.I.D.: 000-965-235	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv: Whispering Falls		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 8	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Hot Water, Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Outdoor Area: Patio(s) & Deck(s)	Metered Water:	Floor Finish: Mixed, Tile, Carpet	
Type of Roof: Asphalt	R.I. Plumbing:		

Legal: **LOT 3, PLAN NWP7754, SECTION 24, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, PORTION W 1/2 OF**

Amenities: **Workshop Detached**

Site Influences: **Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,661	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,360	Main	Foyer	9' x 11'10	Above	Laundry	8'6 x 8'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18' x 13'3			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	13' x 12'			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	11' x 11'10			x	Above 3
Finished Floor (Total):	4,021 sq. ft.	Main	Eating Area	8'2 x 11'9			x	Above 4
Unfinished Floor:	0	Main	Family Room	19'5 x 15'6			x	
Grand Total:	4,021 sq. ft.	Main	Recreation Room	11'5 x 17'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'2 x 18'2			x	
Suite: None		Above	Walk-In Closet	7' x 7'			x	
Basement: None		Above	Bedroom	10'4 x 12'4			x	
		Above	Bedroom	10'3 x 10'1			x	
		Above	Bedroom	11'2 x 9'8			x	
		Above	Bedroom	8'8 x 12'2			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage Elite West**

*****Buyer has removed subjects, just waiting on Probate to release 'details.'*** Embrace the potential of this 4000 sqft home on 2.5 acres with a 1750 sqft shop. Nestled on flat land, the 5-bed, 4-bath residence features an indoor pool for year-round enjoyment. The spacious shop adds versatility, ideal for hobbies or extra storage. Unlock the full charm of this property, tailor it to your vision, and create a dream home with room for the whole family. Don't miss the chance – schedule a viewing and imagine the possibilities!**



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Active
R2881416
Board: V
House/Single Family

5405 COLLEGE STREET

Vancouver East
Collingwood VE
V5R 3Z6

Residential Detached

\$1,748,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,748,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1941
Frontage(feet): 82.57	Bathrooms: 2	Age: 83
Frontage(metres): 25.17	Full Baths: 2	Zoning: R1-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,206.41
Lot Area (sq.ft.): 5,672.80	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.13	P.I.D.: 013-041-410	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Lane, Side
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus: Nearby	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Reno. Year:	Property Disc.: Yes	
R.I. Fireplaces:	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel: Wood	Metered Water:		
Fuel/Heating: Forced Air	R.I. Plumbing:	Fixtures Rmvd: :	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Mixed	
Type of Roof: Other			

Legal: **LOT 17, BLOCK 13, PLAN VAP3224, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

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

Features:

Finished Floor (Main):	1,321	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,014	Main	Living Room	12'10 x 15'4	Above	Foyer	12'4 x 4'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	12'2 x 11'5			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'10 x 9'1			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	9'11 x 9'4			x	
Finished Floor (Total):	2,335 sq. ft.	Main	Bedroom	12' x 11'8			x	
Unfinished Floor:	0	Main	Bedroom	13'3 x 9'1			x	
Grand Total:	2,335 sq. ft.	Main	Bedroom	11'2 x 9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'1 x 9'11			x	
		Above	Living Room	13'7 x 17'9			x	
		Above	Kitchen	9'8 x 5'3			x	
		Above	Bedroom	13'11 x 12'			x	
		Above	Bedroom	16'1 x 9'8			x	
		Above	Bedroom	13'8 x 10'2			x	
Suite:								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Solid two-suite home on an oversized 5,672 sqft irregular shaped lot. Main floor 4 bedroom suite. Top floor 3 bedroom suite. Detached garage with storage area. Fenced backyard. So many options with this property: Keep the current tenants for great rental revenue, move into one suite and rent out the other, redevelop for higher density (check with City for redevelopment options). It is also a great property for co-ownership.



Presented by:
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Active
R2885653
Board: V
House/Single Family

2636 TURNER STREET
Vancouver East
Renfrew VE
V5K 2G2

Residential Detached
\$1,749,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 9999
Frontage(feet): 35.00	Bathrooms: 2	Age: 999
Frontage(metres): 10.67	Full Baths: 2	Zoning: R1-1
Depth / Size: 110	Half Baths: 0	Gross Taxes: \$6,366.69
Lot Area (sq.ft.): 3,850.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 015-407-748	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Stucco, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 4	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Reno. Year: 2016	Property Disc.: Yes	
# of Fireplaces: 1	R.I. Fireplaces: 1	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: :	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Floor Finish: Laminate, Tile, Carpet		

Legal: **LOT 11, BLOCK 79 N HLF, PLAN VAP366, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,065	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13'4 x 8'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'2 x 13'			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	10' x 5'			x	Bsmt 3
Finished Floor (Basement):	986	Main	Living Room	18'11 x 11'11			x	
Finished Floor (Total):	2,051 sq. ft.	Main	Primary Bedroom	12'9 x 11'			x	
Unfinished Floor:	0	Main	Bedroom	9'5 x 9'11			x	
Grand Total:	2,051 sq. ft.	Main	Bedroom	7'6 x 9'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	14'8 x 10'9			x	
		Bsmt	Living Room	12'3 x 13'			x	
		Bsmt	Dining Room	9' x 11'			x	
		Bsmt	Bedroom	16'2 x 9'4			x	
		Bsmt	Laundry	14'7 x 11'3			x	
		Bsmt	Storage	5'6 x 12'10			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full, Fully Finished, Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 2			
# of Rooms: 13			

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

Renovated and well built home on a lovely tree-lined street. This spacious home has been meticulously maintained and had some extensive updates such as new kitchen cabinets, stainless steel appliances, tile flooring, recessed LED lights, and windows. The main floor has 3 bedrooms, spacious kitchen and a large living room. Down there is laundry and a self contained garden level suite. Off the upstairs kitchen is a large, covered deck perfect for the summer bbq. The private south facing back yard is great for having a vegetable garden or a play space for the kids. Includes a garage and 2 open parking spaces. Ideally located within walking distance to schools, shopping on Hastings st. and Commercial Dr. Don't miss this one. All you need to do is move in!



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Active
R2885838
Board: V
House/Single Family

228 W 27TH STREET
North Vancouver
Upper Lonsdale
V7N 2H2

Residential Detached
\$1,750,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,750,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1962
Frontage(feet): 33.00	Bathrooms: 2	Age: 62
Frontage(metres): 10.06	Full Baths: 2	Zoning: RS-1
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$5,105.46
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 013-397-605	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: North Shore Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Glass, Wood	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Forced Air	Floor Finish: Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 52, BLOCK 240, PLAN VAP2837, DISTRICT LOT 545, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,174	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'5 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'10 x 10'1			x	Above 3
Finished Floor (Below):	1,080	Main	Bedroom	10'7 x 11'5			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	10'6 x 12'2			x	
Finished Floor (Total):	2,254sq. ft.	Main	Kitchen	9'10 x 8'2			x	
Unfinished Floor:	0	Main	Dining Room	11'1 x 10'5			x	
Grand Total:	2,254sq. ft.	Below	Family Room	19'4 x 22'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	9'11 x 16'4			x	
		Below	Bedroom	10'9 x 12'4			x	
		Below	Bedroom	10'9 x 11'10			x	
Suite: Unauthorized Suite							x	
Basement: Fully Finished, Separate Entry							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 10	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Sussex**

MORTGAGE HELPER with this charming Upper Lonsdale residence, conveniently situated just a block & a half from bustling Lonsdale Ave & easy highway access. This well-built home offers the perfect setting for families, featuring 3 spacious beds upstairs, a kitchen & dining area ideal for entertaining & family gatherings, complemented by a sun-drenched balcony showcasing stunning views of the North Shore mountains. The downstairs area provides a generous living space with 2 beds & 1 bath, perfect for personal use or as a potential rental opportunity to generate additional income. Enjoy the beautifully landscaped, low-maintenance front & back yards with a delightful garden space. Single carport and falls within the Larson & Carson Graham school catchments. This could be our dream family home!



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Active
R2885260
Board: V
House/Single Family

1475 E 43RD AVENUE
Vancouver East
Knight
V5P 1M3

Residential Detached
\$1,758,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,758,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1954**
Frontage(feet): **33.00** Bathrooms: **2** Age: **70**
Frontage(metres): **10.06** Full Baths: **1** Zoning: **RS-1**
Depth / Size: **123.25** Half Baths: **1** Gross Taxes: **\$6,607.55**
Lot Area (sq.ft.): **4,067.25** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.09** P.I.D.: **013-399-004** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Stucco, Wood** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: **NEAR** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **:**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Wall/Wall/Mixed**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Legal: **LOT 26, BLOCK 2, PLAN VAP2780, DISTRICT LOT 715, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	909	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	9'6" x 8'10"			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	10'6" x 10'			x	Bsmt 2
Finished Floor (Basement):	463	Main	Primary Bedroom	12'5" x 8'10"			x	
Finished Floor (Total):	1,372sq. ft.	Main	Bedroom	11'1" x 8'10"			x	
Unfinished Floor:	0	Main	Foyer	14' x 6'			x	
Grand Total:	1,372sq. ft.	Bsmt	Bedroom	14'7" x 11'2"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'10" x 8'6"			x	
Suite: None		Bsmt	Living Room	19' x 11'			x	
Basement: Fully Finished		Bsmt	Laundry	17'6" x 7'6"			x	
		Bsmt	Foyer	9' x 5'6"			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2** MHR#: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **11** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Attention builders and investors , This GREAT CORNER LOT opportunity right in the heart of the Knight neighborhood is PERFECT FOR REDEVELOPMENT . The home has been in the same family since it was built in 1954. Upstairs has 2 bedrooms, a recently renovated bathroom, kitchen, & a large living room w/ a wood- burning fireplace. The basement offers 2 bedrooms & a living room, or 3 bedrooms plus a 1/2 bathroom. Garage attached to house.



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Active
R2885239
Board: V
House/Single Family

2188 E 33RD AVENUE
Vancouver East
Victoria VE
V5N 3G1

Residential Detached
\$1,798,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,798,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1980
Frontage(feet): 33.00	Bathrooms: 3	Age: 44
Frontage(metres): 10.06	Full Baths: 2	Zoning: RM-7
Depth / Size: 115	Half Baths: 1	Gross Taxes: \$6,411.73
Lot Area (sq.ft.): 3,795.00	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 014-155-613	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Brick, Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Reno. Year:	Property Disc.: Yes	
R.I. Fireplaces:	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel: Other	Metered Water:		
Fuel/Heating: Forced Air	R.I. Plumbing:	Fixtures Rmvd: :	
Outdoor Area: Balcony(s), Sundeck(s)		Floor Finish: Mixed, Carpet	
Type of Roof: Other			

Legal: **LOT 44, BLOCK I, PLAN VAP1955, DISTRICT LOT 393, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,341	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'3 x 12'2	Below	Foyer	12'2 x 8'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	11'5 x 11'1			x	Main 5
Finished Floor (Below):	909	Main	Kitchen	11'1 x 9'6			x	Main 2
Finished Floor (Basement):	0	Main	Eating Area	11'1 x 10'3			x	Below 4
Finished Floor (Total):	2,250sq. ft.	Main	Primary Bedroom	12'11 x 11'9			x	
Unfinished Floor:	0	Main	Bedroom	12'11 x 10'6			x	
Grand Total:	2,250sq. ft.	Main	Bedroom	10'3 x 9'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	17'1 x 11'11			x	
		Below	Dining Room	6' x 6'			x	
		Below	Kitchen	11'11 x 8'			x	
		Below	Bedroom	12'2 x 11'1			x	
		Below	Bedroom	10' x 8'6			x	
		Below	Laundry	13'5 x 5'2			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

DEVELOPERS and INVESTORS ALERT, Live and Hold or Build! 33 x 115 Ft (3,795sqft) RM-7 zoning built in 1980. This Vancouver Special features 5 bedrooms 2.5 baths and 2 kitchens. 3 bedrooms above, with an en-suite in the master bedroom, full bath, wood burning fireplace, balcony off the living room and a HUGE sundeck in the back perfect for BBQ's if you love entertaining. Lower level contains a 2 bedroom suite, full bath, kitchen with separate entrance and laundry room. Attached double car Garage with a driveway that could park 2 additional cars. Home is conveniently located to Victoria Dr. shopping and close to transit. School Catchments are George T. Cunningham Elementary and Gladstone Secondary. Do not miss out on this opportunity!



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Active
R2868330
Board: V
House/Single Family

2157 GRAND BOULEVARD

North Vancouver
Boulevard
V7L 3Y8

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,799,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1947
Frontage(feet): 84.00	Bathrooms: 2	Age: 77
Frontage(metres): 25.60	Full Baths: 1	Zoning: SFD
Depth / Size: 75	Half Baths: 1	Gross Taxes: \$5,994.91
Lot Area (sq.ft.): 6,332.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.15	P.I.D.: 003-290-514	Tax Inc. Utilities?:
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: some water view		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Water Supply: City/Municipal		

Style of Home: **Reverse 2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: **3 blocks** Dist. to School Bus: **4 blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Wood**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :chandeliers X 3**

Floor Finish: **Hardwood**

Legal: **LOT G BLOCK 220 DISTRICT LOT 546 PLAN 20736**

Amenities: **Garden, In Suite Laundry, Workshop Attached**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Finished Floor (Main):	1,024	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'7 x 6'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	22'2 x 15'2			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'3 x 9'4			x	Below 4
Finished Floor (Basement):	1,112	Main	Kitchen	14'2 x 10'7			x	
Finished Floor (Total):	2,136sq. ft.	Main	Laundry	13'11 x 6'1			x	
Unfinished Floor:	338	Below	Family Room	22'0 x 15'0			x	
Grand Total:	2,474sq. ft.	Below	Primary Bedroom	14'7 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	10'10 x 9'2			x	
		Below	Bedroom	8'6 x 7'3			x	
		Below	Workshop	19'2 x 15'8			x	
							x	
							x	
							x	

Suite: **None**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Team 3000 Realty Ltd.**

Nothing quite like this amazing home built in 1947! Red painted cove ceilings, rounded walls, original hardwood but with enough updates for it to be considered move in ready. A reverse plan with all the main rooms upstairs making it perfect for entertaining (you can almost hear Sinatra singing at the grand piano) - downstairs features 3 bedrooms a huge family room and a large bunker like workshop and storage. Yard needs work but still charming in its own way and with some of the trees cut your outlook would improve. If you rebuild and come up one floor you will have amazing views. Being sold AS IS WHERE IS. Value mostly in the land.



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Active
R2875145
Board: V
House/Single Family

41520 BRENNAN ROAD

Squamish
Brackendale
V0N 3G0

Residential Detached

\$1,799,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,799,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1973
Frontage(feet): 140.00	Bathrooms: 3	Age: 51
Frontage(metres): 42.67	Full Baths: 3	Zoning: RS-2
Depth / Size: 234	Half Baths: 0	Gross Taxes: \$4,794.77
Lot Area (sq.ft.): 32,760.00	Rear Yard Exp: East	For Tax Year: 2023
Lot Area (acres): 0.75	P.I.D.: 004-580-991	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 7	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, RV Parking Avail., Visitor Parking		
Exterior: Brick, Wood	Driveway Finish: Asphalt, Concrete		
Foundation: Concrete Slab	Dist. to Public Transit: 600m		Dist. to School Bus: 1.8km
Renovations:	Reno. Year:	Title to Land: Freehold NonStrata	
# of Fireplaces: 3	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Natural Gas, Wood	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Hot Water, Natural Gas	Metered Water:	Land Lease Expiry Year:	
Outdoor Area: Patio(s)	R.I. Plumbing:	Fixtures Rmvd: :	
Type of Roof: Metal	Floor Finish: Vinyl/Linoleum, Wall/Wall/Mixed, Carpet		

Legal: **LOT T, BLOCK B, PLAN VAP11560, PART NE1/4, SECTION 15, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT, S 140' LOT T, NE 1/4 & NW 1/4 SEC 15**

Amenities:

Site Influences: **Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Hot Tub Spa/Swirlpool, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	2,866	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'2 x 13'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 10'2			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	17'2 x 12'8			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	17'11 x 12'6			x	Main 3
Finished Floor (Total):	2,866sq. ft.	Main	Recreation Room	41'5 x 15'4			x	
Unfinished Floor:	0	Main	Flex Room	21'6 x 15'6			x	
Grand Total:	2,866sq. ft.	Main	Primary Bedroom	15'7 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	5'10 x 4'9			x	
Suite:		Main	Bedroom	14' x 11'1			x	
Basement: None		Main	Utility	11'8 x 9'4			x	
		Main	Bedroom	13'10 x 10'2			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Incredible opportunity to take this sprawling rancher and make it your dream home! Private location in a quiet and friendly Brackendale neighbourhood but close to amenities. Over 2800 square feet of living space all on one level plus a double garage and a 25 x30' detached workshop. There are several other out buildings on the property for storage, covered workspace and maybe even an artists studio? Home has the potential to create a spacious side suite or home office space. Sitting on over 3/4 of an acre of land it would make a great wedding or family reunion venue. Step out your front door to an absolutely stunning mountain view for your morning coffee or only a 5 minute walk to the beaches and trails along the Squamish river. This property offers incredible potential!



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Active
R2882285
Board: V
House/Single Family

6136 IRMIN STREET

Burnaby South
Metrotown
V5J 1Z1

Residential Detached

\$1,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,800,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1958
Frontage(feet): 53.00	Bathrooms: 1	Age: 66
Frontage(metres): 16.15	Full Baths: 1	Zoning: R5
Depth / Size: 130	Half Baths: 0	Gross Taxes: \$5,009.89
Lot Area (sq.ft.): 6,890.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-570-220	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry, Rancher/Bungalow w/Bsmt.	Total Parking: 4 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Single
Exterior: Stucco, Wood	Driveway Finish: Gravel
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 blocks Dist. to School Bus: 5 blocks
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Wood	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :
Outdoor Area: Balcony(s), Fenced Yard, Patio(s)	Floor Finish: Hardwood, Vinyl/Linoleum, Carpet
Type of Roof: Asphalt	

Legal: **LOT "D" DISTRICT LOT 97 GROUP 1 NEW WESTMINSTER DISTRICTPLAN 15951**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	17'2 x 12'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Kitchen	12'5 x 8'2			x	Main 4
Finished Floor (Below):	612	Above	Dining Room	11'10 x 8'7			x	
Finished Floor (Basement):	0	Above	Primary Bedroom	12'8 x 11'8			x	
Finished Floor (Total):	1,619sq. ft.	Above	Bedroom	11'8 x 10'1			x	
Unfinished Floor:	394	Above	Eating Area	8'2 x 5'6			x	
Grand Total:	2,013sq. ft.	Above	Foyer	6'7 x 3'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	17'5 x 11'10			x	
		Below	Bar Room	11'5 x 8'5			x	
		Below	Bedroom	12'10 x 10'5			x	
		Below	Laundry	26'6 x 11'5			x	
		Below	Storage	8' x 5'			x	
		Below	Foyer	8'3 x 6'8			x	

Suite:
Basement: **Full, Partly Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **13**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

RE/MAX 2000 Realty

LOCATION LOCATION LOCATION! Walking distance to schools, parks, shopping, restaurants, services and Skytrain! Solid home with a LARGE SOUTH-FACING BACK YARD, GARAGE/WORKSHOP, and EASY TO SUITE with separate entrance to large bright basement! Great future potential with new density rules (please inquire with city), or as part of larger development with your neighbours. All NEW VINYL WINDOWS, 10 year old roof, newer hot water tank, Bonus: original HARDWOOD FLOORING hiding under main level carpeting! Bring your decorating ideas or hold and rent as a great investment! OPEN HOUSES SAT. & SUN. JUNE 1 & 2 FROM 2-4PM.



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Active
R2876627

Board: V
House/Single Family

7596 ELWELL STREET

Burnaby South
Highgate
V5E 1L6

Residential Detached

\$1,849,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,849,900**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1984**
Frontage(feet): **48.00** Bathrooms: **3** Age: **40**
Frontage(metres): **14.63** Full Baths: **3** Zoning: **R9**
Depth / Size: **93.4** Half Baths: **0** Gross Taxes: **\$0.00**
Lot Area (sq.ft.): **4,483.20** Rear Yard Exp: **Southeast** For Tax Year: **2023**
Lot Area (acres): **0.10** P.I.D.: **000-600-466** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Wood**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 113, PLAN NWP67545, DISTRICT LOT 30, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main):	1,137	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,619	Above	Kitchen	10'3 x 10'6	Above	Eating Area	10'3 x 8'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Living Room	20'3 x 13'2	Main	Laundry	7'1 x 6'5	Main 4
Finished Floor (Below):	0	Above	Family Room	17'6 x 11'2				Above 5
Finished Floor (Basement):	0	Above	Dining Room	11'9 x 11'2				Above 4
Finished Floor (Total):	2,756sq. ft.	Above	Bedroom	17'6 x 11'11				
Unfinished Floor:	0	Above	Bedroom	12'1 x 11'7				
Grand Total:	2,756sq. ft.	Above	Bedroom	12'9 x 9'7				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	10'8 x 9'7				
Suite: Unauthorized Suite		Main	Kitchen	19'8 x 9'4				
Basement: None		Main	Living Room	16'9 x 13'2				
		Main	Bedroom	12'1 x 11'9				
		Main	Bedroom	13' x 8'8				
		Main	Bedroom	10'5 x 13'				

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **15**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$0.00**
ByLaw Restrictions: **No Restrictions**

Listing Broker(s): **Nu Stream Realty Inc.**

A beautiful family home with a regular flat lot located in desirable convenient & quiet neighborhood. 6 bedrooms and 3 full bathrooms. Spacious layout makes each room with good sizes. Big windows provide tons of natural lights. There is a good size 2 bedroom suite on the ground floor, could be a great mortgage helper or self use. Double garage with back lane access. The house was very well kept over years, and ready to move in. This property also presents an exciting prospect for those with redevelopment in mind. Close to Edmond Community Center, Highgate Mall, Metrotown Shopping Mall, banks, restaurant, schools & bus stops. Open House 2-4 pm on Saturday June 1.



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Active
R2839238
Board: V
House/Single Family

2178 MARY HILL ROAD
Port Coquitlam
Central Pt Coquitlam
V3C 3A3

Residential Detached
\$1,850,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,850,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1955
Frontage(feet): 0.00	Bathrooms: 3	Age: 69
Frontage(metres):	Full Baths: 3	Zoning: RS1
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$4,187.97
Lot Area (sq.ft.): 7,359.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.17	P.I.D.: 012-519-227	Tax Inc. Utilities?:
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single, Other		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: STEPS	Dist. to School Bus: STEPS	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Wood	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Mixed		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 45, PLAN NWP2148, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC PT ON PL WITH BYLAW FILED 6287**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage**

Finished Floor (Main):	1,565	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'6 x 6'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'2 x 18'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15'6 x 9'4			x	Main 4
Finished Floor (Basement):	723	Main	Kitchen	15'2 x 15'1			x	Bsmt 3
Finished Floor (Total):	2,288sq. ft.	Main	Bedroom	13'2 x 9'2			x	
Unfinished Floor:	577	Main	Bedroom	9'5 x 11'7			x	
Grand Total:	2,865sq. ft.	Main	Bedroom	9'4 x 14'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	16'7 x 11'4			x	
Suite: Other		Bsmt	Recreation Room	12'9 x 17'4			x	
Basement: Full, Partly Finished		Bsmt	Family Room	14'5 x 20'5			x	
Crawl/Bsmt. Height: # of Levels: 2		Bsmt	Utility	4'6 x 6'8			x	
# of Kitchens: 1	# of Rooms: 12	Below	Cold Room	11'11 x 19'6			x	
				x				

Manuf Type:	Registered in MHR?:	PAD Rental:
MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:		

Listing Broker(s): **Royal LePage Elite West** **Royal LePage Elite West**

Opportunity to purchase TWO RS1 ZONED LOTS in Central Port Coquitlam. Already sub-divided, this property consists of 2 separate lots, each zoned RS1 and having LANE ACCESS. This zoning allows for single family homes with secondary suites or carriage homes, if required city criteria is met. Current house can be used to collect income while awaiting permits. Buyer to make their own inquiries with city. **BC's new SSMUH regulations MAY allow for further development potential as this property is located within steps to transit which may allow for two 6-plexes or further density - buyer must verify**



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Active
R2879346
Board: V
House/Single Family

6102 6TH STREET
Burnaby South
Burnaby Lake
V5E 3S3

Residential Detached
\$1,875,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,875,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1969
Frontage(feet): 60.00	Bathrooms: 3	Age: 55
Frontage(metres): 18.29	Full Baths: 1	Zoning: R2
Depth / Size: 120	Half Baths: 2	Gross Taxes: \$5,207.61
Lot Area (sq.ft.): 7,200.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.17	P.I.D.: 006-973-264	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: BURNABY LAKE		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt., Split Entry	Total Parking: 4 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Stone, Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Close Dist. to School Bus: Close
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :
Outdoor Area: Fenced Yard, Sundeck(s)	Floor Finish:
Type of Roof: Asphalt	

Legal: **LOT 192, PLAN NWP34009, DISTRICT LOT 87, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'7" x 14'3"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'3" x 9'5"			x	Main 4
Finished Floor (Below):	855	Main	Kitchen	9' x 7'			x	Main 2
Finished Floor (Basement):	0	Main	Eating Area	8' x 7'8"			x	Below 2
Finished Floor (Total):	2,045sq. ft.	Main	Primary Bedroom	13'8" x 10'3"			x	
Unfinished Floor:	0	Main	Bedroom	10'8" x 9'4"			x	
Grand Total:	2,045sq. ft.	Main	Bedroom	10'8" x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	17' x 13'8"			x	
Suite: None		Below	Bedroom	9'6" x 8'7"			x	
Basement: Fully Finished		Below	Den	13'9" x 8'4"			x	
Crawl/Bsmt. Height: # of Levels: 2		Below	Laundry	8'7" x 7'5"			x	
# of Kitchens: 1 # of Rooms: 12		Below	Storage	14' x 10'			x	
				x			x	
Manuf Type:		Registered in MHR?:		PAD Rental:				
MHR#:		CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Sutton Group-West Coast Realty**

Very well-maintained split level entry home with 3 bedrooms up & 1 bedroom plus den down. Large 60' x 120' lot. 2 gas fireplaces. 3.5" baseboards in 3 bedrooms. Primary bedroom has 2pc ensuite. All new 22' x 10' deck with 66mm thick vinyl surface over new 5/8" tongue and groove plywood & new treated lumber rear exterior stairs. New fascia boards. New exterior & interior paint. Fully fenced level backyard with large shed/storage below the deck. City is redoing the sidewalks along 6th St and the home will have a new driveway. School catchments: Lakeview Elementary & Burnaby Central Secondary. Walking distance to Robert Burnaby Park & Deer Lake. 10 minute drive to Metrotown, 25 minutes to downtown & 30 minutes to airport.



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Active
R2880332
Board: V
House/Single Family

2564 E 18TH AVENUE
Vancouver East
Renfrew Heights
V5M 2P5

Residential Detached
\$1,875,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,875,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1956
Frontage(feet): 38.38	Bathrooms: 1	Age: 68
Frontage(metres): 11.70	Full Baths: 1	Zoning: R1-1
Depth / Size: 111	Half Baths: 0	Gross Taxes: \$6,696.85
Lot Area (sq.ft.): 4,270.00	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.10	P.I.D.: 006-847-994	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: NEARBY	Dist. to School Bus: NEARBY	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Wood	Rain Screen:		
Fuel/Heating: Oil	Metered Water:		
Outdoor Area: Fenced Yard	R.I. Plumbing:		
Type of Roof: Other	Fixtures Leased: No :		
	Fixtures Rmvd: No :		
	Floor Finish: Mixed		

Legal: **LOT 10, BLOCK O, PLAN VAP11660, DISTRICT LOT THSL, SECTION 45, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	12'9 x 8'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'2 x 13'1			x	Main 4
Finished Floor (Below):	864	Main	Dining Room	11'6 x 7'11			x	
Finished Floor (Basement):	0	Main	Bedroom	11'11 x 8'8			x	
Finished Floor (Total):	1,824sq. ft.	Main	Bedroom	9'11 x 9'			x	
Unfinished Floor:	0	Main	Foyer	4'10 x 3'0			x	
Grand Total:	1,824sq. ft.	Below	Bedroom	14'11 x 10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Partly Finished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX All Points Realty**

RE/MAX All Points Realty

Located on a beautiful, quiet tree lined street this Renfrew Heights house sits on a 4,270 sq ft lot (38.3 ft x 111 ft) with lane access. Build new: R1-1 zoning allows multiple units to be built on this lot. Perched on the high side of E. 18th Avenue, a new build would have gorgeous mountain views from the upper level. Such a desirable neighborhood to live in - family oriented and sense of community. 1/2 block from Beaconsfield Park and short walk to Trout Lake, John Hendry Park, arena, community centre, dog park & more. 5 min walk to Lord Beaconsfield Elementary & 15 min walk to Gladstone Secondary. Nanaimo and Renfrew skytrain stations, Italian Cultural Centre, restaurants, shops are all nearby. Great central location with quick access onto Grandview Hwy, Broadway and #1 Hwy.



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Active
R2718916
Board: V
House/Single Family

259 65B STREET
Tsawwassen
Boundary Beach
V4L 1M9

Residential Detached
\$1,890,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,890,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1968
Frontage(feet): 100.00	Bathrooms: 1	Age: 56
Frontage(metres): 30.48	Full Baths: 1	Zoning: RD-3
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$5,039.49
Lot Area (sq.ft.): 10,000.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.23	P.I.D.: 013-479-113	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow	Total Parking: 6	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Stucco, Wood	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1/2 BLK	Dist. to School Bus: NEAR	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Hardwood, Laminate		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT A, PLAN NWP2616, DISTRICT LOT 30, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Greenbelt**
Features: **Clothes Dryer, Clothes Washer, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 7'			x	
Finished Floor (Basement):	0	Main	Eating Area	9' x 7'5			x	
Finished Floor (Total):	1,300sq. ft.	Main	Primary Bedroom	16' x 10'5			x	
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	1,300sq. ft.	Main	Walk-In Closet	8' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	6' x 4'5			x	
		Main	Laundry	6' x 5'			x	
							x	
							x	
							x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height: 4'	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX All Points Realty**

Well Cared for Rancher 5 Blocks West of Centennial Beach in Boundary Bay, Backing on to a Large Green Belt. All New Double Paned windows throughout in 2011, Newer Furnace and 33 Gal Hot Water Tank too. Original Oak Hard wood with inlay in living area, oak in the bedrooms and laminate in kitchen. Large Windows in the Spacious living room with gas fireplace. Small walk-in closet in the master bed. With RD-3 zoning there is potential for a duplex-but no sub- division unless you want to rezone. Check with the City. Lovely home to move in, rent or build now or later.



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Active
R2886270
Board: V
House/Single Family

735 E 10TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 2A8

Residential Detached
\$1,899,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1927
Frontage(feet): 33.00	Bathrooms: 2	Age: 97
Frontage(metres): 10.06	Full Baths: 2	Zoning: RT5
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$7,150.36
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 015-252-566	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 1/2 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Forced Air	Fixtures Rmvd: No :		
Outdoor Area: Fenced Yard	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 19, BLOCK 157, PLAN VAP486, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT A, & PL 1771**

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

Finished Floor (Main):	1,000	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	357	Main	Living Room	13'8 x 17'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'4 x 15'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	4'8 x 11'1			x	Bsmt 3
Finished Floor (Basement):	873	Main	Nook	5'10 x 6'4			x	
Finished Floor (Total):	2,230sq. ft.	Main	Bedroom	11'4 x 11'			x	
Unfinished Floor:	0	Main	Bedroom	11'4 x 11'			x	
Grand Total:	2,230sq. ft.	Main	Mud Room	7' x 6'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'5 x 16'3			x	
Suite: Legal Suite		Above	Other	9'6 x 16'10			x	
Basement: Part		Bsmt	Recreation Room	12' x 15'3			x	
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Kitchen	10'9 x 8'10			x	
# of Kitchens: 2	# of Rooms: 13	Bsmt	Bedroom	12'2 x 12'3			x	
		Bsmt	Laundry	14' x 12'9			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Keller Williams Realty VanCentral**

First time to the market in a while. This RT5 Zoned, family home is perfectly situated on a quiet tree lined Mount Pleasant Street. Lovely 4-bed, 2-bath spacious home in a great area! Enjoy beautiful fenced front and back yard that are a pleasure to garden and maintain. This home is just minutes walk to famous Commercial or Main St bike route within a block, less than two minutes to bus routes, and 5 minutes to schools and parks. Call today! OPEN HOUSE June 1 & 2, 11-1pm



Presented by:
Oleg Galyuk

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Active
R2889121
Board: V
House/Single Family

3966 NITHSDALE STREET

Burnaby South
Burnaby Hospital
V5G 1P6

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1951
Frontage(feet): 0.00	Bathrooms: 2	Age: 73
Frontage(metres): 0.00	Full Baths: 2	Zoning: R5
Depth / Size: 0.0	Half Baths: 0	Gross Taxes: \$5,267.80
Lot Area (sq.ft.): 6,254.00	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 009-621-091	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: CITY AND MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 3	Covered Parking: 0	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed	Driveway Finish: Other		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1.5 BLOCKS	Dist. to School Bus: CLOSE	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Forced Air	Floor Finish: Mixed		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 31, PLAN NWP11923, DISTRICT LOT 68, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'7 x 14'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x 11'0			x	Main 3
Finished Floor (Below):	1,040	Main	Foyer	4'9 x 15'9			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	19'10 x 10'2			x	
Finished Floor (Total):	2,340sq. ft.	Main	Bedroom	11'7 x 8'4			x	
Unfinished Floor:	0	Main	Kitchen	14'0 x 13'1			x	
Grand Total:	2,340sq. ft.	Main	Eating Area	11'5 x 7'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Solarium	8'6 x 7'6			x	
Suite: None		Below	Recreation Room	23'2 x 11'7			x	
Basement: Full		Below	Foyer	9'2 x 7'9			x	
		Below	Utility	10' x 12'1			x	
		Below	Storage	9'3 x 3'0			x	
		Below	Bedroom	15'6 x 10'4			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Keller Williams Ocean Realty**

Best views on the street! Sitting on the high side of Nithsdale, this R5 zoned property is prime to develop. This property offers frontage of approx. 54' and depth of 136' totalling 6253 SF with lane access. A developer's delight and highly desirable area to build, hold or invest. Main floor boasts open living/dining, two large bedrooms and one bath. Below boasts a large rec room, another bedroom and full bath. Ideal location close to shopping, restaurants, schools, recreation and more. A commuter's dream with easy access to highways, and transit.



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Active
R2857477
Board: V
House/Single Family

2212 OLD DOLLARTON ROAD
North Vancouver
Seymour NV
V7H 1A8

Residential Detached
\$1,931,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,931,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1948
Frontage(feet): 50.00	Bathrooms: 2	Age: 76
Frontage(metres): 15.24	Full Baths: 2	Zoning: RS4
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$5,423.23
Lot Area (sq.ft.): 6,100.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 013-881-604	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail.
Exterior: Stucco, Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel:	Fixtures Leased: No :
Fuel/Heating: Electric	Fixtures Rmvd: :
Outdoor Area: Fenced Yard	Floor Finish:
Type of Roof: Asphalt	

Legal: **LOT 2, BLOCK 40, PLAN VAP2353, DISTRICT LOT 611, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,274	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'4 x 15'6	Below	Workshop	14'10 x 13'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'10 x 10'0	Below	Storage	19'7 x 11'8	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'1 x 9'1			x	Below 3
Finished Floor (Basement):	1,198	Main	Primary Bedroom	12'0 x 11'4			x	
Finished Floor (Total):	2,472sq. ft.	Main	Bedroom	11'11 x 11'1			x	
Unfinished Floor:	0	Main	Bedroom	12'7 x 8'8			x	
Grand Total:	2,472sq. ft.	Main	Foyer	10'1 x 4'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'1 x 6'9			x	
		Below	Living Room	15'7 x 12'11			x	
		Below	Bedroom	14'4 x 12'8			x	
		Below	Kitchen	14'7 x 6'0			x	
		Below	Eating Area	9'2 x 6'4			x	
		Below	Laundry	14'10 x 10'7			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Stilhavn Real Estate Services** **Oakwyn Realty Ltd.**

Searching for a redevelopment property? Ideally located within steps of the Northwoods Village (Stongs, Starbucks, ...) in the Maplewood Village Centre, this 6100 square foot development lot is waiting for a new lease on life. Hold now, rent it out or build a new home. Possibly part of a larger LAND ASSEMBLY on the corner of Old Dollarton Rd & Riverside Drive, the OCP calls for a 4 – 6 storey development of up to 2.5 FSR under "Residential Level 6: Medium Density Apartment." So much potential and a multitude of options! Contact your Realtor for further information.



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Active
R2862489
Board: V
House/Single Family

1750 E 29TH AVENUE
Vancouver East
Victoria VE
V5N 2Y9

Residential Detached
\$1,948,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,099,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1973
Frontage(feet): 30.00	Bathrooms: 3	Age: 51
Frontage(metres): 9.14	Full Baths: 2	Zoning: R1-1
Depth / Size: 145.20	Half Baths: 1	Gross Taxes: \$7,422.41
Lot Area (sq.ft.): 4,356.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.10	P.I.D.: 014-082-616	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Brick, Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Forced Air	Fixtures Rmvd: :		
Outdoor Area: Sundeck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 9, BLOCK 7, PLAN VAP2044, DISTRICT LOT 352, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 15, & BLKS 9 & 11**

Amenities:								
Site Influences:								
Features:								
Finished Floor (Main):	1,235	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,253	Main	Living Room	13'7 x 27'7	Below	Laundry	9'11 x 3'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	10'2 x 12'	Below	Steam Room	9'11 x 3'5	Above 2
Finished Floor (Below):	0	Above	Kitchen	10'2 x 8'8			x	Above 3
Finished Floor (Basement):	0	Above	Primary Bedroom	13'4 x 12'11			x	Main 3
Finished Floor (Total):	2,488sq. ft.	Above	Bedroom	9'10 x 10'11			x	
Unfinished Floor:	0	Above	Bedroom	9'10 x 9'10			x	
Grand Total:	2,488sq. ft.	Above	Laundry	10'2 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	13'9 x 18'1			x	
Suite: Unauthorized Suite		Below	Dining Room	13'8 x 8'4			x	
Basement: None		Below	Kitchen	13'8 x 12'4			x	
		Below	Bedroom	9'7 x 15'4			x	
		Below	Bedroom	10'5 x 12'6			x	
		Below	Bedroom	8'7 x 10'7			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Introducing a Vancouver Special on a 30 x 145 lot, West of Victoria Drive in Kensington-Cedar Cottage. With nearly 2500 sqft across 2 levels, it features 6 beds and 2.5 baths. 3 beds upstairs, 3 in the finished ground unit with separate entry and Laundry. Updates include a 2021 hot water tank replacement and a spacious sundeck with a new cover. Family-friendly neighborhood near restaurants, shops, Lord Selkirk & Gladstone schools. Opportunity awaits! Youtube Link: https://youtu.be/sNmb_IReu1g



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Active
R2866845
Board: V
House/Single Family

5011 PANORAMA DRIVE
Sunshine Coast
Pender Harbour Egmont
V0N 1S1

Residential Detached
\$1,990,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,990,000
Meas. Type: Metres	Bedrooms: 3	Approx. Year Built: 1992
Frontage(feet): 70.83	Bathrooms: 3	Age: 32
Frontage(metres): 21.59	Full Baths: 2	Zoning: R-1
Depth / Size: 68.52 m	Half Baths: 1	Gross Taxes: \$6,579.51
Lot Area (sq.ft.): 17,020.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.39	P.I.D.: 008-047-146	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Southwest		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 2	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Wood	Fixtures Leased: No		
Fuel/Heating: Electric, Wood	Fixtures Rmvd: :		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:		
Type of Roof: Metal			

Legal: **LOT 20, PLAN 13697, DISTRICT LOT 1397, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	1,663	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Wine Room	6'9 x 10'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Bedroom	13'10 x 11'9			x	Main 4
Finished Floor (Below):	0	Below	Bedroom	7'11 x 11'2			x	Main 2
Finished Floor (Basement):	596	Below	Office	11'4 x 10'11			x	Below 3
Finished Floor (Total):	2,259 sq. ft.	Main	Walk-In Closet	10'1 x 5'10			x	
Unfinished Floor:	0	Main	Walk-In Closet	7'6 x 5'11			x	
Grand Total:	2,259 sq. ft.	Main	Primary Bedroom	16'1 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Library	12'5 x 15'4			x	
Suite:		Main	Foyer	7'8 x 8'3			x	
Basement: Crawl, Fully Finished		Main	Living Room	17'6 x 15'5			x	
Crawl/Bsmt. Height: # of Levels: 2		Main	Dining Room	12'3 x 11'4			x	
# of Kitchens: 1 # of Rooms: 13		Main	Kitchen	10'6 x 14'3			x	
		Main	Laundry	6'0 x 13'11			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

PRIME LOCATION WITH DEEP WATER MOORAGE! This home is located in one of the best neighbourhoods in Garden Bay. Architecturally unique two level living with 3 bedrooms and 2.5 baths. Take in the stunning views with southwest exposure and watch over your power/sail boat at your licensed 40 foot dock. Walking distance to general store and Garden Bay Park. Call for an appointment today!



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Active
R2889146
Board: V
House/Single Family

259 BRIDGEMAN ROAD

Sunshine Coast
Gibsons & Area
V0N 1V1

Residential Detached

\$1,995,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,995,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1991
Frontage(feet): 315.00	Bathrooms: 3	Age: 33
Frontage(metres): 96.01	Full Baths: 3	Zoning: RU1
Depth / Size: 272IRR	Half Baths: 0	Gross Taxes: \$5,817.16
Lot Area (sq.ft.): 84,549.96	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 1.94	P.I.D.: 015-447-278	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: panoramic ocean and island		
Complex/Subdiv: West Howe Sound		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Total Parking: 8	Covered Parking: 3	Parking Access: Front
Parking: Garage; Triple, Open, RV Parking Avail.		
Driveway Finish: Asphalt		
Dist. to Public Transit: 2 blocks	Dist. to School Bus: 1 block	
Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Property Disc.: Yes		
Fixtures Leased: No		
Fixtures Rmvd: No		
Floor Finish:		

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Wood**

Fuel/Heating: **Electric, Forced Air**

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

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: **LOT D, BLOCK 1, PLAN VAP22607, DISTRICT LOT 911, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP47733**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	1,527	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'11 x 25'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'2 x 11'9			x	Below 4
Finished Floor (Below):	0	Main	Bedroom	12'6 x 10'8			x	Main 4
Finished Floor (Basement):	1,374	Main	Laundry	8'2 x 7'5			x	Bsmt 4
Finished Floor (Total):	2,901 sq. ft.	Main	Bedroom	12'10 x 10'7			x	
Unfinished Floor:	0	Main	Primary Bedroom	15'6 x 11'8			x	
Grand Total:	2,901 sq. ft.	Main	Walk-In Closet	5'9 x 5'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'3 x 10'6			x	
Suite:		Below	Storage	5'7 x 3'			x	
Basement: Fully Finished		Below	Utility	18'8 x 7'1			x	
		Below	Bedroom	13'5 x 10'4			x	
		Below	Recreation Room	42' x 25'2			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Spacious view home on 1.94 acres near ferry with RU1 zoning. Featuring a well-designed layout, 2 expansive decks, and a generous 3 car garage/workshop. The property offers privacy and is conveniently located just a 5-minute walk from the ferry. With lower Gibsons a short 5-minute drive away and upper Gibsons reachable in 3 minutes by car. While the home could benefit from updates, it has excellent potential for a multi-generational living arrangement or income-generating opportunity. Available for showings, although completion may be delayed until late July/early August due to probate. Contact for more information or to schedule a viewing today.



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Active
R2888824
Board: V
House/Single Family

5356 DOMINION STREET

Burnaby North
Central BN
V5G 1E2

Residential Detached

\$1,998,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1989
Frontage(feet): 33.00	Bathrooms: 4	Age: 35
Frontage(metres): 10.06	Full Baths: 4	Zoning: R-12
Depth / Size: 133	Half Baths: 0	Gross Taxes: \$4,823.61
Lot Area (sq.ft.): 4,389.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.10	P.I.D.: 012-975-257	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Mountains from 2nd level		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Tile - Composite**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**

Legal: **LOT 2, PLAN NWP80362, DISTRICT LOT 74, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Finished Floor (Main):	1,421	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'1 x 13'3	Below	Recreation Room	13'0 x 10'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x 10'1	Below	Foyer	17'2 x 10'8	Main 4
Finished Floor (Below):	1,242	Main	Kitchen	10'1 x 9'7	Below	Laundry	7'4 x 6'1	Main 5
Finished Floor (Basement):	0	Main	Eating Area	10'1 x 7'4			x	Below 4
Finished Floor (Total):	2,663 sq. ft.	Main	Family Room	10'1 x 10'0			x	Below 4
Unfinished Floor:	0	Main	Primary Bedroom	13'1 x 9'9			x	
Grand Total:	2,663 sq. ft.	Main	Bedroom	10'6 x 9'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'4 x 10'8			x	
		Below	Living Room	13'0 x 12'9			x	
		Below	Kitchen	13'0 x 5'8			x	
		Below	Bedroom	11'1 x 9'3			x	
		Below	Bedroom	10'0 x 9'3			x	
		Below	Mud Room	13'5 x 3'4			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Fantastic Family Home Awaits YOU! Solid Home on a good sized lot with 5 bedrooms and 4 full baths. Updates-wide plank laminate flooring, fresh carpets, lighting, paint, and more. Grand foyer entry leads up to formal living/dining rooms. Huge kitchen w/ eat-in area, family room plus access to the huge covered deck-perfect spot to unwind with family or friends. Primary bedroom features walk in closet and sparkling en-suite. Two more bedrooms up. Below you'll find rec room, laundry, another kitchen, + 2 bedrooms. Double garage, ample parking. Fantastic location-quiet street. Walk to BCIT, great access to Brentwood, transit and shopping. Some photos virtually staged. Don't Wait! Prof. measured by Excelsior at 2663 sq. ft. Floorplan is approximate. Buyer to confirm all measurements and info.



Presented by:
Oleg Galyuk

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Active
R2877055
Board: V
House/Single Family

7475 KNIGHT STREET
Vancouver East
South Vancouver
V5P 2X1

Residential Detached
\$1,998,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1953
Frontage(feet): 43.60	Bathrooms: 2	Age: 71
Frontage(metres): 13.29	Full Baths: 2	Zoning:
Depth / Size: 131.00	Half Baths: 0	Gross Taxes: \$6,698.57
Lot Area (sq.ft.): 5,712.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.13	P.I.D.: 010-296-832	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 1/2 Storey**
Construction: **Concrete Block, Frame - Wood**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport & Garage, Carport; Multiple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 16, BLOCK 23, PLAN VAP7942, DISTRICT LOT 200, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP48376**

Amenities: **Garden**
Site Influences: **Lane Access**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings**

Finished Floor (Main):	991	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'6 x 4'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'10 x 13'8			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	11'6 x 12'5			x	Bsmt 4
Finished Floor (Basement):	995	Main	Bedroom	10'3 x 10'2			x	
Finished Floor (Total):	1,986sq. ft.	Main	Bedroom	8'4 x 10'2			x	
Unfinished Floor:	0	Main	Kitchen	15'10 x 13'8			x	
Grand Total:	1,986sq. ft.	Bsmt	Living Room	12'0 x 12'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	18'10 x 13'10			x	
Suite:		Bsmt	Bedroom	11'6 x 11'9			x	
Basement: Full		Bsmt	Bedroom	8'3 x 12'9			x	
		Bsmt	Kitchen	11'5 x 12'9			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **11**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Royal Pacific Realty Corp.**

Great opportunity for BUILDERS or HOME SEEKERS. This home offers 5 bedrooms and two bathrooms with LARGE backyard and three parking stalls. Convenient location within walking distance to shopping, restaurants, banks & community centre.



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Active
R2882960
Board: V
House/Single Family

840 CANYON BOULEVARD
North Vancouver
Canyon Heights NV
V7R 2J6

Residential Detached
\$1,999,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1957
Frontage(feet): 66.00	Bathrooms: 2	Age: 67
Frontage(metres): 20.12	Full Baths: 2	Zoning: RS3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$7,339.47
Lot Area (sq.ft.): 7,935.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.18	P.I.D.: 012-383-295	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: Water Supply: City/Municipal		

Style of Home: 2 Storey	Total Parking: 2 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/Carpport
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
	Title to Land: Freehold NonStrata Dist. to School Bus:
Renovations:	Property Disc.: No Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :
Fireplace Fuel: Wood	Fixtures Rmvd: :
Fuel/Heating: Baseboard, Hot Water	Floor Finish:
Outdoor Area: Patio(s)	
Type of Roof: Tile - Concrete	

Legal: **LOT 0, BLOCK 5, PLAN VAP3670, DISTRICT LOT 594, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,424	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dressing Room	14'6 x 11'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	24' x 13'8			x	Main 4
Finished Floor (Below):	652	Main	Kitchen	7'11 x 11'7			x	Below 3
Finished Floor (Basement):	0	Main	Eating Area	7'2 x 11'7			x	
Finished Floor (Total):	2,076sq. ft.	Main	Mud Room	8'6 x 4'8			x	
Unfinished Floor:	746	Main	Primary Bedroom	13'8 x 11'5			x	
Grand Total:	2,822sq. ft.	Main	Bedroom	11'2 x 9'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'2 x 9'1			x	
		Below	Family Room	25'2 x 12'10			x	
		Below	Workshop	12'11 x 33'2			x	
		Below	Other	25'2 x 11'5			x	
		Below	Office	4'11 x 6'3			x	
				x			x	
Suite:		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Full, Partly Finished		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 12							

Listing Broker(s): **Royal LePage Sussex**

Attention renovators and builders! Great opportunity to renovate or build your dream home. This one owner home sits on a 7920 square foot lot. On the main floor you will find 3 bedrooms, Golden oak hardwood flooring throughout, wood burning fireplace in the Living Room, 4 piece bathroom and the Kitchen with access to the mudroom and backyard. Down has a rec room with parquet flooring and another woodburning fireplace plus a 3 piece bathroom with walk in shower. Plenty of space and access to the backyard makes the lower level great for a suite. Located in the very desirable Upper Canyon Heights area and just a block away to transit. Situated in the Montroyal Elementary and Handsworth Secondary school catchment. All measurements approximate and should be verified.



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Active
R2862023
Board: V
House/Single Family

2943 E 44TH AVENUE
Vancouver East
Killarney VE
V5R 3A9

Residential Detached
\$1,999,888 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,888
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1944
Frontage(feet): 40.00	Bathrooms: 1	Age: 80
Frontage(metres): 12.19	Full Baths: 1	Zoning: RS-1
Depth / Size: 120.04	Half Baths: 0	Gross Taxes: \$7,002.39
Lot Area (sq.ft.): 4,801.60	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.11	P.I.D.: 010-716-611	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Community, Electricity	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood, Other	Parking: Carport; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLK	Dist. to School Bus: 1 BLK	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Other	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 22, BLOCK 10, PLAN VAP7103, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Recreation Center, Restaurant**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,000	Main	Living Room	10' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Basement):	600	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	1,602sq. ft.	Main	Kitchen	12' x 10'			x	
Unfinished Floor:	0	Below	Family Room	10' x 12'			x	
Grand Total:	1,602sq. ft.	Below	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None, Other							x	
Basement: Fully Finished, Part							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Best Buy here's Why :— 1)Attn. All Builders & Investors -Potential to build Multiplex units 2) Estate Sale Probate have been approved 3) Build your dream home on this 40 X 120 South facing Lot 4) Custom design your main Floor with spacious Living & Family rooms & office & Spacious Beautiful Kitchen 5) PLUS- You can have North Shore Mountain View on the 2nd Level for 4 big Bedrooms. 6) PLUS a full Basement 2 beds Suite & Possible Laneway 2 beds suite Subject to City Approval 7) Most desirable Killarney locations Schools, Shops ,Bus Stop all within minutes Drive by - Seeing is believing



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Active
R2842140
Board: V
House/Single Family

619 E 22ND AVENUE

Vancouver East
Fraser VE
V5V 1V3

Residential Detached

\$2,099,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,099,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1912**
Frontage(feet): **30.90** Bathrooms: **2** Age: **112**
Frontage(metres): **9.42** Full Baths: **2** Zoning: **RS-1**
Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$8,535.17**
Lot Area (sq.ft.): **3,769.80** Rear Yard Exp: **North** For Tax Year: **2023**
Lot Area (acres): **0.09** P.I.D.: **008-518-891** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: Panoramic City - Winter View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/ Bsmt**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Softwood, Wall/Wall/Mixed**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **LOT 0, BLOCK 29, PLAN VAP3273, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	796	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	740	Main	Foyer	10'7 x 9'1			x	Floor #Pcs
Finished Floor (AbvMain2):	512	Main	Living Room	14'7 x 13'3			x	Above 4
Finished Floor (Below):	503	Main	Family Room	13'7 x 12'0			x	Below 3
Finished Floor (Basement):	0	Main	Dining Room	12'5 x 10'7			x	
		Main	Den	8'0 x 5'7			x	
Finished Floor (Total):	2,551 sq. ft.	Above	Dining Room	12'0 x 11'6			x	
Unfinished Floor:	329	Above	Kitchen	12'6 x 11'2			x	
Grand Total:	2,880 sq. ft.	Above	Primary Bedroom	11'1 x 10'3			x	
		Above	Bedroom	13' x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Flex Room	29'3 x 15'2			x	
		Below	Bedroom	23' x 13'2			x	
Suite:		Below	Utility	23'0 x 13'3			x	
Basement: Partly Finished		Below	Laundry	14'1 x 5'4			x	

Crawl/Bsmt. Height: # of Levels: **4**
of Kitchens: **1** # of Rooms: **13**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Select Realty** **Oakwyn Realty Ltd.**

Built in 1912, this 3 level, plus walk out basement character home sits high on the hill west of Fraser St. On the north side of the street, this home offers panoramic views to the north & west with winter views of the mountains. The top floor was rebuilt & wiring was updated some years ago. The roof is 10 years old. There is a high efficiency furnace & on demand hot water. The main floor has original unpainted trim, pocket doors & wood flooring. The spacious 2nd and top floor are ready to transform to a large primary with 3 more B/Rs & an office. The mostly unfinished basement has a B/R, a 3-piece bath & laundry. The large garage with lofted ceiling would make a great studio. Density rules limiting the size of homes, make the transformation of this 2,880 sq. ft. home a rewarding project.



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Active
R2876597

Board: V
House/Single Family

2632 MASEFIELD ROAD

North Vancouver
Lynn Valley
V7K 1Z9

Residential Detached

\$2,125,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,125,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1971
Frontage(feet): 59.00	Bathrooms: 3	Age: 53
Frontage(metres): 17.98	Full Baths: 3	Zoning: RS3
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$7,301.21
Lot Area (sq.ft.): 7,375.00	Rear Yard Exp: East	For Tax Year: 2023
Lot Area (acres): 0.17	P.I.D.: 002-522-705	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Water Supply: City/Municipal		

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 11, BLOCK 13, PLAN VAP13783, DISTRICT LOT 2025, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT C**

Amenities:
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	810	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	798	Main	Living Room	18'4 x 15'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'7 x 11'4			x	Below 3
Finished Floor (Below):	760	Main	Kitchen	17'0 x 10'8			x	Above 4
Finished Floor (Basement):	0	Main	Foyer	11'4 x 7'7			x	Below 4
Finished Floor (Total):	2,368sq. ft.	Above	Primary Bedroom	14'8 x 14'5			x	
Unfinished Floor:	0	Above	Bedroom	12'2 x 10'11			x	
Grand Total:	2,368sq. ft.	Above	Bedroom	12'2 x 10'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	22'0 x 13'5			x	
		Below	Bedroom	11'9 x 11'4			x	
		Below	Laundry	7'8 x 6'2			x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to your dream family home nestled in a quiet, family friendly neighbourhood at the gateway to Lynn Valley. Step into this meticulously maintained 4 bedroom, 3 bathroom home boasting many updates. The ideal floorplan seamlessly guides you from the formal areas to the heart of the home: a cozy kitchen leading to the inviting family room. Step outside to the expansive patio and into the sun-drenched privacy of your back yard. 3 bedrooms, 2 full bathrooms on the upper level, 1 bedroom and a full bathroom on lower level. Enjoy the convenience of being within walking distance to elementary and high schools and beautiful Grand Boulevard.



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Active
R2887655
Board: V
House/Single Family

218 W 6TH STREET
North Vancouver
Lower Lonsdale
V7M 1K6

Residential Detached
\$2,150,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,150,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1952**
Frontage(feet): **36.00** Bathrooms: **3** Age: **72**
Frontage(metres): **10.97** Full Baths: **3** Zoning: **RT-1**
Depth / Size: **120.00** Half Baths: **0** Gross Taxes: **\$6,448.38**
Lot Area (sq.ft.): **4,320.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.10** P.I.D.: **003-127-966** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: PANORAMIC CITY AND WATER VIEWS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Other**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Carport; Multiple**
Driveway Finish:
Dist. to Public Transit: **ONE BLOCK** Dist. to School Bus: **ONE BLOCK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations: **Other**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **LOT 13AM, BLOCK 112A, PLAN VAP1228, DISTRICT LOT 548, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (SEE 80316L)**

Amenities:

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

Finished Floor (Main):	857	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	857	Above	Living Room	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	0'0 x 0'0			x	Bsmt 4
Finished Floor (Below):	544	Above	Kitchen	0'0 x 0'0			x	Main 4
Finished Floor (Basement):	0	Above	Bedroom	0'0 x 0'0			x	Above 4
		Above	Bedroom	0'0 x 0'0			x	
Finished Floor (Total):	2,258sq. ft.	Main	Living Room	0'0 x 0'0			x	
Unfinished Floor:	0	Main	Dining Room	0'0 x 0'0			x	
Grand Total:	2,258sq. ft.	Main	Kitchen	0'0 x 0'0			x	
		Main	Bedroom	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	0'0 x 0'0			x	
		Below	Living Room	0'0 x 0'0			x	
Suite: Legal Suite, Unauthorized Suite		Bsmt	Dining Room	0'0 x 0'0			x	
Basement: None		Below	Bedroom	0'0 x 0'0			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **13**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Opportunity Knocks. Great investment / holding property directly on the Ottawa Gardens Park with an amazing PANORAMIC UNOBSTRUCTED City & Water view. On the north side of street, this is one of the nicest streets in Lower Lonsdale where every home looks beautiful and extremely well taken care of. Three spacious suites, one bed on the garden level, 2 beds on main and 2 beds on the upper floor. This property has been well taken care of and in the same family for years. Care free rental property while you decide what to build in the future as the zoning gets Upzoned as per New Provincial RT-1 guidelines. This property is steps to Lonsdale, Queen Mary Elementary, St. Edmonds Church, Beans Around the World Coffee and so much more.



Presented by:
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Active
R2880242
Board: V
House with Acreage

12310 256 STREET
Maple Ridge
Websters Corners
V4R 1B6

Residential Detached
\$2,195,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,195,000
Meas. Type: Metres	Bedrooms: 3	Approx. Year Built: 1920
Frontage(feet): 246.06	Bathrooms: 1	Age: 104
Frontage(metres): 75.00	Full Baths: 1	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,498.54
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 13.73	P.I.D.: 010-929-371	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: City/Municipal

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: Open, RV Parking Avail.		
Exterior: Mixed	Driveway Finish:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Dist. to Public Transit:	Land Lease Expiry Year:	
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 0	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: None	Fixtures Rmvd: Yes :Older wall mirrors		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: None			
Type of Roof: Asphalt			

Legal: **LOT C, PLAN NWP3253, PART SW1/4, SECTION 24, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby**

Features:

Finished Floor (Main):	832	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	350	Main	Kitchen	9' x 7'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13' x 12'			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	10' x 8'			x	
Finished Floor (Basement):	832	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	2,014sq. ft.	Above	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 9'			x	
Grand Total:	2,014sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Full, Unfinished							x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Top Producers Realty Ltd.**

BUILD YOUR MANSION HERE!!! STANLEY PARK SETTING!!! Close to town, 13.73 acres of privacy with lots of big trees (timber value). Creek at the very back (Kanaka Creek). Lots of nature with wildlife and birds, right in your backyard. Super spot for an ESTATE HOME!!! Hurry on this one!!!



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Active
R2865196
Board: V
House/Single Family

8321 SHAUGHNESSY STREET

Vancouver West
Marpole
V6P 3Y1

Residential Detached

\$2,198,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,198,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1925
Frontage(feet): 33.00	Bathrooms: 2	Age: 99
Frontage(metres): 10.06	Full Baths: 1	Zoning: RM-8
Depth / Size: 122	Half Baths: 1	Gross Taxes: \$7,280.90
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 014-113-431	Tax Inc. Utilities?: No
Flood Plain:	View: No :	Tour:
Complex/Subdiv:	Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Oil**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Add. Parking Avail., DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **NEARBY**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :WALL CLOCKS-LVG/DNG RMS/CANDLE CHANDELIER-DNGRM/SHELF-NOOK**
Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK B, PLAN VAP1997, DISTRICT LOT 319, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC W 10 FT NOW LANE OF LOT 31, & DL 323 & 324**

Amenities:
Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Wet Bar**

Finished Floor (Main):	930	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 11'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'5 x 11'8			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'3 x 11'1			x	Bsmt 2
Finished Floor (Basement):	1,105	Main	Eating Area	9'5 x 5'9			x	
Finished Floor (Total):	2,035 sq. ft.	Main	Primary Bedroom	11'0 x 10'7			x	
Unfinished Floor:	0	Main	Foyer	11'1 x 6'5			x	
Grand Total:	2,035 sq. ft.	Bsmt	Family Room	17'6 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11'8 x 9'0			x	
Suite: None		Bsmt	Flex Room	16'2 x 9'3			x	
Basement: Full, Fully Finished		Bsmt	Laundry	13'4 x 9'11			x	
		Bsmt	Utility	10'1 x 7'5			x	
		Bsmt	Solarium	12'8 x 10'7			x	
		Bsmt	Storage	14'6 x 6'8			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **13**
Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

Welcome to this charming 1925 detached home nestled in the Marpole area. Boasting timeless architectural details, this two-story residence of over 2000sf exudes character and warmth. Over 2000sf, 2 bedrooms and 1.5 baths, the flex room in the lower floor could be made into a 3rd bedroom. 33x122 RM-8 zoned property with potential of building a laneway home with back lane access, duplex or great holding property until future townhouse redevelopment. Residents will appreciate the convenience of nearby amenities, parks, schools, and easy access to transit routes. Sir Winfred Laurier Elementary and Sir Winston Churchill Secondary.



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Active
R2874822
Board: V
House/Single Family

4325 RAEBURN STREET
North Vancouver
Deep Cove
V7G 1K1

Residential Detached
\$2,199,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1971
Frontage(feet): 50.00	Bathrooms: 3	Age: 53
Frontage(metres): 15.24	Full Baths: 2	Zoning: SFD
Depth / Size: 120	Half Baths: 1	Gross Taxes: \$7,153.77
Lot Area (sq.ft.): 6,000.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 012-216-763	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **LOT 3, BLOCK 10, PLAN VAP3766, DISTRICT LOT 543, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,568	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23'5 x 17'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'5 x 10'2			x	Main 4
Finished Floor (Below):	1,342	Main	Dining Room	13'2 x 16'4			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	9'2 x 12'10			x	Below 2
Finished Floor (Total):	2,910sq. ft.	Main	Primary Bedroom	12'8 x 12'10			x	
Unfinished Floor:	0	Main	Bedroom	9'8 x 10'1			x	
Grand Total:	2,910sq. ft.	Below	Family Room	13'1 x 14'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'11 x 11'7			x	
		Below	Laundry	7'6 x 5'8			x	
		Below	Mud Room	12'8 x 13'2			x	
		Below	Foyer	12'8 x 7'9			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

Are you looking for a family friendly home on a quiet street? A level lot with lots of parking? A sun drenched , private back yard ? Suite potential down? A huge flex room for a workshop or yoga studio ? Single carport? A short walk to schools, beaches and shops? This home has it all. Solid oak flooring upstairs, new carpet down. Downstairs was fully renovated 4 years ago. One owner home with lots of happy memories. 3 bedrooms and 2 baths up, rec room, bedroom, powder room and laundry room down. The flex room is 23'4 by 23'2 with power for workshop tools and lighting. Call to view. Open Sun June 2, 2-4



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Active
R2864996
Board: V
House/Single Family

3342 LESTON AVENUE
Coquitlam
Burke Mountain
V3B 0H2

Residential Detached
\$2,199,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,199,900
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2013
Frontage(feet): 50.00	Bathrooms: 6	Age: 11
Frontage(metres): 15.24	Full Baths: 4	Zoning: RS-8
Depth / Size: irregular	Half Baths: 2	Gross Taxes: \$5,655.99
Lot Area (sq.ft.): 4,302.79	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.10	P.I.D.: 028-405-790	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Fibre Cement Board, Mixed, Wood	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit: 350M	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Heat Pump, Natural Gas	Floor Finish: Hardwood, Mixed, Tile, Carpet		
Outdoor Area: Fenced Yard, Patio(s), Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 9, PLAN BCP46790, SECTION 12, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Cul-de-Sac**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Other - See Remarks, Oven - Built In, Pantry, Security System, Storage Shed**

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,422	Main	Foyer	5'9 x 12'9	Bsmt	Kitchen	12'2 x 12'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'1 x 11'1	Bsmt	Bedroom	11'2 x 8'10	Main 2
Finished Floor (Below):	0	Main	Family Room	19'4 x 14'1	Bsmt	Bedroom	13'4 x 9'1	Above 3
Finished Floor (Basement):	1,247	Main	Dining Room	12'9 x 11'3	Bsmt	Bedroom	10'11 x 16'7	
Finished Floor (Total):	3,970sq. ft.	Main	Kitchen	19'5 x 13'9	Bsmt	Walk-In Closet	6'2 x 7'6	
Unfinished Floor:	0	Main	Mud Room	7'3 x 5'0	Main	Wok Kitchen	8'4 x 5'0	Above 5
Grand Total:	3,970sq. ft.	Above	Primary Bedroom	17'7 x 14'2				Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'10 x 11'5				
		Above	Bedroom	14'8 x 11'9				
		Above	Bedroom	12'3 x 12'0				Above 4
		Above	Laundry	8'11 x 5'1				Bsmt 2
		Above	Walk-In Closet	9'0 x 5'6				
		Bsmt	Living Room	13'8 x 14'0				

Suite: Legal Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full, Fully Finished, Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 3	ByLaw Restrictions:		
# of Kitchens: 3			
# of Rooms: 19			

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

Tucked away in quiet culdesac, welcome to this well-cared for 7 bedroom, 6 bathroom home in beautiful Burke Mountain! This Floorplan includes a 2 bedroom legal suite with the option of converting to a 3 bedroom suite- see floorplans. Bright open concept kitchen/living space on main floor features beautiful cabinetry, hard wood flooring, elegant wood-accents, baseboards, crown mouldings & pot lights throughout. Formal living room or office on main. Dream kitchen w/built-in appliances, huge island w/eating bar, plus spice/wok kitchen w/ its own pantry! Large, covered deck off kitchen overlooks nicely landscaped yard. Huge master bdrm w/ vaulted ceiling, 5 pc en-suite w/jetted soaker tub and separate shower. 4 large bedrooms up w/3 full bathrooms. Basement has own entrance with covered patio!



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Active
R2865166
Board: V
House/Single Family

4334 RUMBLE STREET
Burnaby South
South Slope
V5J 2A1

Residential Detached
\$2,200,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,200,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1947**
Frontage(feet): **56.50** Bathrooms: **2** Age: **77**
Frontage(metres): **17.22** Full Baths: **2** Zoning: **R2**
Depth / Size: **228.2** Half Baths: **0** Gross Taxes: **\$5,650.70**
Lot Area (sq.ft.): **12,945.00** Rear Yard Exp: **South** For Tax Year: **2023**
Lot Area (acres): **0.30** P.I.D.: **007-613-440** Tax Inc. Utilities?: **Yes**
Flood Plain: Tour:
View: **Yes: South**
Complex/Subdiv: **South Slope**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Carport; Single, Open**
Exterior: **Mixed, Other, Stucco** Driveway Finish: **Concrete**
Foundation: **Concrete Perimeter** Dist. to Public Transit: **1/2 - 1 block** Dist. to School Bus: **short drive/wlk**
Renovations: Reno. Year: Property Disc.: **No** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: **No** Fixtures Leased: **No**
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood, Mixed, Vinyl/Linoleum**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 5, PLAN NWP1507, DISTRICT LOT 156, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Pool; Outdoor, Storage, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **Clothes Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main):	1,162	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'8 x 13'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9 x 9'			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	9'6 x 5'1			x	Bsmt 4
Finished Floor (Basement):	999	Main	Primary Bedroom	13'4 x 11'8			x	
Finished Floor (Total):	2,161 sq. ft.	Main	Bedroom	11'3 x 9'11			x	
Unfinished Floor:	0	Main	Foyer	10'9 x 10'1			x	
Grand Total:	2,161 sq. ft.	Bsmt	Family Room	18'11 x 13'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	14'3 x 11'3			x	
Suite:		Bsmt	Den	8'11 x 6'10			x	
Basement: Full, Partly Finished		Bsmt	Storage	4' x 2'11			x	
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Laundry	9'9 x 9'1			x	
# of Kitchens: 1	# of Rooms: 13	Bsmt	Utility	12'7 x 11'2			x	
		Main	Kitchen	9'6 x 8'9			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Amazing 12,945 sqft South facing lot w/views in sought after South Slope neighborhood. Main floor features welcoming foyer, large living room w/beautiful view to pool, extensive garden space & South views, dining room w/views, kitchen & eating area leading to deck w/views, 2 Bdrm's & 1 full bath. Inlay Hardwood under carpet. Bsmt features generous size Fam/room, Bdrm, full Bath, Den, closet & storage space, Laundry room & Utility. Tranquil backyard features lovely pool, poolside deck and a private garden & yard setting which stretch beyond any regular City living. Close to Elementary Schools, Burnaby South High School, Skytrain, Transit, Central Park, Pitch & Putt, Metrotown, Market Crossing & so much more. 2 min drive to Vancouver/Burnaby border & easy access to Downtown & Freeway.



Presented by:
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Active
R2857648
Board: V
House/Single Family

4657 NEVILLE STREET
Burnaby South
South Slope
V5J 2H2

Residential Detached
\$2,200,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1950
Frontage(feet): 66.00	Bathrooms: 2	Age: 74
Frontage(metres): 20.12	Full Baths: 1	Zoning: R2
Depth / Size: 132	Half Baths: 1	Gross Taxes: \$5,816.01
Lot Area (sq.ft.): 8,712.00	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.20	P.I.D.: 012-293-920	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: SOUTHERN	Tour:
Complex/Subdiv:	Services Connected: Community, Natural Gas	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Metal	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air	Floor Finish: Laminate		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 46, BLOCK A, PLAN NWP1679, DISTRICT LOT 157, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,134	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'0 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'4 x 13'3			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	10'8 x 12'10			x	Bsmt 2
Finished Floor (Basement):	1,134	Main	Bedroom	10'4 x 12'10			x	
Finished Floor (Total):	2,268sq. ft.	Main	Primary Bedroom	12'3 x 13'9			x	
Unfinished Floor:	0	Bsmt	Laundry	18'1 x 11'10			x	
Grand Total:	2,268sq. ft.	Bsmt	Family Room	18'1 x 11'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Workshop	17'9 x 12'3			x	
Suite:							x	
Basement: Full							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

WELCOME HOME! This PRIME R2 Zoned HIGH SIDE OF THE STREET BUILDING LOT is in a highly DESIRABLE NEIGHBOURHOOD. This property offers 66' frontage and 132' depth (8712 sqft) with lane access. Very well maintained one owner home, there is plenty of potential to BUILD, HOLD, or INVEST. Truly a BUILDER'S DREAM. Thanks to the size of the lot, and the new "HOUSING CHOICES PROGRAM" of the City of Burnaby, ENDLESS POSSIBILITIES FOR FUTURE DEVELOPMENT, (Multifamily, Laneway, or a Street of Dreams Mansion), YOU CHOOSE!! Newer roof, attached garage, full suiteable basement, gas fireplace on main. Walking distance to transit, shopping, schools and parks. Minutes to Metrotown, T&T, golf and Skytrain. Dead end, NO THRU TRAFFIC STREET. Truly the Listing of Opportunity!



Presented by:
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Active
R2885921
Board: V
House/Single Family

2742 W 6TH AVENUE
Vancouver West
Kitsilano
V6K 1W8

Residential Detached
\$2,201,100 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,201,100
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1937
Frontage(feet): 25.00	Bathrooms: 2	Age: 87
Frontage(metres): 7.62	Full Baths: 2	Zoning: RT-8
Depth / Size: 119.71	Half Baths: 0	Gross Taxes: \$8,077.44
Lot Area (sq.ft.): 2,992.75	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.07	P.I.D.: 015-123-600	Tax Inc. Utilities?: Yes
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **5 BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Vinyl/Linoleum, Carpet**

Legal: **THE EAST 1/2 OF THE EAST 1/2 OF LOT 3 BLOCK 16 DISTRICT LOT 192 PLAN 774**

Amenities: **Garden**

Site Influences: **Central Location, Lane Access, Paved Road, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Refrigerator, Stove**

Finished Floor (Main):	701	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11'9 x 10'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	13'8 x 5'5			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	15'9 x 10'4			x	Bsmt 3
Finished Floor (Basement):	732	Main	Living Room	11'1 x 7'2			x	
Finished Floor (Total):	1,433sq. ft.	Main	Bedroom	8'9 x 8'5			x	
Unfinished Floor:	0	Main	Foyer	4'4 x 3'10			x	
Grand Total:	1,433sq. ft.	Main	Porch (enclosed)	6'9 x 4'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10'3 x 8'6			x	
Suite: Legal Suite		Bsmt	Bedroom	8'6 x 7'8			x	
Basement: Full, Fully Finished, Separate Entry		Bsmt	Dining Room	12'6 x 6'11			x	
Crawl/Bsmt. Height: # of Levels: 2		Bsmt	Bedroom	10'8 x 8'7			x	
# of Kitchens: 2 # of Rooms: 12		Bsmt	Bedroom	10'8 x 8'6			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Allodium Realty Advisors**

Don't miss out on this cozy, affordable home in the heart of the "Heritage" area of the Kitsilano neighbourhood. Close to beach and park, excellent transit and easy commute to UBC. Mid block on a quiet treelined street with the rear yard facing south. Separate entry, legal basement suite: 3 bedrooms rented at \$2,100/mo. Gordon and Bayview schools nearby.



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Active
R2869052
Board: V
House/Single Family

4 725 ROCHESTER AVENUE
Coquitlam
Coquitlam West
V3K 2V9

Residential Detached
\$2,249,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,249,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 4	Age: 26
Frontage(metres):	Full Baths: 2	Zoning: RS-6
Depth / Size:	Half Baths: 2	Gross Taxes: \$5,580.93
Lot Area (sq.ft.): 8,880.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.20	P.I.D.: 024-008-745	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
	Title to Land: Freehold Strata Dist. to School Bus:
Renovations:	Property Disc.: Yes Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Reno. Year:
Fireplace Fuel:	Rain Screen:
Fuel/Heating: Forced Air	Metered Water:
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:
Type of Roof: Asphalt	Fixtures Rmvd: :
	Floor Finish:

Legal: **STRATA LOT 4 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS3041 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNINTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	850	Main	Foyer	7'8 x 5'0	Below	Bar Room	9'6 x 5'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'10 x 20'5	Below	Bar Room	7'8 x 6'5	Main 2
Finished Floor (Below):	706	Main	Dining Room	10'6 x 14'1	Below	Laundry	7'0 x 10'0	Main 4
Finished Floor (Basement):	0	Main	Kitchen	12'6 x 12'0	Below	Utility	7'4 x 9'9	Above 3
Finished Floor (Total):	3,028sq. ft.	Main	Eating Area	11'2 x 9'1			x	Below 2
Unfinished Floor:	0	Main	Primary Bedroom	12'5 x 16'1			x	
Grand Total:	3,028sq. ft.	Main	Walk-In Closet	8'11 x 5'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Loft	13'9 x 14'8			x	
		Above	Den	8'0 x 5'9			x	
		Above	Storage	11'5 x 4'2			x	
		Above	Bedroom	9'4 x 12'1			x	
		Above	Bedroom	10'2 x 14'5			x	
		Below	Recreation Room	11'5 x 20'5			x	

Suite:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full	MHR#:	CSA/BCE:	Maint. Fee: \$333.00
Crawl/Bsmt. Height: # of Levels: 3	ByLaw Restrictions: Pets Not Allowed, Rentals Allwd w/ Restrctns		
# of Kitchens: 1	# of Rooms: 17		

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

Welcome home! We're excited to introduce Unit 4 at 725 Rochester Avenue in West Coquitlam, nestled within an exclusive gated community comprising just five homes. Opportunities to acquire property here are incredibly rare! This delightful west coast style residence spans two stories with a basement, boasting over 3,000 square feet of living space. Featuring a primary bedroom on the main floor and situated on a generously-sized lot of nearly 9,000 square feet, this home offers ample room to live and entertain. Notable features include an automatic awning, a convenient laundry shoot, a gas range, a rec room with a wet bar, and a serene backyard adorned with lush greenery. Detailed Pine wood trim finishings throughout the home add to its charm and character.



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Active
R2868769
Board: V
House with Acreage

26803 FERGUSON AVENUE

Maple Ridge
Thornhill MR
V2W 1R9

Residential Detached

\$2,298,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,385,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1974
Frontage(feet): 257.00	Bathrooms: 2	Age: 50
Frontage(metres): 78.33	Full Baths: 2	Zoning: RS-3
Depth / Size: 260	Half Baths: 0	Gross Taxes: \$5,725.04
Lot Area (sq.ft.): 0.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 5.00	P.I.D.: 000-942-537	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: acreage	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Septic	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Drilled

Style of Home: 2 Storey, Split Entry	Total Parking: 10 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/Carport, Open, RV Parking Avail.
Exterior: Stucco, Vinyl	Driveway Finish:
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata Dist. to School Bus: 5 min
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes Land Lease Expiry Year:
Fireplace Fuel: Wood	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No
Outdoor Area: Patio(s), Sundeck(s)	Floor Finish: Laminate, Mixed, Tile
Type of Roof: Asphalt	

Legal: **LOT 48, PLAN NWP9809, SECTION 7, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT, & SEC 18**

Amenities: **In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Water Treatment**

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	15'7 x 10'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	10'4 x 10'4			x	Main 4
Finished Floor (Below):	1,283	Main	Living Room	16'5 x 15'6			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	10'3 x 9'9			x	
Finished Floor (Total):	2,633sq. ft.	Main	Bedroom	10'8 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	14'6 x 12'11			x	
Grand Total:	2,633sq. ft.	Below	Kitchen	15'4 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	15'3 x 14'0			x	
		Below	Den	10'5 x 9'10			x	
		Below	Bedroom	26'0 x 11'2			x	
							x	
							x	
							x	

Suite: **Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **10**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

5 ACRES in desirable THORNHILL/WHONNOCK AREA! Property has TWO ROAD frontages & a lovely updated 4 bdrm family home w/ HUGE 60 ft x 30 ft DETACHED SHOP! This beautiful home also features a one bdrm & den in-law suite (could easily be a 3 bdrm suite) The 1800 sq ft detached shop has two bays, 200 amps of power w/ separate meter, natural gas, water, state of the art security system & room to park multiple vehicles! Ideal for the handyman or a homebased business. Drilled well w/ UV light & water softening system. Property is lovely & selectively cleared. Nestled behind secure electronic gates, this serene private acreage is close to Dewdney Trunk & the Lougheed Hwy. Mins to Provincial Parks, perfect for those that love outdoor activities/adventure. Zoning allows for a detached garden suite.



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Active
R2876217
Board: V
House/Single Family

3583 WALKER STREET
Vancouver East
Grandview Woodland
V5N 5A9

Residential Detached
\$2,299,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,299,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1966
Frontage(feet): 33.00	Bathrooms: 2	Age: 58
Frontage(metres): 10.06	Full Baths: 2	Zoning: RES
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$6,613.21
Lot Area (sq.ft.): 4,125.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 013-330-381	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: PARK		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 0	Parking Access:
Construction: Brick, Concrete, Frame - Wood	Parking: Open		
Exterior: Brick, Concrete, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 3 MINS	Dist. to School Bus: 3 MINS	
Renovations: Completely	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Hot Water, Natural Gas	Floor Finish: Hardwood, Tile		
Outdoor Area: Balcony(s), Balcnly(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Torch-On			

Legal: **LOT 18, BLOCK 24&25, PLAN VAP2910, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

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

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Range Top, Refrigerator, Smoke Alarm, Stove**

Finished Floor (Main):	1,332	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,319	Main	Bedroom	12'8 x 11'8	Above	Dining Room	13'7 x 8'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'10 x 11'10			x	Main 3
Finished Floor (Below):	0	Main	Living Room	19'1 x 11'10			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	15'11 x 19'1			x	
Finished Floor (Total):	2,651 sq. ft.	Main	Foyer	13'1 x 16'3			x	
Unfinished Floor:	0	Main	Bar Room	6'2 x 9'			x	
Grand Total:	2,651 sq. ft.	Main	Family Room	21' x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	21'5 x 21'1			x	
Suite: Unauthorized Suite		Above	Bedroom	9'8 x 12'5			x	
Basement: Full		Above	Bedroom	12'1 x 10'8			x	
		Above	Kitchen	9'8 x 11'1			x	
		Above	Eating Area	9'8 x 8'2			x	
		Above	Living Room	12'7 x 12'6			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Welcome to 3583 Walker, where two fireplaces mean double the marshmallow roasting fun! With 2 kitchens and space for 2 extra suites downstairs, it's like a home plus an income generator - ka-ching! Need more room for your stuff? There's a storage shed out back, perfect for hiding...I mean storing all your treasures. Situated in Vancouver's lively Grandview-Woodland area, close to Skytrain, Trout Lake, Gladstone School, and a community garden right outside-this is family living at its finest!



Presented by: **Oleg Galyuk**

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Active
R2857960
Board: V
House/Single Family

7225 GILLEY AVENUE
Burnaby South
Metrotown
V5J 4W9

Residential Detached
\$2,299,800 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,599,800
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1947
Frontage(feet): 65.99	Bathrooms: 3	Age: 77
Frontage(metres): 20.11	Full Baths: 3	Zoning: M4
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,719.36
Lot Area (sq.ft.): 8,976.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.21	P.I.D.: 010-901-167	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No		
Complex/Subdiv: METROTOWN		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Total Parking:	Covered Parking:	Parking Access: Front, Rear
Parking: Add. Parking Avail., Garage; Triple		
Driveway Finish:		
Dist. to Public Transit: 1 Block	Dist. to School Bus:	
Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Property Disc.: Yes		
Fixtures Leased: No		
Fixtures Rmvd: :		
Floor Finish: Mixed		

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **PARCEL A, LOT C, PLAN NWP3412, DISTRICT LOT 97, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (EXPL PL NWP**

Amenities:

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

Features:

Finished Floor (Main):	1,392	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	600	Main	Foyer	15'0 x 10'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'0 x 14'10			x	Main 4
Finished Floor (Below):	1,112	Main	Dining Room	11'0 x 10'0			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	12'9 x 9'10			x	Below 4
Finished Floor (Total):	3,104sq. ft.	Main	Family Room	19'6 x 13'6			x	
Unfinished Floor:	0	Main	Laundry	5'1 x 4'9			x	
Grand Total:	3,104sq. ft.	Main	Primary Bedroom	17'0 x 13'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	21'3 x 13'1			x	
		Above	Bedroom	20'2 x 13'2			x	
		Above	Bedroom	12'4 x 11'8			x	
		Bsmt	Bedroom	13'0 x 13'0			x	
		Bsmt	Other	20'0 x 20'0			x	
				x			x	

Suite: **None, Other**
Basement: **Partly Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **RE/MAX Colonial Pacific Realty** **RE/MAX Colonial Pacific Realty**

OPPORTUNITY KNOCKS!!! 'SKYTRAIN CORRIDOR' area Large House on Large Lot with rear lane access. Future re-development potential. Residential 2-story + walkout basement house with private entrance for SUITE potential. BONUS ... Back lane access features 35' x 26' insulated, heated, plumbed, wired, workshop/garage with 2-piece bathroom. Opportunity to use current improvements as multi-family residential property and/or commercial.



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Active
R2888524
Board: V
House/Single Family

2552 E 11TH AVENUE
Vancouver East
Renfrew Heights
V5M 2B6

Residential Detached
\$2,325,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,325,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1927
Frontage(feet): 50.00	Bathrooms: 1	Age: 97
Frontage(metres): 15.24	Full Baths: 1	Zoning: RS-1
Depth / Size: 130	Half Baths: 0	Gross Taxes: \$8,190.37
Lot Area (sq.ft.): 6,500.00	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.15	P.I.D.: 014-944-049	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus: 1 block	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Other	Floor Finish:		
Outdoor Area: Fenced Yard			
Type of Roof: Other			

Legal: **LOT 5, BLOCK 6, PLAN VAP1187, PART SW1/4, DISTRICT LOT THSL, SECTION 34, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	696	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	9' x 9'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12' x 12'			x	Main 4
Finished Floor (Below):	626	Main	Dining Room	10' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	1,322sq. ft.	Below	Bedroom	10' x 10'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,322sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Keller Williams Realty VanCentral**

Choose your own adventure! SSMUH (small scale multi unit housing) or TOA (Transit-Oriented Area)? Great 6,500 sq/ft building lot with lane is 50' X 130' & located within the third tier, or 800 metres, of the Renfrew Skytrain station. Thanks to Bill 47 which allows for a minimal FSR (floor space ratio) of up to 3, much higher than the previous 0.70, & up to 8 stories to be built. You can also choose to built for yourself and go the SSMUH route and build your dream home with a suite or two along with a laneway home. Many options are available to you with this great piece of land. Located in a fantastic location with Van Tech, Skytrain and Trout Lake in easy walking distance. Please confirm all information with local governments before making a buying decision.



Presented by:
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Active
R2888947
Board: V
House/Single Family

4665 GRAFTON STREET

Burnaby South
Forest Glen BS
V5H 1M3

Residential Detached

\$2,325,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,325,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1945
Frontage(feet): 64.00	Bathrooms: 2	Age: 79
Frontage(metres): 19.51	Full Baths: 2	Zoning: R5
Depth / Size: 112	Half Baths: 0	Gross Taxes: \$6,016.20
Lot Area (sq.ft.): 7,168.00	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.16	P.I.D.: 012-436-704	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: North Shore Mtns, Metrotown		
Complex/Subdiv: Forest Glen in Burnaby South		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 7, PLAN NWP2022, DISTRICT LOT 33, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 5765-5790**

Amenities:
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	1,036	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	430	Above	Foyer	11' x 10'	Below	Storage	7' x 4'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17' x 14'	Below	Workshop	10' x 6'6"	Main 4
Finished Floor (Below):	1,036	Main	Dining Room	12' x 9'				Below 3
Finished Floor (Basement):	0	Main	Kitchen	11' x 9'				
Finished Floor (Total):	2,502sq. ft.	Main	Primary Bedroom	12' x 10'3"				
Unfinished Floor:	0	Main	Bedroom	12' x 10'				
Grand Total:	2,502sq. ft.	Above	Bedroom	12' x 12'				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 10'				
		Below	Living Room	12' x 10'				
		Below	Dining Room	13'6 x 8'				
		Below	Bedroom	12'6 x 8'				
		Below	Bedroom	11'4 x 9'9"				
		Below	Laundry	7'9 x 7'8"				
Suite:		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Partly Finished		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 15							

Listing Broker(s): **Sutton Group-West Coast Realty**

View, level, 64 feet frontage CORNER lot with a back lane in a Prime location, walking distance to the best mall in Burnaby, Metrotown! A new 2 storey home will have VIEWS of the North Shore Mountains and the Metrotown skyline. Only a few blocks to Crystal Mall and skytrain: 5 minute drive or 15 minute walk away. So many amenities all within walking distance including but not limited to Bonsor Recreation Complex, Burnaby Public Library, Deer Lake trails, Central Park, groceries, shops & restaurants along Kingsway. School catchments: Mariborough Elementary & Moscrop Secondary. 30 minute drive to downtown & YVR.



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Active
R2876632
Board: V
House/Single Family

2457 E 21ST AVENUE
Vancouver East
Renfrew Heights
V5M 2V9

Residential Detached
\$2,388,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,600,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2004
Frontage(feet): 34.00	Bathrooms: 3	Age: 20
Frontage(metres): 10.36	Full Baths: 3	Zoning: RS-1
Depth / Size: 109.97	Half Baths: 0	Gross Taxes: \$7,265.41
Lot Area (sq.ft.): 3,738.98	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 006-874-282	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Heat Pump, Natural Gas, Radiant	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 11, BLOCK M, PLAN VAP11660, DISTRICT LOT THSL, SECTION 45, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire**

Finished Floor (Main):	2122	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	349	Main	Living Room	9'7" x 14'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'7" x 14'2"			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	18'3" x 10'10"			x	Above 4
Finished Floor (Basement):	853	Main	Bedroom	8'10" x 12'11"			x	Bsmt 3
Finished Floor (Total):	2,124sq. ft.	Main	Bedroom	7'9" x 12'8"			x	
Unfinished Floor:	0	Above	Primary Bedroom	21'2" x 10'8"			x	
Grand Total:	2,124sq. ft.	Above	Walk-In Closet	5'11" x 7'2"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Patio	4'7" x 14'9"			x	
Suite:		Bsmt	Living Room	17' x 11'3"			x	
Basement: Full		Bsmt	Kitchen	15'11" x 13'7"			x	
		Bsmt	Bedroom	10' x 11'3"			x	
		Bsmt	Bedroom	8'7" x 11'3"			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Oakwyn Realty Ltd.** **Oakwyn Realty Ltd.**

Beautiful and unique 3-level Vancouver Special. Lot size 34' x 110'. It is located in the quiet Renfrew Area of Vancouver. This dream home offers contemporary lifestyle features, including A/C, a gourmet chef's kitchen, a European-style Dryer/Washer combo, and ample storage throughout the house. The primary bedroom on the upper floor has a large WIC and a private balcony. A fully finished self-contained 2-bedroom suite with a separate entry. There is also a detached double garage. The home is close to shopping, the trendy area of Commerical "Drive," Burnaby Heights, and it is only a short walk to a French Immersion Elementary School, Lord Selkirk. Some pictures have been Virtually staged. Private showing only. Please call your realtor.



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Active
R2862830
Board: V
House/Single Family

1021 GLACIER VIEW DRIVE
Squamish
Garibaldi Highlands
V0N 1T0

Residential Detached
\$2,398,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,569,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1990
Frontage(feet): 71.00	Bathrooms: 3	Age: 34
Frontage(metres): 21.64	Full Baths: 2	Zoning: RS1
Depth / Size: 135	Half Baths: 1	Gross Taxes: \$6,325.22
Lot Area (sq.ft.): 9,752.00	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.22	P.I.D.: 014-181-088	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Mountains & Howe Sound		
Complex/Subdiv: Glacier View Estates		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, RV Parking Avail.		
Exterior: Brick, Stucco, Wood	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1/2 Block	Dist. to School Bus:	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Propane Gas	Metered Water: No		
Fuel/Heating: Baseboard, Electric, Forced Air	R.I. Plumbing: No	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Hardwood, Tile, Wall/Wall/Mixed, Carpet		
Type of Roof: Asphalt			

Legal: **LOT 20, PLAN VAP22286, DISTRICT LOT 512, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby**

Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Pantry, Range Top, Security System, Sprinkler - Inground**

Finished Floor (Main):	2,396	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,880	Main	Living Room	19' x 22'	Above	Storage	20' x 5'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 15'	Bsmt	Recreation Room	20'7 x 18'5	Main 2
Finished Floor (Below):	0	Main	Eating Area	10' x 15'	Bsmt	Hobby Room	11'2 x 10'6	Above 4
Finished Floor (Basement):	0	Main	Family Room	20' x 19'	Bsmt	Flex Room	9'2 x 11'3	Above 4
Finished Floor (Total):	4,276sq. ft.	Main	Solarium	11'6 x 15'8	Bsmt	Storage	16' x 3'4	
Unfinished Floor:	627	Main	Bedroom	11'8 x 11'5			x	
Grand Total:	4,903sq. ft.	Main	Laundry	11' x 8'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'5 x 15'5			x	
Suite: None		Main	Mud Room	7'7 x 7'7			x	
Basement: Part, Separate Entry, Unfinished		Above	Primary Bedroom	19' x 20'3			x	
Crawl/Bsmt. Height: # of Levels: 3		Above	Bedroom	13'8 x 11'5			x	
# of Kitchens: 1	# of Rooms: 18	Above	Bedroom	12'11 x 11'7			x	
		Above	Bedroom	16' x 11'10			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Black Tusk Realty**

One of the original, custom built homes in Glacier View Estates offering spectacular 180+ degree views of Howe Sound, Coast Mountains & The Chief. Arguably one of the best in Squamish. This is a home for a growing, multi-generational family or those needing 4+ bedrooms with an open plan kitchen, eating area, family room & sunroom opening to the expansive patio & landscaped yard. The upstairs primary suite has a 4 pce ensuite w/soaker tub, oversized shower and a walk-in closet the size of an office. Rarely will you find a view property with a flat driveway & a level backyard. The unfinished basement has a separate entrance, windows & future suite potential. Steps away from trail systems w/access to all the best outdoor activities Squamish has to offer.



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Active
R2868160
Board: V
House/Single Family

1943 PARKER STREET
Vancouver East
Grandview Woodland
V5L 2L2

Residential Detached
\$2,398,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,398,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1910
Frontage(feet): 33.00	Bathrooms: 4	Age: 114
Frontage(metres): 10.06	Full Baths: 4	Zoning: RT-5
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$6,037.57
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.09	P.I.D.: 014-999-218	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey w/ Bsmt**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane, Rear**
Parking: **Carport; Single, Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT 18, BLOCK 20, PLAN VAP1067, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

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

Finished Floor (Main):	1,340	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	883	Main	Living Room	12'9 x 15'	Abv Main 2	Bedroom	11'11 x 13'1	Floor #Pcs
Finished Floor (AbvMain2):	509	Main	Kitchen	11'1 x 20'	Below	Living Room	16'5 x 9'8	Main 4
Finished Floor (Below):	1,401	Main	Flex Room	18'5 x 15'5	Below	Kitchen	16'3 x 5'7	Above 4
Finished Floor (Basement):	0	Main	Bedroom	12'8 x 8'3	Below	Bedroom	9'10 x 11'3	Above 4
Finished Floor (Total):	4,133sq. ft.	Main	Bedroom	11'9 x 11'9	Below	Bedroom	9'3 x 9'10	Below 4
Unfinished Floor:	0	Main	Foyer	14'4 x 4'4	Below	Laundry	8'4 x 5'8	
Grand Total:	4,133sq. ft.	Main	Foyer	10'7 x 5'6	Below	Storage	10'4 x 14'10	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	11'8 x 15'8	Below	Storage	7'10 x 15'3	
		Above	Kitchen	11'9 x 13'1	Below	Storage	23'5 x 5'11	
		Above	Bedroom	11'3 x 10'9	Below	Storage	6'7 x 7'5	
		Above	Laundry	6'11 x 6'		Flex Room		
		Above	Storage	11'9 x 3'				
		Abv Main 2	Kitchen	11'10 x 14'				

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **4**
of Kitchens: **4** # of Rooms: **23**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Charming massive home (4133s.f.), on the choice location of Parker & Victoria Dr. and a easy walk to Commercial Dr. Beautiful quiet tree lined street. Gorgeous interiors, full of character and charm with four separate units on four levels. Amazing mountain views from top units and a large deck to appreciate the street scene. The spacious two bedrooms main floor unit is owner occupied, has high ceiling and and gorgeous farmer style kitchen that steps onto a huge flex room or family room. Loaded with storage space plus a double garage and a car port.



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Active
R2857229
Board: V
House/Single Family

2349 HARRISON DRIVE

Vancouver East
Fraserview VE
V5P 2P7

Residential Detached

\$2,399,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,998,800
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1965
Frontage(feet): 54.00	Bathrooms: 2	Age: 59
Frontage(metres): 16.46	Full Baths: 2	Zoning: R1-1
Depth / Size: 155	Half Baths: 0	Gross Taxes: \$8,495.51
Lot Area (sq.ft.): 7,421.60	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.17	P.I.D.: 004-565-916	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Panoramic Southern View		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking:	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Other		
Exterior: Brick, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Nearby	Dist. to School Bus: Nearby	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Wood	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No		
Outdoor Area: Balcony(s), Fenced Yard, Sundeck(s)	Floor Finish: Mixed, Other		
Type of Roof: Tar & Gravel			

Legal: **LOT 10, BLOCK 27, PLAN VAP8574, DISTRICT LOT FV, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main):	1,248	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,248	Main	Living Room	11'11 x 21'8	Above	Bedroom	11'8 x 10'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Recreation Room	14'9 x 8'10			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'3 x 11'4			x	Above 5
Finished Floor (Basement):	0	Main	Utility	3'7 x 7'			x	
Finished Floor (Total):	2,496sq. ft.	Main	Bedroom	9'11 x 14'3			x	
Unfinished Floor:	0	Main	Bedroom	11'11 x 11'1			x	
Grand Total:	2,496sq. ft.	Main	Foyer	9'11 x 10'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	12'5 x 18'9			x	
Suite: Unauthorized Suite		Above	Kitchen	8'1 x 11'7			x	
Basement: Full, Fully Finished		Above	Dining Room	7'4 x 12'1			x	
		Above	Eating Area	7' x 11'8			x	
		Above	Primary Bedroom	12'11 x 14'11			x	
		Above	Bedroom	8'1 x 10'9			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Real Estate Services**

A classic Vancouver Special with approx. 2500sf interior space sitting on a huge 7421.6 sf South facing lot in the Prestigious Fraserview area! Very functional layout with 5 generous sized bedroom and 2 baths. Easy access to the airport and Richmond. Central to everything and just steps away from the public transit. School catchment: David Oppenheimer Elementary, David Thompson Secondary, French Immersion - Sir Winston Churchill Secondary. Renovate, rebuild, build side by side duplex or build up to 6 units under the Multiplex policy. Fantastic investment opportunity for everyone alike! Endless possibilities here!



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Active
R2856165
Board: V
House/Single Family

6191 UDY ROAD
Richmond
Granville
V7C 2X8

Residential Detached
\$2,490,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,490,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1956
Frontage(feet): 66.00	Bathrooms: 1	Age: 68
Frontage(metres): 20.12	Full Baths: 1	Zoning: RS1/E
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$6,800.60
Lot Area (sq.ft.): 8,712.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.20	P.I.D.: 001-768-581	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking:	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: None	R.I. Plumbing:	Fixtures Rmvd: :	
Type of Roof: Asphalt	Floor Finish:		

Legal: **LOT 29, BLOCK 4N, SUB BLOCK 2, PLAN NWP15790, SECTION 18, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,050	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 13'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'6" x 10'9"			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	11'6" x 10'2"			x	
Finished Floor (Basement):	0	Main	Kitchen	11'4" x 10'3"			x	
Finished Floor (Total):	1,050sq. ft.	Main	Dining Room	9' x 8'6"			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,050sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Builder and Investor Alert!!! Rare big lot of 8,712 sqft (66x132)in premier Granville area. North-South facing. No big tree. No rights of way. Great neighbourhood. Close to city center, shopping center, bus stops and so on. Take this opportunity to build your dream home!



Presented by:
Oleg Galyuk

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Active
R2843054
Board: V
House/Single Family

815 SE MARINE DRIVE
Vancouver East
South Vancouver
V5X 2V2

Residential Detached
\$2,500,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,895,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 9999
Frontage(feet): 32.62	Bathrooms: 2	Age: 999
Frontage(metres): 9.94	Full Baths: 2	Zoning: .
Depth / Size: 111.3	Half Baths: 0	Gross Taxes: \$6,114.06
Lot Area (sq.ft.): 3,630.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.08	P.I.D.: 012-321-583	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 16, BLOCK A, PLAN VAP3089, DISTRICT LOT 327, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC PT IN EXPL PL VAP6750, OF LOTS 5 TO 8**

Amenities:
Site Influences: **Shopping Nearby**
Features: **Clothes Washer/Dryer, Range Top, Refrigerator**

Finished Floor (Main):	672	Floor Type	Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0' x 0'		x	Floor #Pcs
Finished Floor (AbvMain2):	0			x		Main 4	
Finished Floor (Below):	605			x		Below 3	
Finished Floor (Basement):	0			x			
Finished Floor (Total):	1,277 sq. ft.			x			
Unfinished Floor:	0			x			
Grand Total:	1,277 sq. ft.			x			
Flr Area (Det'd 2nd Res):	sq. ft.			x			
Suite:				x			
Basement: None				x			

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **0** # of Rooms: **1** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Pacific Evergreen Realty Ltd.** **Coldwell Banker Prestige Realty**

In the sought after South Vancouver area. Right on Marine Dr, close to Fraser St, 2nd house off Prince Albert. Rectangular lot (32.62 x 111.3). 2 bedrooms up and 2 bedroom suite down. House needs some TLC, mainly on land value. Part of the land assembly with adjacent lot: 805, 829 & 841 SE Marine Dr. Check with city of Vancouver about development opportunities.



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Active
R2879729
Board: V
House/Single Family

3965 TRENTON PLACE
North Vancouver
Forest Hills NV
V7R 3G6

Residential Detached
\$2,550,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,550,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1957
Frontage(feet): 0.00	Bathrooms: 3	Age: 67
Frontage(metres): 0.00	Full Baths: 3	Zoning: SFD
Depth / Size: 0.0	Half Baths: 0	Gross Taxes: \$8,291.80
Lot Area (sq.ft.): 8,910.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.20	P.I.D.: 009-785-973	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: some City, water, & mountain		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **LOT 3, BLOCK 4, PLAN VAP9057, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK X, & DL 596 & 597**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 14'	Below	Foyer	10' x 7'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'			x	Main 3
Finished Floor (Below):	1,310	Main	Kitchen	16'6" x 13'			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'6" x 13'			x	Below 4
		Main	Bedroom	11'6" x 9'			x	
Finished Floor (Total):	2,660sq. ft.	Main	Bedroom	13'6" x 9'			x	
Unfinished Floor:	0	Below	Recreation Room	17' x 16'9"			x	
Grand Total:	2,660sq. ft.	Below	Bedroom	14' x 10'			x	
		Below	Bedroom	13' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Den	11' x 9'			x	
		Below	Laundry	6' x 6'			x	
Suite: None		Below	Utility	17' x 6'			x	
Basement: None		Below	Bedroom	12' x 12'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RA Realty Alliance Inc.**

Build your dream home in Forest Hills where luxury meets tranquility. Alternatively, update or remodel this bright and spacious 6-bedroom house. Nestled in a family-oriented area at the heart of the Highlands neighbourhood on a gently-sloped one-block-long street with prestigious Highlands Elementary and Handsworth Secondary catchments. Indulge in picturesque vistas of Grouse Mountain and Mount Fromme and peek-a-boo views of the Pacific, Lions Gate Bridge, and downtown Vancouver. Serene yet a stroll away from Edgemont Village, shopping centers, golf courses, recreation centers, and public transportation. Outdoor enthusiasts will enjoy the nearby Mosquito Creek Hiking Trail, the adventures of Grouse Mountain, and easy access to Mosquito Creek, Mackay Creek, and Murdo Frazer Parks.



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Active
R2873128

Board: V
House with Acreage

4312 CLAM BAY ROAD

Islands-Van. & Gulf
Pender Island
VON 2M1

Residential Detached

\$2,590,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,590,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1971
Frontage(feet):	Bathrooms: 1	Age: 53
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,906.75
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 5.14	P.I.D.: 000-185-167	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Ocean, Waterfront, Forest		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **Rancher/Bungalow w/Loft**
Construction: **Log**
Exterior: **Log**
Foundation: **Other**
Poured concrete

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Wood**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **7** Covered Parking: Parking Access: **Lane**
Parking: **DetachedGrge/Carport, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Vinyl/Linoleum**

Legal: **LOT 3, PLAN VIP40366, SECTION 18 & 19, COWICHAN LAND DISTRICT, PORTION PENDER ISLAND**

Amenities: **Barn, Garden, Workshop Detached**

Site Influences: **Cleared, Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Waterfront Property**
Features: **Clothes Washer/Dryer, Microwave, Refrigerator, Stove, Vaulted Ceiling**

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	165	Main	Living Room	17'8 x 18'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'0 x 8'9			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	9'0 x 10'8			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	11'0 x 13'3			x	
Finished Floor (Total):	1,355sq. ft.	Main	Solarium	6'0 x 11'6			x	
Unfinished Floor:	0	Above	Bedroom	14'10 x 11'7			x	
Grand Total:	1,355sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 6	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Rare 5.14-acre waterfront property offers privacy, 880 ft. of shoreline with panoramic views of Mt. Baker, nearby islands and easy access to 2 beaches. Meander your sun-drenched fields, orchard and gardens, stroll to the beaches, picnic tables at the rocky point, gazebo and the boat house beach for kayaking adventures . A cozy log home features 2 bed, 1 bath, craft room, sunroom and large deck. A carport, workshop, boat house with upper studio, chicken house, and wool shed complete this rare gem.



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Active
R2860616
Board: V
House with Acreage

18825 OLD DEWDNEY TRUNK ROAD

Pitt Meadows
North Meadows PI
V3Y 2R9

Residential Detached

\$2,699,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,699,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1957
Frontage(feet):	Bathrooms: 1	Age: 67
Frontage(metres):	Full Baths: 1	Zoning: OTHER
Depth / Size:	Half Baths: 0	Gross Taxes: \$2,041.98
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 5.00	P.I.D.: 010-449-752	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Golden Ears Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **12** Covered Parking: **8** Parking Access: **Front, Side**
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 22, BLOCK 6N, PLAN NWP19021, SECTION 13, RANGE 1E, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,454	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 20'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 12'2"			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	16'6 x 7'1"			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	14'11 x 11'7"			x	
Finished Floor (Total):	1,454sq. ft.	Main	Bedroom	11'10 x 11'7"			x	
Unfinished Floor:	0	Main	Bedroom	10'10 x 10'7"			x	
Grand Total:	1,454sq. ft.	Main	Laundry	8'1 x 7'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: Other, Unauthorized Suite							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

Private, Peaceful, and Perfect. Welcome to this original owner home that has been loved for many years. This 5-acre homestead on city water has two driveways and is a corner parcel. A well cared for 3 bed / 1 bath main rancher with a 1 bed / bath coach house. 2679 sqft workshop/storage with bathroom and 592 sqft barn. The level property is fenced with no Creeks. Ample parking. Close to all amenities, Golf courses, trails and easy access to all the commuter routes including Golden Ears Way, West Coast Express, Lougheed Hwy and Hwy #1



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Active
R2866449
Board: V
House with Acreage

126 SPRICE STREET
New Westminster
Queensborough
V3M 5L4

Residential Detached
\$2,788,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,788,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1960**
Frontage(feet): **70.00** Bathrooms: **3** Age: **64**
Frontage(metres): **21.34** Full Baths: **2** Zoning: **RQ-1**
Depth / Size: **264** Half Baths: **1** Gross Taxes: **\$6,607.14**
Lot Area (sq.ft.): **18,486.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.42** P.I.D.: **010-416-218** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv: :
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**
Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus: **1 block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood**

Legal: **LOT 5, PLAN NWP21376, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Marina Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,633	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'2 x 14'3	Below	Bedroom	16'0 x 14'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 9'5	Below	Recreation Room	21'5 x 13'4	Main 3
Finished Floor (Below):	1,680	Main	Kitchen	14'5 x 9'6	Below	Storage	7'8 x 5'0	Below 2
Finished Floor (Basement):	0	Main	Family Room	16'0 x 15'0	Below	Storage	7'9 x 6'7	Below 3
Finished Floor (Total):	3,313sq. ft.	Main	Bedroom	13'9 x 10'3	Below	Storage	6'5 x 3'5	
Unfinished Floor:	0	Main	Bedroom	13'6 x 12'9	Below	Storage	7'2 x 3'5	
Grand Total:	3,313sq. ft.	Main	Bedroom	11'0 x 9'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Library	8'0 x 7'2			x	
		Main	Foyer	7'2 x 3'5			x	
		Main	Foyer	5'7 x 4'0			x	
		Below	Flex Room	15'3 x 14'0			x	
		Below	Mud Room	9'7 x 7'9			x	
		Below	Bedroom	13'0 x 8'7			x	

Suite: Basement: **Fully Finished**
Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **19**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

SUBDIVISION POTENTIAL. First time on the market! 70ft x 264ft lot (18,486 sq ft). Built in 1960, 5 bedroom/3 bathrooms, 3313 sq ft. RQ-1 zoning. Great property for investors to hold for future development. 2 lots could face Sprice St and 2 could face Howes St. Subdivision possibilities must be confirmed with the city. Close to schools, shopping, and transit.



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Active
R2879810
Board: V
House/Single Family

3449 W 22ND AVENUE
Vancouver West
Dunbar
V6S 1J1

Residential Detached
\$2,800,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,800,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1941**
Frontage(feet): **33.00** Bathrooms: **2** Age: **83**
Frontage(metres): **10.06** Full Baths: **2** Zoning: **R1-1**
Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$8,929.98**
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.09** P.I.D.: **011-672-684** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: North Shore Mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **1** Covered Parking: Parking Access:
Construction: **Concrete, Frame - Wood** Parking: **DetachedGrge/Carport**
Exterior: **Stucco** Driveway Finish:
Foundation: **Concrete Slab** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: **Addition** Reno. Year: **1975** Property Disc.: **Yes**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Wood** Metered Water: **Yes** Fixtures Rmvd: :
Fuel/Heating: **Baseboard, Forced Air** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck** Floor Finish:
Type of Roof: **Wood**

Legal: **LOT 17 OF LOT 1 BLOCK 23 DISTRICT LOT 139 PLAN 4244**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	973	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	808	Main	Living Room	19'1 x 14'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	9'8 x 10'8			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'6 x 9'7			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	17'5 x 11'0			x	
Finished Floor (Total):	1,781sq. ft.	Main	Foyer	7'4 x 9'0			x	
Unfinished Floor:	834	Above	Flex Room	14'6 x 11'2			x	
Grand Total:	2,615sq. ft.	Above	Bedroom	10'6 x 14'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'6 x 14'1			x	
		Above	Bedroom	14'6 x 10'4			x	
		Below	Study	12'7 x 10'7			x	
		Main	Laundry	7'11 x 8'8			x	
		Below	Storage	9'1 x 5'5			x	
Suite:							x	
Basement: Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Oakwyn Realty Ltd.**

In sought-after Dunbar, Vancouver, this timeless detached house, cherished by one family since the 1960s, boasts a rich history. A 1970s second-floor addition and 1990s rooftop deck enhance its charm. Close to transit and esteemed schools, steps from Pacific Spirit Park, UBC, and Jericho Beach, it offers a rooftop view of North Shore Mountains. A rare blend of heritage and modernity, this property promises a coveted lifestyle. Don't miss your chance to own a property in one of Vancouver's most coveted areas. Open house - Saturday May 11th and Sunday May 12th from 10-4. Inquire for more information.



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Active
R2860419
Board: V
House/Single Family

4452 SYCAMORE ROAD
North Vancouver
Canyon Heights NV
V7R 4E9

Residential Detached
\$2,825,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,825,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1962
Frontage(feet): 70.00	Bathrooms: 2	Age: 62
Frontage(metres): 21.34	Full Baths: 1	Zoning: RS3
Depth / Size: 164.9	Half Baths: 1	Gross Taxes: \$8,043.88
Lot Area (sq.ft.): 11,543.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.26	P.I.D.: 009-242-031	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: NEAR	Dist. to School Bus: NEAR	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Wood	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Forced Air	Rain Screen:	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Patio(s)	Metered Water:	Floor Finish: Mixed	
Type of Roof: Fibreglass	R.I. Plumbing:		

Legal: **LOT 1, BLOCK 7, PLAN VAP10926, DISTRICT LOT 596, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,352	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,260	Main	Foyer	10'0 x 8'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	27'3 x 14'6			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'5 x 11'5			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	12'5 x 10'0			x	
Finished Floor (Total):	2,612sq. ft.	Main	Eating Area	12'5 x 7'5			x	
Unfinished Floor:	0	Main	Laundry	11'1 x 7'4			x	
Grand Total:	2,612sq. ft.	Main	Den	14'5 x 13'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'5 x 13'5			x	
Suite:		Above	Walk-In Closet	8'6 x 6'4			x	
Basement:None		Above	Bedroom	13'6 x 13'5			x	
		Above	Bedroom	13'5 x 11'0			x	
		Above	Bedroom	14'6 x 13'5			x	
		Above	Storage	11'6 x 6'9			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Canyon Heights, huge 11,543 SF flat lot, East / West orientation, Steps to Handsworth High School and a short walk to Cleveland Elementary. Quiet, highly desirable neighbourhood. Close to transit. Perfect for building your dream home. Multiple dwelling unit potential under new zoning guidelines! No sign on property. Land value.



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Active
R2888194
Board: V
House with Acreage

2363 SASALER ROAD
Sunshine Coast
Gambier Island
V0N 1V0

Residential Detached
\$2,850,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,850,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2008
Frontage(feet): 375.00	Bathrooms: 5	Age: 16
Frontage(metres): 114.30	Full Baths: 5	Zoning: SR
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,303.56
Lot Area (sq.ft.): 477,896.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 10.97	P.I.D.: 010-494-995	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Waterfront Views	Tour: Virtual Tour URL
Complex/Subdiv: New Brighton	First Nation Reserve:	
Services Connected: Electricity		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **2 Storey, 3 Storey**
Construction: **Frame - Wood, Log**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Add. Parking Avail., DetachedGrge/Carport, Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Projector in media room**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 23, PLAN VAP3488, DISTRICT LOT 847, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP LMP16309**

Amenities: **Garden, Green House, Guest Suite, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Private Setting, Rural Setting, Waterfront Property**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Dishwasher, Free Stand F/P or Wdstove, Microwave, Security System, Vaulted Ceiling, Wine Cooler**

Finished Floor (Main):	1,856	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,330	Main	Foyer	11'7 x 6'0	Below	Family Room	14'0 x 16'0	Floor #Pcs
Finished Floor (AbvMain2):	354	Main	Living Room	37'1 x 18'3	Below	Dining Room	9'5 x 9'8	Main 3
Finished Floor (Below):	740	Main	Dining Room	12'2 x 9'7	Below	Kitchen	6'9 x 11'7	Above 3
Finished Floor (Basement):	306	Main	Kitchen	13'6 x 14'4	Below	Primary Bedroom	10'0 x 12'0	Above 4
Finished Floor (Total):	4,586sq. ft.	Main	Bedroom	11'3 x 12'0	Abv Main 2	Bedroom	12'10 x 22'6	Below 3
Unfinished Floor:	930	Main	Media Room	15'2 x 14'3	Bsmt	Bedroom	18'0 x 17'0	Bsmt 3
Grand Total:	5,516sq. ft.	Main	Wine Room	3'11 x 5'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	8'3 x 7'9			x	
Suite: Legal Suite, Other		Main	Mud Room	7'4 x 6'7			x	
Basement: Crawl, Separate Entry		Above	Primary Bedroom	16'8 x 13'11			x	
		Above	Walk-In Closet	8'4 x 10'4			x	
		Above	Bedroom	10'6 x 9'2			x	
		Above	Bedroom	11'10 x 11'0			x	

Crawl/Bsmt. Height: # of Levels: **5**
of Kitchens: **2** # of Rooms: **19**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Engel & Volkers Vancouver**

This extraordinary 10.971 acre waterfront property offers unparalleled privacy and natural beauty on Gambier Island. Perched over 375ft of waterfront including a private dock, both the custom designed main and guest house feature timeless wood finishings milled from trees sourced from the property itself. Other highlights include a wine cellar, large detached double garage/workshop, greenhouse, and two enclosed garden areas. The property has connected electricity and 2 deep drilled wells. Just 30 minutes by boat from Horseshoe Bay, 5 minutes from Langdale, or roughly an hour by boat from False Creek. Gambier Island is exempt from the BC Speculation and Vacancy Tax, and also exempt from the foreign buyer ban.



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Active
R2872065
Board: V
House/Single Family

3240 CLIVE AVENUE

Vancouver East
Collingwood VE
V5R 4V2

Residential Detached

\$2,898,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,998,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1988
Frontage(feet): 33.00	Bathrooms: 4	Age: 36
Frontage(metres): 10.06	Full Baths: 4	Zoning: RM-7AN
Depth / Size: 130.3	Half Baths: 0	Gross Taxes: \$7,116.51
Lot Area (sq.ft.): 4,300.00	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.10	P.I.D.: 010-833-455	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: Collingwood		
First Nation Reserve:		
Services Connected: Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 2	Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: :		
Fuel/Heating: Baseboard, Hot Water	Floor Finish: Hardwood, Mixed, Tile		
Outdoor Area: Fenced Yard, Sundeck(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 33, BLOCK 149 TO 153, PLAN VAP2196, DISTRICT LOT 37, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Refrigerator, Stove, Vacuum - Built In**

Finished Floor (Main):	1,307	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'1 x 13'2	Below	Bedroom	13'2 x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'9	Below	Bedroom	9'8 x 9'	Main 5
Finished Floor (Below):	1,265	Main	Kitchen	10' x 7'9	Below	Flex Room	26'8 x 10'3	Main 3
Finished Floor (Basement):	0	Main	Eating Area	10' x 7'9	Below	Laundry	9'3 x 6'11	Below 4
Finished Floor (Total):	2,572sq. ft.	Main	Family Room	10'4 x 10'			x	Below 4
Unfinished Floor:	0	Main	Primary Bedroom	15'4 x 13'9			x	
Grand Total:	2,572sq. ft.	Main	Walk-In Closet	4'1 x 3'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'6 x 9'10			x	
		Main	Bedroom	10'5 x 9'10			x	
		Main	Solarium	24'2 x 11'3			x	
		Below	Foyer	17'5 x 10'5			x	
		Below	Living Room	13'1 x 13'1			x	
		Below	Kitchen	13'1 x 8'			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Sutton Group-West Coast Realty**

Zoned RM-7AN that currently allows for townhomes with land assembly. Future potential for re-zoning to allow for low to mid-rise building. Home is in great condition to rent and hold for revenue before an assembly occurs. Double door entrance with spiral staircase. Hardwood flooring on both levels & parquet flooring in 2 bedrooms on upper level. Peninsula kitchen has window sink & granite countertops and is open to the eating area & family room. Large solarium connected to the huge sundeck, all facing South. Primary bedroom has walk-in closet & ensuite with newer raised sink. Jacuzzi tub in main bathroom. Home features hot water baseboard heating, built-in vacuum & hot water on demand. Lower level has separate entry & kitchen. Back lane access. 5 minute walk to Joyce-Collingwood station.



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Active
R2872637
Board: V
House/Single Family

8504 MONTCALM STREET
Vancouver West
Marpole
V6P 4P7

Residential Detached
\$2,980,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,980,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1942
Frontage(feet): 44.00	Bathrooms: 1	Age: 82
Frontage(metres): 13.41	Full Baths: 1	Zoning: RES
Depth / Size: 138.3	Half Baths: 0	Gross Taxes: \$10,092.30
Lot Area (sq.ft.): 6,085.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 010-784-772	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: Covered Parking: Parking Access: Lane
Construction: Frame - Wood	Parking: Open
Exterior: Stucco	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Freehold NonStrata
	Dist. to School Bus: Land Lease Expiry Year:
Renovations:	Reno. Year:
# of Fireplaces: R.I. Fireplaces:	Rain Screen:
Fireplace Fuel:	Metered Water:
Fuel/Heating: Natural Gas	R.I. Plumbing:
Outdoor Area: None	Fixtures Rmvd: :
Type of Roof: Asphalt	Floor Finish: Other

Legal: **LOT 7, BLOCK B, PLAN VAP6877, DISTRICT LOT 319, NEW WESTMINSTER LAND DISTRICT, S HLF OF LOT 40, & DL 323 & 324**

Amenities:

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Refrigerator, Stove**

Finished Floor (Main):	970	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'0 x 10'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'0 x 8'0			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	9'0 x 9'0			x	
Finished Floor (Basement):	858	Main	Bedroom	8'0 x 8'0			x	
Finished Floor (Total):	1,828sq. ft.						x	
Unfinished Floor:	0						x	
Grand Total:	1,828sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 4	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Opportunity knocks!!! DUPLEX LOT. Fantastic investment. Land Value only. Extra large level lot at almost 6,100sf in prime Marpole area with lane access. Convenient location with lots of shopping and services nearby. Close to UBC and Richmond. Short walk to transit. Tenanted. Please do not walk on property without appointment.



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Active
R2876957
Board: V
House/Single Family

2965 W 13TH AVENUE
Vancouver West
Kitsilano
V6K 2T8

Residential Detached
\$2,998,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,998,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1926**
Frontage(feet): **33.00** Bathrooms: **2** Age: **98**
Frontage(metres): **10.06** Full Baths: **2** Zoning: **R1-1**
Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$9,420.81**
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: _____ For Tax Year: **2023**
Lot Area (acres): **0.09** P.I.D.: **014-596-628** Tax Inc. Utilities?: _____
Flood Plain: _____ Tour: _____
View: **No** :
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: _____ Covered Parking: _____ Parking Access: **Front**
Construction: **Frame - Wood** Parking: **None**
Exterior: **Vinyl, Wood** Driveway Finish: _____
Foundation: **Concrete Perimeter** Dist. to Public Transit: **2** Dist. to School Bus: **5**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Renovations: _____ Reno. Year: _____ Property Disc.: **No**
of Fireplaces: _____ R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: _____ Metered Water: _____
Fuel/Heating: **Forced Air** R.I. Plumbing: _____ Fixtures Leased: **No** :
Outdoor Area: **Patio(s)** Fixtures Rmvd: **No** :
Type of Roof: **Asphalt** Floor Finish: **Laminate, Carpet**

Legal: **LOT 21, BLOCK 89, DISTRICT LOT 540, PLAN 1506**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer, Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	989	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'8 x 6'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x 6'8			x	Main 4
Finished Floor (Below):	849	Main	Bedroom	9'3 x 9'0			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	9'5 x 8'10			x	
Finished Floor (Total):	1,838sq. ft.	Main	Primary Bedroom	11'4 x 8'9			x	
Unfinished Floor:	0	Main	Kitchen	11'4 x 9'6			x	
Grand Total:	1,838sq. ft.	Main	Eating Area	11'4 x 6'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Porch (enclosed)	11'4 x 6'4			x	
		Below	Flex Room	8'10 x 8'4			x	
		Below	Laundry	21'2 x 11'6			x	
		Below	Kitchen	11'1 x 8'9			x	
		Below	Bedroom	10'11 x 9'4			x	
		Below	Bedroom	12'3 x 9'4			x	

Suite: **Unauthorized Suite** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
Basement: **Partly Finished** MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
Crawl/Bsmt. Height: _____ # of Levels: **2** ByLaw Restrictions: _____

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

A fantastic opportunity in prime Kitsilano! This home is steps from all of the shops and amenities on Broadway, transit stops, Kitsilano Secondary School and Carnarvon Elementary School. Featuring 5 bedrooms, 2 bathrooms and an updated roof and furnace. Interior photos are of the basement suite. Explore the numerous opportunities that this 33x122 lot has to offer! OPEN HOUSE SAT MAY 25 2:00-4:00.



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Active
R2888118
Board: V
House/Single Family

2341 JEFFERSON AVENUE
West Vancouver
Dundarave
V7V 2B1

Residential Detached
\$2,999,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,999,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1940
Frontage(feet): 49.04	Bathrooms: 2	Age: 84
Frontage(metres): 14.95	Full Baths: 2	Zoning: RS5
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$7,029.87
Lot Area (sq.ft.): 6,468.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.15	P.I.D.: 013-527-444	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: Nearby	Dist. to School Bus: Nearby	Land Lease Expiry Year:
Renovations: Partly	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Forced Air	Rain Screen:	Fixtures Rmvd: :	
Outdoor Area: Fenced Yard	Metered Water:		
Type of Roof: Asphalt	R.I. Plumbing:	Floor Finish: Wall/Wall/Mixed	

Legal: **LOT 23, BLOCK 9, PLAN VAP2709, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,122	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	6'0 x 5'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'2 x 14'3			x	Main 3
Finished Floor (Below):	1,131	Main	Dining Room	11'8 x 8'2			x	Below 4
Finished Floor (Basement):	0	Main	Kitchen	12'2 x 10'1			x	
Finished Floor (Total):	2,253 sq. ft.	Main	Primary Bedroom	12'8 x 11'2			x	
Unfinished Floor:	0	Main	Bedroom	12'6 x 10'1			x	
Grand Total:	2,253 sq. ft.	Below	Recreation Room	19'7 x 11'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	11'11 x 9'7			x	
		Below	Bedroom	10'9 x 8'1			x	
		Below	Laundry	14'8 x 11'3			x	
		Below	Cold Room	5'2 x 4'10			x	
Suite:							x	
Basement: Full							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to this charming 4 bedroom and 2 bathroom home, offering over 2,250 sqft of living space on a 6,468 sqft lot. The beautiful mature gardens in the front and back provide ample privacy and a serene atmosphere. This well-maintained home boasts tasteful updates from over the years, air conditioning, hardwood floors, gas fireplaces, an abundant natural light, and so much character. The main level features spacious living and dining rooms, along with 2 bedrooms. The lower level offers 2 additional bedrooms and large rec room that can easily be converted into a suite if desired. Detached 1-car garage. Located in prime Dundarave, it's just a short walk to groceries, restaurants, cafes, shopping, and the Seawall. Open Houses: Sat June 1 & Sun June 2, 2-4pm.



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Active
R2850179
Board: V
House/Single Family

295 ROBERT ROAD

Bowen Island
Bowen Island
V0N 1G1

Residential Detached

\$3,100,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,100,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2011
Frontage(feet): 71.00	Bathrooms: 5	Age: 13
Frontage(metres): 21.64	Full Baths: 3	Zoning: SR2
Depth / Size: IRREG	Half Baths: 2	Gross Taxes: \$10,059.03
Lot Area (sq.ft.): 15,321.00	Rear Yard Exp: Northeast	For Tax Year: 2023
Lot Area (acres): 0.35	P.I.D.: 011-798-297	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Oceanfront Panoramic	Tour: Virtual Tour URL
Complex/Subdiv: MILLERS LANDING	Services Connected: Electricity, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: City/Municipal

Style of Home: 4 Level Split, 3 Storey w/Bsmt	Total Parking: 4	Covered Parking: 2	Parking Access: Lane, Rear
Construction: Concrete Frame, Frame - Wood	Parking: Garage; Double, RV Parking Avail.		
Exterior: Metal, Stone, Wood	Driveway Finish: Other		
Foundation: Concrete Perimeter	Dist. to Public Transit: 250M	Dist. to School Bus: 2.6 km K-7	Land Lease Expiry Year:
Renovations: Addition	Reno. Year: 2015	Property Disc.: No	
# of Fireplaces: 1	R.I. Fireplaces:	Rain Screen:	Fixtures Leased: No
Fireplace Fuel: Wood	Fuel/Heating: Geothermal, Heat Pump, Radiant	Metered Water:	Fixtures Rmvd: :
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	R.I. Plumbing: No	Floor Finish: Hardwood, Other	

Legal: **LOT 54, PLAN VAP4131, DISTRICT LOT 1911, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Garden, Storage**

Site Influences: **Lane Access, Marina Nearby, Paved Road, Rural Setting, Shopping Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Freezer, Garage Door Opener, Oven - Built In, Pantry, Range Top, Vacuum - Built In**

Finished Floor (Main):	2,029	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,147	Above	Bedroom	14' x 14'1	Below	Utility	22' x 13'9	Floor #Pcs
Finished Floor (AbvMain2):	184	Above	Primary Bedroom	22'10 x 14'2	Below	Bedroom	13'8 x 14'11	Abv Main 2 2
Finished Floor (Below):	804	Above	Attic	22'7 x 9'6	Below	Eating Area	7'8 x 14'2	Above 3
Finished Floor (Basement):	0	Above	Walk-In Closet	8' x 9'4	Below	Kitchen	8'8 x 8'8	Above 3
Finished Floor (Total):	4,164sq. ft.	Above	Foyer	12' x 10'4	Below	Storage	8' x 15'6	Main 2
Unfinished Floor:	0	Main	Laundry	12'7 x 15'4			x	Below 5
Grand Total:	4,164sq. ft.	Main	Kitchen	20' x 22'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Eating Area	8'4 x 8'			x	
		Main	Family Room	24'2 x 14'3			x	
		Main	Living Room	23'11 x 17'11			x	
		Main	Dining Room	14'9 x 17'7			x	
		Main	Utility	9'2 x 11'0			x	
		Below	Storage	21'1 x 13'9			x	

Suite: **Legal Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **4**
of Kitchens: **2** # of Rooms: **18**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage Elite West**

Spectacular custom low bank south facing Oceanfront 3 Bed,5 Bath home walking distance to snug cove in Millers Landing. Situated on a 15,321 sq ft lot in Deep Bay with spectacular ocean views This home is an entertainer's dream with a chef's kitchen, massive open great room space, and a large dining area. The lower floor is a self-contained suite with separate laundry, kitchen, and bath. Perfect for those weekend guests. Custom items in this home include geothermal radiant heated floors with Foreshore occupation lease , HEPA air filter, water filtration, and a 2 two-car garage with one bay oversized height. Fenced garden out back and if you aren't able to do stairs there is an ELEVATOR. You can even launch a kayak or anchor your boat out front off the little beach. Must See !



Presented by:
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Active
R2855231
Board: V
House with Acreage

15050 HARRIS ROAD
Pitt Meadows
North Meadows PI
V3Y 1Z1

Residential Detached
\$3,249,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,249,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1911
Frontage(feet): 0.00	Bathrooms: 2	Age: 113
Frontage(metres):	Full Baths: 2	Zoning: A-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$2,794.46
Lot Area (sq.ft.): 435,600.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 10.00	P.I.D.: 010-790-314	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 10 Covered Parking: 4 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open, RV Parking Avail.
Exterior: Stucco	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
	Title to Land: Freehold NonStrata Dist. to School Bus:
Renovations:	Property Disc.: No Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Reno. Year: 1990 Fixtures Leased: No
Fireplace Fuel: Natural Gas	Rain Screen:
Fuel/Heating: Forced Air, Natural Gas	Metered Water:
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:
Type of Roof: Asphalt	Fixtures Rmvd: :
	Floor Finish: Mixed

Legal: **LOT 36, PLAN NWP2933, SECTION 3, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences: **Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,039	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	848	Main	Living Room	22'8" x 12'10"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	12'8" x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'9" x 9'4"			x	Above 3
Finished Floor (Basement):	256	Main	Eating Area	11'9" x 10'4"			x	
Finished Floor (Total):	2,143sq. ft.	Main	Primary Bedroom	13'5" x 10'1"			x	
Unfinished Floor:	0	Above	Bedroom	16'5" x 11'6"			x	
Grand Total:	2,143sq. ft.	Above	Bedroom	16'7" x 11'6"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16'7" x 11'6"			x	
		Above	Den	12'9" x 8'3"			x	
		Bsmt	Recreation Room	20'3" x 11'6"			x	
Suite: None							x	
Basement: Part							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Macdonald Realty

Discover the charm of this unique completely rebuilt home (1990s) nestled on 10 acres of picturesque land in Pitt Meadows. This 4 bdrm home features 1 bdrm on the main floor for added convenience. The interior is bathed in natural light, creating an inviting atmosphere complemented by a cozy gas F/P in the lvg rm & A/C to keep cool in the summer. Crown moulding adorns the main floor. Bsmt offers ample storage space w/ ceiling height of over 6'4". Detached garage is complete w/ unfinished rec rm above, providing a blank canvas for ideas. Also space for the RV! Enjoy the covered balcony off the kitchen & soak in the surrounding beauty. The expansive grounds offer a plethora of gardening space, while an outdoor cooking patio w/ pizza oven providing a perfect setting for entertaining.



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Active
R2884541
Board: V
House with Acreage

24411 116 AVENUE

Maple Ridge
Cottonwood MR
V4R 1L8

Residential Detached

\$3,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1995
Frontage(feet): 0.00	Bathrooms: 5	Age: 29
Frontage(metres):	Full Baths: 3	Zoning: RS 3
Depth / Size:	Half Baths: 2	Gross Taxes: \$8,193.59
Lot Area (sq.ft.): 0.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 9.87	P.I.D.: 003-468-691	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Septic	
First Nation Reserve:	Sewer Type: Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Fibreglass**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :

Legal: **LOT 31, PLAN NWP64383, SECTION 15, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main):	1,930	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,300	Main Kitchen	21' x 8'8"	Above Bedroom	11' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Eating Area	8'6" x 6'			Main 2
Finished Floor (Below):	0	Main Nook	9' x 6'			Main 2
Finished Floor (Basement):	0	Main Dining Room	11'5" x 17'5"			Above 6
Finished Floor (Total):	3,230sq. ft.	Main Study	11' x 10'8"			Above 3
Unfinished Floor:	0	Main Living Room	17'6" x 14'			Above 4
Grand Total:	3,230sq. ft.	Main Family Room	17'6" x 24'6"			
Flr Area (Det'd 2nd Res):	sq. ft.	Main Foyer	8' x 12'5"			
Suite:		Main Laundry	10'9" x 9'6"			
Basement: Crawl		Above Primary Bedroom	16' x 16'3"			
		Above Walk-In Closet	7'6" x 12'5"			
		Above Library	9'6" x 9'			
		Above Bedroom	11'5" x 11'			

Crawl/Bsmt. Height: # of Levels: **2** MHR#: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

This Legacy Property is a clean slate for your dream of owning 10 acres in town, located close to top level K-12 private school & many amenities. Enjoy a one-of-a-kind architecturally designed home with open-concept, perfect for entertaining dozens or enjoying private oasis. Wow factor entry has 20' ceiling & double-sided fireplace. Sunken living rm has vaulted ceiling & Juliet balcony. Heart-of-home kitchen is filled with natural light and flows to family rm & central courtyard - a garden refuge with fish pond/maple trees. Bridge walkway provides luxurious privacy for primary suite. Builder-owned house. Solid bones. One occupant for many years. Excellent condition. Recent renovations: open-concept entrance, backyard deck and new roof. Live in incredible style while investing in the future



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Active
R2887472
Board: V
House/Single Family

1501 ATLAS LANE
Vancouver West
South Granville
V6P 0C9

Residential Detached
\$3,300,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,300,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1916
Frontage(feet): 0.00	Bathrooms: 3	Age: 108
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,367.57
Lot Area (sq.ft.): 4,221.00	Rear Yard Exp: Northeast	For Tax Year: 2023
Lot Area (acres): 0.10	P.I.D.: 029-684-544	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: Shannon Estates		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking:	Parking Access: Side
Construction: Brick, Frame - Wood, Other	Parking: Open, Tandem Parking		
Exterior: Brick, Other, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: Completely	Reno. Year:	Property Disc.: Yes	
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Fuel/Heating: Geothermal, Natural Gas, Other	Metered Water:	Floor Finish: Hardwood, Mixed, Other, Tile	
Outdoor Area: Fenced Yard, Sundeck(s)	R.I. Plumbing:		
Type of Roof: Other			

Legal: **PLAN EPP45677, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AIR SPACE PL EPP45677, AIR SPACE PARCEL C**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Vacuum - Built In**

Finished Floor (Main):	1,563	Floor Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,105	Main	Living Room	Below	Storage	8' x 6'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room			x	Main 2
Finished Floor (Below):	0	Main	Kitchen			x	Above 4
Finished Floor (Basement):	283	Main	Family Room			x	Above 3
Finished Floor (Total):	2,951 sq. ft.	Main	Foyer			x	
Unfinished Floor:	0	Main	Eating Area			x	
Grand Total:	2,951 sq. ft.	Above	Primary Bedroom			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom			x	
		Above	Office			x	
		Above	Laundry			x	
		Above	Walk-In Closet			x	
		Above	Storage			x	
		Below	Workshop			x	

Suite:
Basement: **Crawl, Part**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

Discover the story of 1501 Atlas Lane, where history meets modern allure. Renowned architects Alik Gladwin lovingly restored this freehold heritage gem within Shannon Wall Centre Kerrisdale. it features 2 bedroom,3 bathroom. Imagine walking through time as you explore the Beaux Arts estate, thoughtfully renovated to honour its past yet embrace contemporary comforts. Each corner whispers tales of bygone eras, a testament to meticulous craftsmanship and timeless elegance. Outside, immerse yourself in the lush embrace of Italianate gardens, a sanctuary in the heart of bustling Vancouver. It's not just a home; it's a living canvas of history and artistry. Large indoor and outdoor kitchen for entertaining.



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Active
R2868036
Board: V
House/Single Family

314 STANLEY STREET
New Westminster
Queensborough
V3M 5H2

Residential Detached
\$3,500,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,500,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1947
Frontage(feet): 73.88	Bathrooms: 1	Age: 77
Frontage(metres): 22.52	Full Baths: 1	Zoning: M-1
Depth / Size: 296.42	Half Baths: 0	Gross Taxes: \$10,355.84
Lot Area (sq.ft.): 21,784.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.50	P.I.D.: 011-320-796	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer, Water	
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Other	Parking: Other		
Exterior: Mixed	Driveway Finish:		
Foundation: Other	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: Raised	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Other	Fixtures Rmvd: :		
Outdoor Area: None	Floor Finish: Mixed, Other		
Type of Roof: Asphalt			

Legal: **LOT 8, PLAN NWP8466, PART N1/2, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT **DBLE EXPOSURE LAND R2868051****

Amenities:
Site Influences:
Features: **Other - See Remarks, Stove**

Finished Floor (Main):	742	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	782	Above	Living Room	10' x 9'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Kitchen	8' x 7'			x	Above 4
Finished Floor (Below):	0	Above	Primary Bedroom	8' x 9'			x	
Finished Floor (Basement):	0	Above	Dining Room	8' x 6'			x	
Finished Floor (Total):	1,524sq. ft.	Above	Bedroom	7' x 8'			x	
Unfinished Floor:	0	Main	Hobby Room	10' x 11'			x	
Grand Total:	1,524sq. ft.	Main	Recreation Room	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Unique opportunity in Queensborough! Original owner home needing TLC, perfect for renovation or investment. Situated on current M1 zoning with OCP Land Designation is RM Residential- Multifamily unit Buildings. Potential for multi-family units. Develop townhomes, row homes, or low-rise with New Westminster city guidelines. Call city to for more information on the OCP and process. Don't miss out on this rare find!



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Active
R2858617

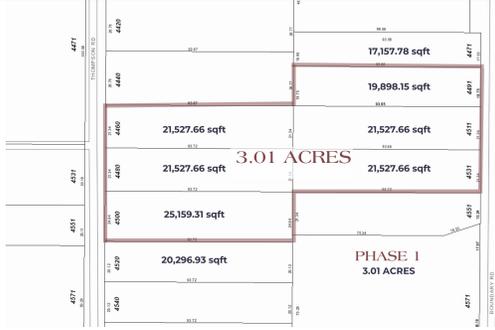
Board: V
House/Single Family

4531 BOUNDARY ROAD

Richmond
Hamilton RI
V6V 1T9

Residential Detached

\$3,500,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,500,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1956
Frontage(feet): 70.01	Bathrooms: 2	Age: 68
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS1/F
Depth / Size: 307.48	Half Baths: 0	Gross Taxes: \$4,962.33
Lot Area (sq.ft.): 21,526.67	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.49	P.I.D.: 008-798-320	Tax Inc. Utilities?: No
Flood Plain: Yes	Tour:	
View: Yes : Canal		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Storm Sewer, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Oil**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 67, BLOCK 5N, PLAN NWP26058, SECTION 36, RANGE 4W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	1,070	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	11' x 10'			x	Bsmt 4
Finished Floor (Basement):	1,070	Main	Bedroom	10' x 9'			x	
Finished Floor (Total):	2,140sq. ft.	Main	Bedroom	9' x 9'			x	
Unfinished Floor:	0	Bsmt	Living Room	10' x 10'			x	
Grand Total:	2,140sq. ft.	Bsmt	Kitchen	9' x 7'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bar Room	12' x 9'			x	
		Bsmt	Bedroom	11' x 8'5			x	
							x	
							x	
							x	
Suite: Unauthorized Suite								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Real Estate Services**

Developers Alert!!! This property is part of Land Assembly in the Heart of Lower Mainland (Hamilton Area of Richmond). These properties are located just West of Alex Fraser Bridge with easy access to Vancouver, Downtown, Richmond, Surrey/Delta, New West/Burnaby, Airport/Oak, QB, Knight St Bridge etc. Over 3 Acres and Potential for more land to be part of this last large remaining piece of land in Richmond. Prime properties to rezone for Multi Family use with the Province/Cities encouraging higher density to cope with Housing shortage. Exceptional opportunity for the Developer to build affordable housing for the First Time & Move Up Buyers and Empty Nester in a very Serene location close to Fraser River in the center of Lower Mainland. Please do not enter property without an appointment.



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Active
R2872509
Board: V
House/Single Family

7088 HALIFAX STREET

Burnaby North
Montecito
V5A 1L8

Residential Detached

\$3,599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,699,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1993
Frontage(feet): 80.00	Bathrooms: 4	Age: 31
Frontage(metres): 24.38	Full Baths: 4	Zoning: R2
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,604.21
Lot Area (sq.ft.): 12,640.00	Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.29	P.I.D.: 002-855-496	Tax Inc. Utilities?: Yes
Flood Plain: No	View: No :	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 20	Covered Parking: 4	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: DetachedGrge/Carport, Garage; Double		
Exterior: Brick, Stucco	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No :	
Fuel/Heating: Hot Water, Radiant	Metered Water:	Floor Finish: Tile, Carpet	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:		
Type of Roof: Tile - Concrete			

Legal: **LOT 1, BLOCK 9, PLAN NWP14444, DISTRICT LOT 136, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Lane Access, Paved Road, Private Setting, Private Yard, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main):	2,109	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,375	Main	Foyer	15' x 15'11	Bsmt	Flex Room	13'7 x 15'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'7 x 19'5	Bsmt	Storage	11'5 x 5'7	Above 6
Finished Floor (Below):	1,140	Main	Dining Room	13'5 x 16'8	Above	Primary Bedroom	15'8 x 16'	Above 5
Finished Floor (Basement):	0	Main	Kitchen	16'7 x 15'7	Above	Walk-In Closet	8'2 x 6'10	Main 4
Finished Floor (Total):	4,624sq. ft.	Main	Eating Area	10' x 15'7	Above	Bedroom	11'3 x 13'1	Bsmt 4
Unfinished Floor:	0	Main	Family Room	16'3 x 15'7	Above	Bedroom	11'7 x 13'1	
Grand Total:	4,624sq. ft.	Main	Laundry	11'7 x 8'8	Above	Bedroom	11'7 x 12'	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	11'7 x 14'10			x	
Suite: Unauthorized Suite		Bsmt	Living Room	18'6 x 14'10			x	
Basement: Fully Finished, Part		Bsmt	Dining Room	7' x 14'10			x	
		Bsmt	Kitchen	16'5 x 6'8			x	
		Bsmt	Bedroom	16'5 x 7'7			x	
		Bsmt	Bedroom	11'5 x 12'4			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 20	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage Elite West**

BIG HOME, BIG LOT, BIG VALUE! One owner home on one of the largest lots in Montecito 80x158 with lane access. There's a detached double garage off the lane, ideal for the hobbyist, car buff or home based business. This custom built home boasts a grand entry with blue pearl granite spiral staircase. All rooms are oversized. Main floor features over 2000 sf of living space and 2 gas fireplaces. Kitchen opens to massive 30x10 covered deck which overlooks the flat, fenced and private yard. Upstairs are 4 generous bedrooms including primary with walk in closet and custom ensuite. Downstairs you'll find a 2 bedroom ground level Mortgage Helper suite, with separate entrance, laundry, and gas fireplace. The home also features a double garage for all the toys/cars! CALL NOW!



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Active
R2876304
Board: V
House/Single Family

3369 W 43RD AVENUE
Vancouver West
Southlands
V6N 3J6

Residential Detached
\$3,798,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,798,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1927
Frontage(feet): 66.00	Bathrooms: 3	Age: 97
Frontage(metres): 20.12	Full Baths: 3	Zoning: RS-5
Depth / Size: 140.9	Half Baths: 0	Gross Taxes: \$14,441.30
Lot Area (sq.ft.): 9,299.40	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.21	P.I.D.: 014-061-457	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Carport; Multiple, Garage; Single**
Driveway Finish:
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 51 BLOCKS 6 AND 7 DISTRICT LOT 2027 PLAN 2070**

Amenities:

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

Finished Floor (Main):	1,706	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	923	Main	Living Room	22'0 x 15'2	Above	Den	8'6 x 7'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	20'2 x 12'0	Bsmt	Recreation Room	36'2 x 13'9	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'2 x 9'5	Bsmt	Bedroom	9'6 x 9'4	Above 3
Finished Floor (Basement):	1,233	Main	Eating Area	13'10 x 4'11	Bsmt	Storage	29'0 x 7'2	Bsmt 3
Finished Floor (Total):	3,862sq. ft.	Main	Family Room	12'11 x 9'10			x	
Unfinished Floor:	0	Main	Bedroom	14'4 x 12'4			x	
Grand Total:	3,862sq. ft.	Main	Storage	7'11 x 7'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'11 x 5'4			x	
Suite:		Main	Foyer	8'5 x 4'11			x	
Basement: Fully Finished		Above	Primary Bedroom	13'10 x 10'3			x	
		Above	Walk-In Closet	6'10 x 3'4			x	
		Above	Bedroom	10'11 x 10'7			x	
		Above	Bedroom	13'10 x 10'10			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **17** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

Rarely available family residence in Vancouver's sought-after Dunbar/Southlands neighborhood. This bright and spacious home features 3,862 sq ft of living space with 5 bedrooms and 3 updated bathrooms. Situated on a generously sized 66 x 140 lot, it offers ample potential to customize to your taste. Main floor features functional principal rooms including large family room with wood burning fireplace. On the upper level you will find 3 bedrooms and a full bathroom. Basement showcases large recreation room, and a 5th bedroom. Enjoy the large backyard with a sprawling wood deck, perfect for relaxation or entertaining. This property is ideally located near educational and recreational amenities. Prime opportunity for a comfortable lifestyle in one of Vancouver's most desirable areas.



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Active
R2871566
Board: V
House with Acreage

1171 FAIRWEATHER LANE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$3,800,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,199,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet): 79.30	Bathrooms: 2	Age: 7
Frontage(metres): 24.17	Full Baths: 1	Zoning: RR1
Depth / Size:	Half Baths: 1	Gross Taxes: \$15,012.52
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.72	P.I.D.: 002-577-038	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Waterfront & City Views	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Community

Style of Home: **Reverse 2 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **DetachedGrge/Carpport**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Land Lease Expiry Year:

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Radiant**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 17, PLAN VAS704, DISTRICT LOT 1550, 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 OR V, AS APPROPRIATE**

Amenities: **Workshop Detached**

Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Rural Setting, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,386	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	527	Main	Kitchen	12'0 x 11'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	8'5 x 13'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'0 x 10'0			x	Main 2
Finished Floor (Basement):	0	Main	Living Room	14'9 x 17'7			x	
Finished Floor (Total):	1,913sq. ft.	Main	Primary Bedroom	19'9 x 11'3			x	
Unfinished Floor:	1,850	Main	Walk-In Closet	8'0 x 8'0			x	
Grand Total:	3,763sq. ft.	Above	Bedroom	13'6 x 9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Foyer	8'10 x 7'7			x	
		Above	Laundry	8'2 x 7'2			x	
		Above	Flex Room	13'6 x 5'0			x	
							x	
							x	
							x	

Suite:
Basement: **Crawl, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$0.00**
ByLaw Restrictions: **No Restrictions**

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

RE/MAX Masters Realty

RE/MAX Masters Realty

indulge in luxury coast living at this waterfront property w/ 2 beds, a guest suite, workshop, studio, & garage. Reclaimed hw firs lead to fir-to-ceiling windows showcasing stunning ocean views. Custom craftsman kitchen, vaulted ceilings, & surround sound system add elegance. Primary bdrm. w/ ensuite & WIC. Imagine spending leisurely afternoons cooking pizzas in your outdoor pizza oven or basking in the sunsh1ne on the expansive deck off the main living area. Live the coastal dream in this retreat with an overwater deck for watching ferries. Don't miss this opportunity to own your dream home.



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Active
R2872374
Board: V
House/Single Family

285 ENGLISH BLUFF ROAD

Tsawwassen
English Bluff
V4M 2M9

Residential Detached

\$3,895,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,895,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
Frontage(feet): **68.00** Bathrooms: **2** Age: **36**
Frontage(metres): **20.73** Full Baths: **2** Zoning: **RS4**
Depth / Size: **300** Half Baths: **0** Gross Taxes: **\$8,795.57**
Lot Area (sq.ft.): **20,677.00** Rear Yard Exp: **West** For Tax Year: **2023**
Lot Area (acres): **0.47** P.I.D.: **006-747-515** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: UNOBSTRUCTED OCEAN VIEWS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 3, PLAN NWP73828, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, & SEC 4**

Amenities: **Wheelchair Access, Workshop Attached**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Jetted Bathtub, Refrigerator, Stove**

Finished Floor (Main):	3,153	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	26'9 x 15'4	Main	Utility	7'5 x 4'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'9 x 14'11	Main	Den	11'0 x 10'7	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'0 x 10'11			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	15'4 x 8'4			x	
Finished Floor (Total):	3,153sq. ft.	Main	Primary Bedroom	20'7 x 20'0			x	
Unfinished Floor:	0	Main	Bedroom	12'0 x 20'7			x	
Grand Total:	3,153sq. ft.	Main	Solarium	11'8 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	17'3 x 13'11			x	
Suite: None		Main	Foyer	6'9 x 6'0			x	
Basement: None		Main	Hobby Room	9'5 x 9'0			x	
		Main	Laundry	7'7 x 4'11			x	
		Main	Workshop	10' x 6'6			x	

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **15**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

UNOBSTRUCTED VIEW of Georgia Straight and the Gulf Islands from this 20,000 sf property on the coveted Golden Mile of Tsawwassen. Perfect location and setting to build a magnificent dream home! The 3,100 sf house is very livable, although very unique as it was built specifically for a wheelchair bound person who had it custom-built in 1988. Green thumb? Check out the Greenhouse! This is your paradise! These properties rarely come available, so here and now is your chance. OPEN HOUSE SATURDAY JUNE 1 2-4.



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Active
R2855607
Board: V
House/Single Family

1603 W 49TH AVENUE
Vancouver West
South Granville
V6M 2R8

Residential Detached
\$5,188,800 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,188,800
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1929
Frontage(feet): 91.75	Bathrooms: 5	Age: 95
Frontage(metres): 27.97	Full Baths: 4	Zoning: R1-1
Depth / Size: 145.69	Half Baths: 1	Gross Taxes: \$13,158.60
Lot Area (sq.ft.): 13,367.06	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.31	P.I.D.: 011-139-005	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 3	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Fuel/Heating: Hot Water	Floor Finish:		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT B, BLOCK 7, PLAN VAP5530, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 5 OF BLK 3**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,713	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,584	Main	Foyer	15'2 x 17'2	Below	Great Room	14'11 x 16'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	13'6 x 13'	Below	Bedroom	14'2 x 10'	Main 2
Finished Floor (Below):	1,561	Main	Living Room	15'6 x 27'	Below	Bedroom	10'3 x 12'	Above 4
Finished Floor (Basement):	0	Main	Solarium	15'6 x 8'10	Below	Bedroom	12'11 x 9'6	Above 4
Finished Floor (Total):	4,858 sq. ft.	Main	Family Room	15'2 x 15'11	Below	Laundry	13'9 x 6'1	Below 4
Unfinished Floor:	0	Main	Kitchen	13'6 x 19'9			x	Below 4
Grand Total:	4,858 sq. ft.	Above	Bedroom	12' x 16'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'10 x 16'8			x	
		Above	Bedroom	10'1 x 10'2			x	
		Above	Bedroom	13'6 x 12'6			x	
		Above	Primary Bedroom	15'9 x 16'10			x	
		Above	Walk-In Closet	4' x 10'3			x	
		Below	Recreation Room	13'2 x 27'2			x	

Suite:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:	
# of Kitchens: 1	# of Rooms: 18		

Listing Broker(s): **RE/MAX Real Estate Services**

Opportunity to purchase a huge south facing corner lot boasting over 90 ft of frontage and 13,367 sqft in prestigious South Granville neighbourhood. The lot is improved with a 3-storey house with 8 bedrooms. Functional layout throughout. Maple Grove Elementary and Magee Secondary School Catchment. Live-in, hold or build. Plenty of options with this property.



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Active
R2858421
Board: V
House/Single Family

1122 ALDERSIDE ROAD
Port Moody
North Shore Pt Moody
V3H 3A6

Residential Detached
\$7,888,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,888,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2001**
Frontage(feet): **80.00** Bathrooms: **4** Age: **23**
Frontage(metres): **24.38** Full Baths: **2** Zoning: **RS3**
Depth / Size: **103.6** Half Baths: **2** Gross Taxes: **\$26,106.46**
Lot Area (sq.ft.): **8,288.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.19** P.I.D.: **024-920-002** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: WATER**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Glass, Mixed, Wood**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Geothermal** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**
Type of Roof: **Other**
Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **PARCEL A, PLAN LMP48323, DISTRICT LOT 226, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Waterfront Property**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground, Swimming Pool Equip., Vacuum - Built In, Wet Bar, Wine Cooler**

Finished Floor (Main):	2,336	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,033	Main	Living Room	15'6 x 17'8	Above	Laundry	11'11 x 7'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'10 x 16'8	Below	Games Room	27'4 x 22'6	Main 2
Finished Floor (Below):	2,457	Main	Kitchen	16'7 x 13'7	Below	Media Room	15'11 x 19'9	Above 6
Finished Floor (Basement):	0	Main	Eating Area	14'1 x 4'9	Below	Gym	13'1 x 9'9	Above 4
Finished Floor (Total):	6,826sq. ft.	Main	Family Room	11'0 x 13'9	Below	Bedroom	12'3 x 21'0	Below 2
Unfinished Floor:	0	Main	Foyer	11'1 x 6'6	Below	Storage	8'3 x 3'10	Below
Grand Total:	6,826sq. ft.	Main	Office	9'3 x 15'11	Below	Storage	7'8 x 17'3	Below
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Utility	20'9 x 17'3	Below	Storage	6'4 x 7'0	
		Above	Primary Bedroom	14'9 x 29'6	Below	Utility	4'5 x 10'5	
		Above	Office	7'9 x 7'9			x	
		Above	Foyer	9'6 x 6'2			x	
		Above	Bedroom	10'3 x 9'1			x	
		Above	Bedroom	17'9 x 8'6			x	

Suite: Basement: **Full**
Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **22**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Coldwell Banker Prestige Realty**

Waterfront masterpiece designed by renowned architect Fook Weng Chan! The most desirable DEEPWATER lot, this one of a kind home is angled to take in the breathtaking views from every room. A "work of art", the highest quality materials, workmanship and custom details are evident throughout in this post and beam home. Highlights of this masterpiece include a waterfront infinity pool, elevator, theatre room, 3 car garage, workshop, geothermal infloor heating & deep-water moorage for your yacht. Beautiful expression of structure and materials including extensive use of wood, stone, glass and steel. A dream kitchen with Wolf, Sub-Zero & Miele appliances and automated home control system.



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Active
R2843392
Board: V
House/Single Family

5469 MANSON STREET
Vancouver West
Cambie
V5Z 3H2

Residential Detached
\$7,980,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,980,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 1954
Frontage(feet): 61.00	Bathrooms: 1	Age: 70
Frontage(metres): 18.59	Full Baths: 1	Zoning: RS-1
Depth / Size: 138.50	Half Baths: 0	Gross Taxes: \$14,255.80
Lot Area (sq.ft.): 8,448.50	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.19	P.I.D.: 009-918-451	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Other		
Exterior: Other	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Other	Fixtures Rmvd: :		
Outdoor Area: None	Floor Finish:		
Type of Roof: Other			

Legal: **LOT 12, BLOCK 877, PLAN VAP8838, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,541	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	1' x 1'			x	Floor #Pcs
Finished Floor (AbvMain2):	0			x			x	Main 3
Finished Floor (Below):	0			x			x	
Finished Floor (Basement):	812			x			x	
Finished Floor (Total):	2,353sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	2,353sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 1	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

5 contiguous lots (each 61x138.5 ft) spanning from the corner of W39th with a premier of 42,242.5. This development site would allow a developer the opportunity to build a two tower site, 5.5 + FSR, High Density 100% Rental (20% below Market). The property is conveniently positioned within the vibrant Cambie Corridor neighbourhood on Vancouver's west side. This established residential area boasts numerous parks and schools in close proximity. The property's strategic location places it in close proximity to the upcoming Oakridge Centre development and key thoroughfares such as Cambie Street, Oak Street, Main Street, and West 41st Avenue. This sought-after neighbourhood is easily accessible through public transportation.