



Presented by:

**Oleg Galyuk**

Royal Pacific Realty Corp.

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ogalyuk@gmail.com

**Active**  
**R2756160**Board: V  
House/Single Family**498 E 19TH AVENUE**

Vancouver East

Fraser VE

V5V 1J7

Residential Detached

**\$779,500** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **24.70**Frontage(metres): **7.53**Depth / Size: **122**Lot Area (sq.ft.): **3,013.00**Lot Area (acres): **0.07**

Flood Plain:

View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Community**Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**Bathrooms: **4**Full Baths: **3**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **023-678-216**Original Price: **\$1,559,000**Approx. Year Built: **1997**Age: **26**Zoning: **RS-1**Gross Taxes: **\$6,842.26**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

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

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Natural Gas, Radiant**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Tile - Concrete**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**Parking: **DetachedGrge/Carport, Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **No**Fixtures Leased: **No :**Fixtures Rmvd: **:**

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT U BLOCK 51 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICTPLAN LMP31879**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	845	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	845	Above	Living Room	13'6 x 10'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	8'6 x 8'			x	Above	4
Finished Floor (Below):	0	Above	Kitchen	20' x 8'			x	Above	4
Finished Floor (Basement):	0	Above	Primary Bedroom	10'6 x 10'			x	Main	4
		Above	Bedroom	10' x 8'			x	Main	2
Finished Floor (Total):	1,690sq. ft.	Above	Bedroom	9' x 8'			x		
Unfinished Floor:	0	Main	Recreation Room	19' x 10'			x		
Grand Total:	1,690sq. ft.	Main	Games Room	13' x 10'			x		
		Main	Bedroom	10' x 8'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 7'6			x		
				x			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Amex - Fraseridge Realty****COURT ORDER SALE for 50% SHARE in Title only in 2 level home in central location. 5 bedrooms, 3-1/2 bathrooms, radiant heat, tile roof, double garage. School catchment is Livingstone Elementary and Tupper Secondary. Walking distance to parks, transit, restaurants.**



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**Active**  
**R2747229**

Board: V  
House/Single Family

**6855 SEAVIEW ROAD**

Sunshine Coast

Sechelt District

V7Z 0E1

Residential Detached

**\$809,000** (LP)

(SP) 



Sold Date:

If new, GST/HST inc?: **No**

Original Price: **\$899,000**

Meas. Type: **Feet**

Bedrooms: **6**

Approx. Year Built: **2007**

Frontage(feet): **42.00**

Bathrooms: **3**

Age: **16**

Frontage(metres): **12.80**

Full Baths: **3**

Zoning: **R1**

Depth / Size: **106 ft**

Half Baths: **0**

Gross Taxes: **\$4,085.00**

Lot Area (sq.ft.): **18,165.00**

Rear Yard Exp: **East**

For Tax Year: **2021**

Lot Area (acres): **0.42**

P.I.D.: **008-855-081**

Tax Inc. Utilities?: **No**

Flood Plain: **No**

Tour:

View: **Yes: Filtered Sechelt Inlet Views**

Complex/Subdiv: **Sandyhook**

First Nation Reserve:

Services Connected: **Electricity, Septic, Water**

Sewer Type: **Septic**

Water Supply: **City/Municipal**

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Exterior: **Fibre Cement Board, Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Wood**

Fuel/Heating: **Electric, Wood**

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

Type of Roof: **Metal**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking:

Covered Parking:

Parking Access: **Front**

Parking: **Open, Visitor Parking**

Driveway Finish: **Gravel, Other**

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: **No :Fixtures are not included in court order sales**

Floor Finish: **Other**

Legal: **LOT 122 DL 4679 PL 12744**

Amenities:

Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Finished Floor (Main):	1,001	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	750	Main	Great Room	25'5 x 15'5			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 9'11			x	Main	3
Finished Floor (Below):	665	Main	Bedroom	10' x 10'			x	Above	4
Finished Floor (Basement):	0	Main	Bedroom	13' x 10'			x	Below	4
				x			x		
Finished Floor (Total):	2,416sq. ft.	Above	Bedroom	14'3 x 8'5			x		
Unfinished Floor:	0	Above	Bedroom	13' x 10'5			x		
Grand Total:	2,416sq. ft.	Above	Bedroom	10'4 x 8'6			x		
		Below	Bedroom	11'6 x 8'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	8'8 x 8'8			x		
		Below	Living Room	16'4 x 11'10			x		
				x			x		
Suite: Other				x			x		
Basement: Crawl, Fully Finished, Separate Entry				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 10	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Lots of room in this lovely home in a great recreational area! 6 bedrooms/3 full baths. Priced to sell. Great value. Bamboo floors. Fabulous great room with wood stove and high vaulted ceilings. A fabulous "cabin" or full time living depending on your needs. Lot of options here. Filtered views of Sechelt Inlet. Quiet cul de sac. Call today and get in the market while everyone else is snoozing!**



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**Active**  
**R2759807**Board: F  
House/Single Family**26579 30A AVENUE**Langley  
Aldergrove Langley  
V4W 3C8

Residential Detached

**\$874,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **0.00**

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **7,847.00**Lot Area (acres): **0.18**Flood Plain: **No**View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**

Rear Yard Exp:

P.I.D.: **001-909-479**Original Price: **\$874,000**Approx. Year Built: **1986**Age: **37**Zoning: **RES**Gross Taxes: **\$4,324.65**For Tax Year: **2022**Tax Inc. Utilities?: **No**Tour: **Virtual Tour URL**Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Rooftop Deck**  
Type of Roof: **Asphalt**Reno. Year: **2012**

Rain Screen:

Metered Water:

R.I. Plumbing: **No**Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, RV Parking Avail., Visitor Parking**Driveway Finish: **Asphalt, Concrete**Dist. to Public Transit: **Half Block**Title to Land: **Freehold NonStrata**Property Disc.: **No**Fixtures Leased: **Yes :Foreclosure**Fixtures Rmvd: **Yes :Foreclosure**Floor Finish: **Wall/Wall/Mixed**Dist. to School Bus: **1 Block**

Land Lease Expiry Year:

Legal: **LOT 45, PLAN NWP69835, PART NW1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**Amenities: **Storage**Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Dishwasher, Fireplace Insert, Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,276	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	7'4 x5'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'2 x12'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'2 x7'0			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	16'4 x8'2			x	
		Main	Other	8'8 x4'11			x	
Finished Floor (Total):	1,276sq. ft.	Main	Laundry	7'5 x6'1			x	
Unfinished Floor:	0	Main	Primary Bedroom	12'2 x11'7			x	
Grand Total:	1,276sq. ft.	Main	Walk-In Closet	5'0 x5'10			x	
		Main	Other	6'3 x5'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'6 x8'10			x	
		Main	Bedroom	12'3 x11'3			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**The Court date for 26579 30A Ave. Aldergrove B.C. is on Thursday, April 27, 2023. The accepted offer to bring the property to Court for approval was \$850,000.00. All new bids must be emailed in by 4:00 P.M. on Tuesday, April 25th. The original bidder has one opportunity to change his/her bid by sending in a revised bid by 3:00 P.M. Wednesday, April 26th. A Complete Court Date And Procedures Letter plus a Transmission Letter are On the Listing Documents. Please Read Them Carefully And Follow the Step By Step Process to Avoid Your Bid Possibly Being Rejected.**



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**Active**  
**R2762656**

Board: V

House/Single Family

**1007 FIRCREST ROAD**

Sunshine Coast

Gibsons &amp; Area

V0N 1V4

Residential Detached

**\$875,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **61.00**Frontage(metres): **18.59**Depth / Size: **132**Lot Area (sq.ft.): **8,052.00**Lot Area (acres): **0.18**Flood Plain: **No**View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **4**Bathrooms: **2**Full Baths: **2**Half Baths: **0**

Rear Yard Exp:

P.I.D.: **007-389-809**Original Price: **\$875,000**Approx. Year Built: **1980**Age: **43**Zoning: **RU1**Gross Taxes: **\$3,108.39**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**Reno. Year: **2019**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access:Parking: **Carport; Single**Driveway Finish: **Gravel**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **Yes :Door keypad, doorbell camera kids growth chart, some plants.**Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 23, BLOCK 10, PLAN 16682, DISTRICT LOT 683, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **None**Site Influences: **Central Location, Private Yard, Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	11'5 x 10'11			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 8'1			x	Main	4
Finished Floor (Below):	988	Main	Living Room	14'5 x 13'8			x	Below	4
Finished Floor (Basement):	0	Main	Primary Bedroom	11'10 x 11'5			x		
		Main	Bedroom	10'4 x 9'6			x		
Finished Floor (Total):	1,976sq. ft.	Main	Bedroom	10'4 x 9'2			x		
Unfinished Floor:	0	Below	Bedroom	11'3 x 10'			x		
Grand Total:	1,976sq. ft.	Below	Den	11'8 x 10'			x		
		Below	Living Room	14'5 x 13'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Dining Room	11'8 x 8'3			x		
		Below	Other	11'7 x 10'9			x		
Suite: <b>None</b>		Below	Laundry	9'8 x 5'5			x		
Basement: <b>Fully Finished, Partly Finished</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Great family home! 3 bedrooms up and 1 bedroom and den below. Nicely reno'd kitchen in 2019 opened up the main floor to dining and living rooms. Downstairs is plumbed and ready to finish into a nice size suite. Large partially covered deck for year round enjoyment! Love gardening - front yard has been totally converted to full garden beds with watering system, small greenhouse and fruit trees (3 apple, 1 peach). In the back yard there is plenty of space to play, a garden bed area, fire pit and shed. A large water cistern catches water fun off for all your watering needs! Cedar Grove Elementary, shopping, beaches and hiking all close by. Call your realtor for a showing today!**





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**Active**  
**R2739043**Board: V  
House/Single Family**23161 123A AVENUE**Maple Ridge  
East Central  
V2X 1X8

Residential Detached

**\$960,000** (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **0.00**

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **5,996.00**Lot Area (acres): **0.14**

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **4**Bathrooms: **3**Full Baths: **3**Half Baths: **0**Rear Yard Exp: **East**P.I.D.: **018-297-650**Original Price: **\$1,120,000**Approx. Year Built: **1993**Age: **30**Zoning: **RS-1B**Gross Taxes: **\$5,387.04**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **1** 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:Total Parking: **4** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double**Driveway Finish: **Concrete**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **No**Fixtures Leased: **No**Fixtures Rmvd: **:**Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 5, PLAN LMP10881, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Recreation Nearby**

Features:

Finished Floor (Main):	1,607	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'0 x 12'0			x	Main 4
Finished Floor (Basement):	1,121	Main	Nook	10'6 x 7'0			x	Bsmt 4
		Main	Family Room	13'5 x 12'0			x	
Finished Floor (Total):	2,728sq. ft.	Main	Primary Bedroom	16'4 x 12'0			x	
Unfinished Floor:	0	Main	Bedroom	12'2 x 9'0			x	
Grand Total:	2,728sq. ft.	Main	Bedroom	13'0 x 9'0			x	
		Bsmt	Den	12'9 x 12'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	17'6 x 13'0			x	
		Bsmt	Kitchen	11'0 x 10'0			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Bedroom	13'0 x 11'6			x	
Basement: <b>Fully Finished</b>		Bsmt	Foyer	10'0 x 9'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

**Basement entry home located in cul-de-sac near park and Harry Hooze Elementary School. Large deck and private rear yard, RV parking potential, and double garage. The main floor has a large family room area with gas fireplace, deck access and open to the kitchen with island with breakfast bar. Master bedroom with walk in closet, ensuite with soaker tub + separate shower. Full bath on main with another down with 4th bedroom. Basement suite with separate entrance.**



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**Active**  
**R2764643**

Board: F  
House/Single Family

**6466 185A STREET**

Cloverdale  
Cloverdale BC  
V3S 8S6

Residential Detached

**\$979,900** (LP)

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$979,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1996</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>27</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,100.49</b>
Lot Area (sq.ft.): <b>3,733.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>019-080-077</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access: **Lane, Rear**  
Parking: **Carport; Multiple, DetachedGrge/Carport**  
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: **Mixed**

Legal: **LOT 159, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT PLAN LMP19957**

Amenities:

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

Features:

Finished Floor (Main):	1,047	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	965	Main	Foyer	7'8 x4'11			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'3 x12'1			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	15'6 x9'4			x	Above	4
Finished Floor (Basement):	0	Main	Kitchen	11'0 x12'5			x	Above	4
		Main	Family Room	15'6 x13'7			x		
Finished Floor (Total):	2,012sq. ft.	Above	Primary Bedroom	16'8 x14'2			x		
Unfinished Floor:	892	Above	Bedroom	11'2 x10'0			x		
Grand Total:	2,904sq. ft.	Above	Bedroom	11'0 x9'11			x		
		Above	Bedroom	11'7 x9'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Other	24'9 x21'3			x		
		Below	Other	25'4 x13'5			x		
		Below	Other	10'1 x6'1			x		
				x			x		
Suite: <b>None</b>									
Basement: <b>Unfinished</b>									
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

**Welcome to your future dream home in the heart of family-friendly Cloverdale! Situated on a quiet, charming street just a block away from Hillcrest Elementary and minutes to shopping, this is the perfect location for a busy family. Fantastic liveable layout boasting spacious and bright main floor, plus four large bedrooms and two full bathrooms upstairs -- all providing plenty of space for everyone. Bonus: Basement is unfinished with separate entry. This home requires a lot of TLC inside and out but is ready for your ideas. Call your REALTOR to discover this gem's potential.**



Presented by:

**Oleg Galyuk**

Royal Pacific Realty Corp.

Phone: 604-565-7052

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ogalyuk@gmail.com

**Active**  
**R2753610**Board: V  
House/Single Family**360 PEMBINA STREET**New Westminster  
Queensborough  
V3M 5J6

Residential Detached

**\$1,349,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,349,900**

Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1986**

Frontage(feet): **50.00** Bathrooms: **4** Age: **37**

Frontage(metres): **15.24** Full Baths: **4** Zoning: **RES**

Depth / Size: **130.25** Half Baths: **0** Gross Taxes: **\$5,503.09**

Lot Area (sq.ft.): **6,515.00** Rear Yard Exp: For Tax Year: **2022**

Lot Area (acres): **0.15** P.I.D.: **013-039-253** Tax Inc. Utilities?: **No**

Flood Plain: Tour:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Sanitary Sewer**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:

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

Fireplace Fuel: **Other**

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**

Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **One 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**

Legal: **LOT 34, BLOCK 27, PLAN NWP2620, DISTRICT LOT 757, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,912	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	19' x14'1			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'2 x11'1			x	Main	4
Finished Floor (Below):	1,472	Main	Kitchen	10' x10'			x	Main	4
Finished Floor (Basement):	0	Main	Eating Area	10' x9'			x	Main	4
Finished Floor (Total):	3,384sq. ft.	Main	Family Room	19' x14'1			x	Below	4
Unfinished Floor:	0	Main	Primary Bedroom	16'1 x13'2			x		
Grand Total:	3,384sq. ft.	Main	Bedroom	13'1 x10'11			x		
		Main	Bedroom	12' x10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	14' x12'			x		
		Below	Bedroom	12' x11'9			x		
		Below	Living Room	12' x11'10			x		
		Below	Laundry	12' x9'			x		
				x			x		
Suite: <b>Unauthorized Suite</b>									
Basement: <b>Full</b>									
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **RE/MAX City Realty****Large 2 level house in Queensborough on a 6515 square foot Western exposed lot with double garage. Features a 2 bedroom suite.**



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**Active**  
**R2747166**Board: F  
House/Single Family**7126 199 STREET**Langley  
Willoughby Heights  
V2Y 3H8

Residential Detached

**\$1,350,000** (LP)   
(SP) 

Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,350,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**  
 Frontage(feet): **37.00** Bathrooms: **4** Age: **17**  
 Frontage(metres): **11.28** Full Baths: **4** Zoning: **R-CL**  
 Depth / Size: **80** Half Baths: **0** Gross Taxes: **\$6,836.20**  
 Lot Area (sq.ft.): **2,971.00** Rear Yard Exp: For Tax Year: **2002**  
 Lot Area (acres): **0.07** P.I.D.: **026-114-500** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: **No :**  
 Complex/Subdiv: **WILLOUGHBY HEIGHTS**  
 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., Carriage/Coach House**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Electric, Natural Gas**  
 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: **Lane**  
 Parking: **DetachedGrge/Carport**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **LOT 39, PLAN BCP14359, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**Site Influences:  
Features:

Finished Floor (Main):	1,005	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	817	Main	Living Room	14'0 x 10'0	Bsmt	Bedroom	10'8 x 8'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 9'7	Bsmt	Laundry	3'6 x 3'1	Above 3
Finished Floor (Below):	550	Main	Kitchen	17'9 x 11'3			x	Above 3
Finished Floor (Basement):	975	Main	Eating Area	7'10 x 7'1			x	Above 3
Finished Floor (Total):	3,347sq. ft.	Main	Family Room	17'11 x 13'0			x	Bsmt 3
Unfinished Floor:	0	Above	Primary Bedroom	16'0 x 11'0			x	
Grand Total:	3,347sq. ft.	Above	Bedroom	10'10 x 10'4			x	
		Above	Bedroom	10'0 x 9'11			x	
		Bsmt	Bedroom	11'7 x 9'5			x	
		Bsmt	Recreation Room	29'6 x 21'0			x	
		Bsmt	Laundry	11'11 x 4'0			x	
		Bsmt	Kitchen	10'7 x 10'0			x	
		Bsmt	Living Room	10'7 x 10'1			x	

Suite: **Legal Suite**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **15**

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

Listing Broker(s): **Park Georgia Realty Ltd.**

**Custom Built 5 Bedroom, 4 baths, fully finished basement. Home features, wood flooring, crown mouldings, maple cabinets, granite counter tops. Double garage with legal 1 bedroom coach house. Currently Tenant occupied allow time for showings. First Showing rescheduled for Saturday April 22 from 10am to 12 pm**





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**Active**  
**R2754569**

Board: F

House with Acreage

**32658 14TH AVENUE**Mission  
Mission BC  
V2V 2N9

Residential Detached

**\$1,395,000** (LP)   
(SP) 

Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,800,000**  
 Meas. Type: **Feet** Bedrooms: **10** Approx. Year Built: **2007**  
 Frontage(feet): Bathrooms: **7** Age: **16**  
 Frontage(metres): Full Baths: **7** Zoning: **RES**  
 Depth / Size: **(1.06AC)** Half Baths: **0** Gross Taxes: **\$6,006.96**  
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2022**  
 Lot Area (acres): **1.06** P.I.D.: **026-577-640** 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: **Reverse 2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **3** R.I. Fireplaces: **0**  
 Fireplace Fuel: **Electric**  
 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: **No**

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Triple, Open**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :NOT KNOWN**  
 Fixtures Rmvd: **No :NOT KNOWN**  
 Floor Finish: **Mixed**

Legal: **LOT 1, PLAN BCP22093, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**Site Influences: **Central Location, Cleared, Greenbelt, Paved Road, Private Setting, Private Yard**Features: **Air Conditioning, Garage Door Opener, Intercom, Jetted Bathtub, Pantry, Smoke Alarm, Windows - Storm**

Finished Floor (Main):	3,395	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 15'	Below	Office	15'10 x 14'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 13'	Below	Primary Bedroom	21'1 x 14'10	Main 4
Finished Floor (Below):	3,233	Main	Kitchen	18'3 x 17'11	Below	Bedroom	10'10 x 9'6	Main 4
Finished Floor (Basement):	0	Main	Eating Area	17'11 x 11'1	Below	Bedroom	12'4 x 11'3	Main 5
Finished Floor (Total):	6,628sq. ft.	Main	Family Room	20' x 15'1	Below	Living Room	15'7 x 11'7	Below 4
Unfinished Floor:	0	Main	Wok Kitchen	14' x 8'	Below	Kitchen	15'6 x 8'	Below 4
Grand Total:	6,628sq. ft.	Main	Pantry	8'10 x 8'	Below	Storage	10'8 x 5'6	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 11'6	Below	Living Room	16'4 x 15'7	Below 3
Suite: <b>Unauthorized Suite</b>		Main	Bedroom	12' x 12'3	Below	Kitchen	10'11 x 9'11	
Basement: <b>Fully Finished, None, Separate Entry</b>		Main	Bedroom	9'7 x 8'9	Below	Bedroom	10'7 x 10'6	
		Main	Bedroom	18'8 x 14'11	Below	Bedroom	14' x 10'8	
		Main	Bedroom	18'3 x 15'11	Below	Laundry	22'11 x 8'2	
		Below	Foyer	18'3 x 12'1	Below	Storage	7' x 3'11	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 27	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

**Must Sell 16 year old 5 bedroom, 3395 sq.ft. upstairs and 3323 sq. ft 2 & 3 bedroom basement apartments down. 1 acre lot. Ideal for large family which could provide additional income of approx. \$3500.00 pm. BONUS. Excellent future (apartment site) holding property. Open House Saturday April 22nd 1:00 to 3:00.**



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**Active**  
**R2755283**Board: V  
House with Acreage**25689 DEWDNEY TRUNK ROAD**Maple Ridge  
Websters Corners  
V4R 1Y1

Residential Detached

**\$1,399,000** (LP)(SP) 

Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1910</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>113</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>3</b>	Zoning: <b>RS-3</b>
Depth / Size: <b>0</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,954.45</b>
Lot Area (sq.ft.): <b>87,120.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>2.00</b>	P.I.D.: <b>005-336-023</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Septic, Water</b>	
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Wood**  
 Foundation: **Concrete Perimeter**

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

Reno. Year: **2022**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **20** Covered Parking: **2** Parking Access:  
 Parking: **Carport; Multiple, Open, RV Parking Avail.**  
 Driveway Finish:  
 Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Tile**

Legal: **LOT 10, PLAN NWP40434, PART SW1/4, SECTION 24, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden, Storage, Workshop Detached**Site Influences: **Greenbelt, Private Setting, Private Yard, Rural Setting**

Features:

Finished Floor (Main):	1,227	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	658	Main	Foyer	10'4 x 9'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10'3 x 9'9			x	Main 4
Finished Floor (Below):	0	Main	Living Room	11'1 x 21'1			x	Above 3
Finished Floor (Basement):	0	Main	Dining Room	16'2 x 12'0			x	Above 4
Finished Floor (Total):	1,885sq. ft.	Main	Kitchen	12'11 x 9'0			x	
Unfinished Floor:	0	Main	Eating Area	11'2 x 9'3			x	
Grand Total:	1,885sq. ft.	Main	Family Room	10'9 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Office	11'7 x 6'1			x	
		Above	Bedroom	13'9 x 8'8			x	
		Above	Primary Bedroom	12'7 x 15'2			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
				x			x	
Crawl/Bsmt. Height: <b>5'0</b>	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**TWO ACRES + HOUSE + POWERED DETACHED SHOP + COVERED RV/TRUCK/BOAT/TOY PARKING PRICED WELL BELOW ASSESSED VALUE! This flat 2 acre parcel is WALKING DISTANCE TO schools, shopping, transit, parks & more! Renovated house will require some finishing & repairs (call for details) but is priced for a prime opportunity for an excellent return on investment. Charming 2 storey farmhouse has been fully renovated with a few finishings left to do, has approx 5ft crawl space, gated front driveway, DETACHED POWERED SHOP W/DOUBLE CARPORT, tons of parking & storage. RS3 ZONING ALLOWS: detached garden home residence, rental suite, daycare, home business (Buyer to confirm via City). ALR designation in OCP allows for potential low taxes. Ideal family property or great investment opportunity!**



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**Active**  
**R2760132**  
 Board: F  
 House/Single Family

## 22955 78 AVENUE

Langley  
 Fort Langley  
 V1M 2J6

Residential Detached

**\$1,495,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,495,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1982**  
 Frontage(feet): **72.00** Bathrooms: **3** Age: **41**  
 Frontage(metres): **21.95** Full Baths: **2** Zoning: **SR1**  
 Depth / Size: **403** Half Baths: **1** Gross Taxes: **\$7,393.60**  
 Lot Area (sq.ft.): **41,950.00** Rear Yard Exp: For Tax Year: **2022**  
 Lot Area (acres): **0.96** P.I.D.: **006-174-761** Tax Inc. Utilities?: **Yes**  
 Flood Plain: Tour:  
 View: **Yes: Farmland**  
 Complex/Subdiv: **Forest Knolls**  
 First Nation Reserve:  
 Services Connected: **Electricity**  
 Sewer Type: **Septic** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air**  
 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: **10** Covered Parking: **2** Parking Access: **Front, Side**  
 Parking: **Garage; Double**  
 Driveway Finish: **Aggregate**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No** Land Lease Expiry Year:  
 Fixtures Leased: **No :Sold As is Where is.**  
 Fixtures Rmvd: **No :Sold As is Where is.**  
 Floor Finish:

Legal: **LOT 74 DISTRICT LOT 318 NEW WESTMINSTER DISTRICT PLAN 46998 GROUP 2**

Amenities: **Workshop Detached**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard**

Features:

Finished Floor (Main):	1,790	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	661	Main	Living Room	20' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	19' x 9'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'8 x 11'			x	Above 4
Finished Floor (Basement):	0	Above	Primary Bedroom	13'6 x 12'			x	Above 3
Finished Floor (Total):	2,451sq. ft.	Above	Bedroom	13' x 9'			x	
Unfinished Floor:	0	Above	Bedroom	12' x 10'			x	
Grand Total:	2,451sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl, None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

**Momentum Realty Inc.**

**Foreclosure - Court Ordered Sale. This beautiful SR-1 zoned lot is not in the ALR and is a great property to build your dream home on. Located at the end of the cul-de-sac, this property backs on to private ALR farm land and has a level grade. The 3 level home is not in livable condition and is being sold in as is where is condition. There is a detached shop in the back corner of the property that appears to be in solid condition, good for storage or as a workshop. Any offer is required to be subject to court approval! This one is going to Court on April 13th. Bids to be in by April 11th at 4pm. Talk to your agent today.**



Presented by:

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**Active**  
**R2767497**Board: F  
House/Single Family**8395 MCTAGGART STREET**

Mission

Hatzic

V2V 0G3

Residential Detached

**\$1,499,000** (LP)

(SP)

**NO IMAGE**  
AVAILABLE

Sold Date:

Meas. Type: **Feet**Frontage(feet): **72.00**Frontage(metres): **21.95**Depth / Size: **100**Lot Area (sq.ft.): **7,201.00**Lot Area (acres): **0.17**

Flood Plain:

View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**If new, GST/HST inc?: **No**Bedrooms: **5**Bathrooms: **6**Full Baths: **5**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **029-981-174**Original Price: **\$1,499,000**Approx. Year Built: **2017**Age: **6**Zoning: **R669**Gross Taxes: **\$5,404.35**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed, Vinyl**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric, Propane Gas**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: **6** Covered Parking: **3** Parking Access: **Front, Side**  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:Legal: **LOT 43, PLAN EPP64405, DISTRICT LOT 476, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,469	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,840	Main	Living Room	12'9 x 10'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'2 x 15'9			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	12'10 x 10'2			x	Main 2
Finished Floor (Basement):	0	Main	Family Room	16'5 x 16'0			x	Above 4
Finished Floor (Total):	4,309sq. ft.	Main	Wok Kitchen	10'4 x 5'2			x	Above 5
Unfinished Floor:	0	Main	Laundry	7'0 x 3'2			x	Above 4
Grand Total:	4,309sq. ft.	Main	Bedroom	10'0 x 10'0			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	10'6 x 10'0			x	
Suite: <b>Unauthorized Suite</b>		Above	Primary Bedroom	17'8 x 13'2			x	
Basement: <b>Full, Fully Finished, Separate Entry</b>		Above	Bedroom	15'6 x 16'6			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Above	Bedroom	11'0 x 12'6			x	
# of Kitchens: <b>2</b>	# of Rooms: <b>12</b>	Above	Bedroom	12'0 x 10'6			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-Alliance R.E.S.****Sutton Group-Alliance R.E.S.****Court order sale. Custom Built 4200 sqft home. home has been finished with designer quality furnishings, granite composite counter tops, 2 cozy fireplace with mantel, Central A/C & endless high ceilings and three car garage. Main floor boasts a large living room / dining room, powder-room a large kitchen with to the family room,Upstair houses 4 bed and 4 full bath. All paved backyard.RV PARKING and close to all amenities and easy access to the highway.allow time for showing**





Presented by:

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**Active**  
**R2745978**Board: V  
House/Single Family**2665 DUKE STREET**Vancouver East  
Collingwood VE  
V5R 4S8

Residential Detached

**\$1,695,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,695,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>2</b>	Age: <b>75</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>1</b>	Zoning: <b>RM7</b>
Depth / Size: <b>102</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,568.29</b>
Lot Area (sq.ft.): <b>3,366.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>013-814-664</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 44, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities:

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

Features:

Finished Floor (Main):	1,193	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'9" x 14'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'11" x 11'9"			x	Main 3
Finished Floor (Below):	1,074	Main	Bedroom	10'6" x 10'5"			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	10'6" x 10'5"			x	
Finished Floor (Total):	2,267 sq. ft.	Main	Bedroom	14'7" x 9'3"			x	
Unfinished Floor:	0	Above	Bedroom	13'5" x 11'2"			x	
Grand Total:	2,267 sq. ft.	Above	Bedroom	11' x 10'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	17'9" x 11'4"			x	
		Above	Kitchen	12'11" x 11'9"			x	
		Above	Laundry	9'10" x 9'9"			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Rennie & Associates Realty Ltd.****Rennie & Associates Realty Ltd.**

**A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, W/ THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 & 2677 Duke St are being sold together as an RM-7 zoned land assembly package, consisting of 2 flat 33' x 102' lots w/ lane access (total land package size of 6732 sqft), w/ a possible gross buildable area of 8040 sqft over 4 lvls. Centrally located in the highly desirable Norquay Village Community & within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools & parks! It doesn't get much better! Inquire to agent for information & docs. COURT ORDERED SALE - Pls do not walk the property without permission. Photos are renderings of what the project could look like once completed**



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**Active**  
**R2745977**  
 Board: V  
 House/Single Family

## 2677 DUKE STREET

Vancouver East  
 Collingwood VE  
 V5R 4S8

Residential Detached

**\$1,695,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,695,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1910</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>1</b>	Age: <b>113</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>1</b>	Zoning: <b>RM-7</b>
Depth / Size: <b>102</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,531.76</b>
Lot Area (sq.ft.): <b>3,366.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>013-814-656</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **None**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **LOT 43, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10' NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	239	Main	Living Room	10'5 x 10'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'10 x 9'6			x	Main 3
Finished Floor (Below):	704	Main	Kitchen	12'11 x 11'9			x	
Finished Floor (Basement):	0	Main	Bedroom	10'6 x 10'5			x	
Finished Floor (Total):	1,750sq. ft.	Main	Bedroom	10'5 x 11'5			x	
Unfinished Floor:	0	Main	Bedroom	10'5 x 10'5			x	
Grand Total:	1,750sq. ft.	Below	Laundry	9'5 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Rennie & Associates Realty Ltd.**

**A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, W/ THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 & 2677 Duke St are being sold together as an RM-7 zoned land assembly package, consisting of 2 flat 33' x 102' lots w/lane access (total land package size of 6732 sqft), w/ a possible gross buildable area of 8040 sqft over 4 lvls. Centrally located in the highly desirable Norquay Village Community & within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools & parks! It doesn't get much better! Inquire to agent for information & docs. COURT ORDERED SALE - Pls do not walk the property without permission. Photos are renderings of what the project could look like once completed**



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**Active**  
**R2747399**Board: F  
House/Single Family**16493 63 AVENUE**Cloverdale  
Cloverdale BC  
V3S 2V2

Residential Detached

**\$1,700,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **41.39**Frontage(metres): **12.62**Depth / Size: **85.30**Lot Area (sq.ft.): **3,782.00**Lot Area (acres): **0.09**

Flood Plain:

View:

**Yes: mountains**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**Bathrooms: **5**Full Baths: **4**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **029-146-330**Original Price: **\$1,700,000**Approx. Year Built: **2014**Age: **9**Zoning: **RF-12**Gross Taxes: **\$0.00**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Basement Entry**Construction: **Frame - Wood**Exterior: **Fibre Cement Board, Stone**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**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: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **nearby**Dist. to School Bus: **nearby**Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

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

Floor Finish:

Legal: **LOT 27, PLAN EPP32879, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**Amenities: **None**

Site Influences:

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

Finished Floor (Main):	1,073	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,230	Main	Great Room	17'5 x 13'5	Bsmt	Recreation Room	17'1 x 17'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10'6 x 10'1	Bsmt	Living Room	17'11 x 16'7	Main	2
Finished Floor (Below):	0	Main	Kitchen	18'2 x 13'0	Bsmt	Bedroom	13'4 x 13'1	Above	5
Finished Floor (Basement):	1,073	Main	Eating Area	18'0 x 5'4	Bsmt	Kitchen	10'0 x 9'0	Above	4
Finished Floor (Total):	3,376sq. ft.	Main	Mud Room	7'7 x 6'6	Bsmt	Laundry	4'0 x 3'0	Above	4
Unfinished Floor:	0	Main	Foyer	5'0 x 4'0			x	Bsmt	4
Grand Total:	3,376sq. ft.	Main	Laundry	6'6 x 6'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'6 x 15'5			x		
		Above	Walk-In Closet	9'4 x 5'7			x		
		Above	Bedroom	13'6 x 11'3			x		
		Above	Bedroom	11'8 x 11'2			x		
		Above	Bedroom	11'7 x 10'4			x		
		Above	Walk-In Closet	4'0 x 4'0			x		
Suite: <b>Legal Suite</b>		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement: <b>Full, Fully Finished, Separate Entry</b>		MHR#:		CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:		# of Levels: 3		ByLaw Restrictions:					
# of Kitchens: 2		# of Rooms: 18							

Listing Broker(s): **Sutton Group-Alliance R.E.S.****Sutton Group-Alliance R.E.S.****Court Order Sale, great home with outstanding design, great room with 10 foot ceiling, white kitchen cabinets with white quartz countertops. Patio for entertainment all year round. 4 bedrooms up, one bedroom suite down, with separate entrance. Allow time for showings.**



Presented by:

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**Active**  
**R2759802**

Board: F  
House with Acreage

**32672 14TH AVENUE**

Mission  
Mission BC  
V2V 2N9

Residential Detached

**\$1,800,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,800,000**  
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2008**  
Frontage(feet): **58.00** Bathrooms: **6** Age: **15**  
Frontage(metres): **17.68** Full Baths: **6** Zoning: **R558**  
Depth / Size: **619** Half Baths: **0** Gross Taxes: **\$5,404.35**  
Lot Area (sq.ft.): **36,154.00** Rear Yard Exp: For Tax Year: **2022**  
Lot Area (acres): **0.83** P.I.D.: **026-577-658** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: GREENBELT & CREEK**  
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: **Stone, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
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: **9** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
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:

Legal: **LOT 2, PLAN BCP22093, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	2,678	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,184	Main	Kitchen	14' x 13'	Above	Bar Room	22'9 x 19'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Wok Kitchen	10' x 7'	Above	Nook	5'2 x 4'9	Main 3
Finished Floor (Below):	0	Main	Bedroom	11' x 9'8			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	12' x 10'			x	Above 3
Finished Floor (Total):	5,862sq. ft.	Main	Bedroom	14' x 10'			x	Above 3
Unfinished Floor:	0	Main	Laundry	15' x 9'			x	Above 3
Grand Total:	5,862sq. ft.	Main	Living Room	12' x 10'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	15' x 13'			x	
Suite: <b>Unauthorized Suite</b>		Above	Primary Bedroom	16' x 14'			x	
Basement: <b>None</b>		Above	Bedroom	11' x 9'8			x	
		Above	Bedroom	11'9 x 11'7			x	
		Above	Bedroom	11'8 x 11'5			x	
		Above	Bedroom	12'8 x 12'			x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **15**

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

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order Sale. 5862 of living space, 8 bedroom home, 6 baths, 3 bedrooms on main, 5 bedrooms up. Granite counter tops, Wok Kitchen, vaulted ceilings in foyer, air conditioning. Some water damage due to leaking pipe. Triple garage, RV parking, .83 acre lot. Allow time for showings. OPEN HOUSE FRIDAY APRIL 14 FROM 11am To 1pm**





Presented by:

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**Active**  
**R2748281**Board: V  
House/Single Family**4735 WOODSIDE PLACE**West Vancouver  
Cypress Park Estates  
V7S 2X5

Residential Detached

**\$1,899,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,998,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**  
 Frontage(feet): **91.01** Bathrooms: **4** Age: **51**  
 Frontage(metres): **27.74** Full Baths: **3** Zoning: **RS10**  
 Depth / Size: **177.43 IRR** Half Baths: **1** Gross Taxes: **\$4,895.91**  
 Lot Area (sq.ft.): **17,860.00** Rear Yard Exp: **Northwest** For Tax Year: **2022**  
 Lot Area (acres): **0.41** P.I.D.: **008-589-674** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 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: **No :**  
 Floor Finish: **Hardwood**

Legal: **LOT 28, BLOCK G, PLAN VAP13484, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,084	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	691	Main	Living Room	19'6 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 11'7			x	Main 2
Finished Floor (Below):	771	Main	Kitchen	15'1 x 10'2			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	11'7 x 7'10			x	Above 4
Finished Floor (Total):	2,546sq. ft.	Main	Family Room	15'2 x 12'6			x	Below 3
Unfinished Floor:	0	Main	Foyer	11'11 x 8'7			x	
Grand Total:	2,546sq. ft.	Below	Primary Bedroom	13'5 x 13'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'8 x 10'1			x	
Suite:		Below	Bedroom	13'8 x 9'1			x	
Basement:None		Above	Recreation Room	16'8 x 14'0			x	
		Above	Bedroom	14'4 x 10'2			x	
		Above	Laundry	11'9 x 10'10			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group****Incredible potential in this 4 bedroom, 4 bathroom home. Situated on a park like 17,860 sq.ft. property offering 2,546 sq. ft. of living space. Enjoy the level driveway, peaceful location and proximity to shopping, West Vancouver's finest schools, and recreation. A must see.**



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**Active**  
**R2768024**Board: F  
House/Single Family**11689 96A AVENUE**

North Surrey

Royal Heights

V3V 2A2

Residential Detached

**\$2,100,000** (LP)

(SP)

**NO IMAGE**  
AVAILABLE

Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **7,917.00**Lot Area (acres): **0.18**Flood Plain: **No**View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**If new, GST/HST inc?:**No**Bedrooms: **6**Bathrooms: **8**Full Baths: **7**Half Baths: **1**Rear Yard Exp: **North**P.I.D.: **002-391-708**Original Price: **\$2,100,000**Approx. Year Built: **2014**Age: **9**Zoning: **SFR**Gross Taxes: **\$7,504.08**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey w/ Bsmt.**Construction: **Concrete, Frame - Wood**Exterior: **Glass, Mixed, Stucco**Foundation: **Concrete Block**

Renovations:

# of Fireplaces: **3** R.I. Fireplaces: **0**Fireplace Fuel: **Natural Gas**Fuel/Heating: **Natural Gas**Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**Type of Roof: **Asphalt**

Reno. Year:

Rain Screen: **Full**

Metered Water:

R.I. Plumbing: **No**Total Parking: **5** Covered Parking: **2** Parking Access: **Rear**Parking: **Garage; Double, Open, Visitor Parking**Driveway Finish: **Concrete**Dist. to Public Transit: **1 block**Title to Land: **Freehold NonStrata**

Property Disc.:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Dist. to School Bus: **4 blocks**

Land Lease Expiry Year:

Floor Finish: **Laminate, Tile, Vinyl/Linoleum, Carpet**Legal: **LOT 15, BLOCK 5N, PLAN NWP14716, SUBLOT A, SECTION 36, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden, In Suite Laundry**Site Influences: **Central Location, Cleared, Shopping Nearby**

Features:

Finished Floor (Main):	2,175	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,620	Main	Living Room	10' x 10'	Bsmt	Living Room	10' x 10'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'	Bsmt	Dining Room	10' x 10'	Main	4
Finished Floor (Below):	0	Main	Kitchen	10' x 10'	Below	Kitchen	10' x 10'	Main	2
Finished Floor (Basement):	2,175	Main	Family Room	10' x 10'	Bsmt	Laundry	10' x 10'	Above	4
Finished Floor (Total):	5,970sq. ft.	Main	Den	10' x 10'	Bsmt	Recreation Room	10' x 10'	Above	4
Unfinished Floor:	0	Main	Laundry	10' x 10'	Bsmt	Media Room	10' x 10'	Above	4
Grand Total:	5,970sq. ft.	Main	Other	10' x 10'	Bsmt		x	Above	5
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 10'			x	Bsmt	4
		Above	Bedroom	10' x 10'			x	Bsmt	4
		Above	Bedroom	10' x 10'			x		
		Above	Bedroom	10' x 10'			x		
		Above	Bedroom	10' x 10'			x		
Suite: <b>Unauthorized Suite</b>									
Basement: <b>Full, Fully Finished, Separate Entry</b>									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 19	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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



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**Active**  
**R2756763**Board: V  
House/Single Family**11640 BLUNDELL ROAD**Richmond  
McLennan  
V6Y 1L3

Residential Detached

**\$2,188,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **93.00**Frontage(metres): **28.35**Depth / Size: **237.94**Lot Area (sq.ft.): **22,128.00**Lot Area (acres): **0.51**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Septic, Water**

Sewer Type:

If new, GST/HST inc?:

Bedrooms: **5**Bathrooms: **4**Full Baths: **4**Half Baths: **0**

Rear Yard Exp:

P.I.D.: **006-874-614**Original Price: **\$2,188,000**Approx. Year Built: **1970**Age: **53**Zoning: **AG1**Gross Taxes: **\$5,166.49**For Tax Year: **2021**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Other**Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Leased: **No** :Fixtures Rmvd: **No** :Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 93, BLOCK 4N, PLAN NWP33766, SECTION 24, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	3,320	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	21'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6 x 16'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15'0 x 12'0			x	Main 3
Finished Floor (Basement):	0	Main	Foyer	11'0 x 10'5			x	Main 3
Finished Floor (Total):	3,320sq. ft.	Main	Family Room	10'0 x 19'0			x	Main 3
Unfinished Floor:	0	Main	Primary Bedroom	19'5 x 11'2			x	
Grand Total:	3,320sq. ft.	Main	Primary Bedroom	17'0 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	20'0 x 15'0			x	
		Main	Bedroom	9'2 x 10'6			x	
		Main	Bedroom	14'7 x 10'4			x	
Suite:				x			x	
Basement:None				x			x	
				x			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): **RE/MAX Crest Realty****Fantastic Value! Excellent opportunity to own this 93' x 237' lot in McLennan, Richmond. Live in or build your own house on this huge 22,128 sqft lot. Spacious main house (3,600 sqft) with mortgage helpers & existing recreation house (2600 sqft) are surrounded by the beautiful front, middle and back gardens. 5 bedrooms, 4 bathrooms, north-south facing, close to schools, shopping and recreation. Great for investment, hold and build later.**



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**Active**  
**R2769446**Board: V  
House/Single Family**456 ROUSSEAU STREET**

New Westminster

Sapperton

V3L 3R3

Residential Detached

**\$2,249,000** (LP)

(SP)

**NO IMAGE**  
AVAILABLE

Sold Date:

Meas. Type:

**Feet**Frontage(feet): **45.20**Frontage(metres): **13.78**

Depth / Size:

**0**Lot Area (sq.ft.): **5,107.00**Lot Area (acres): **0.12**

Flood Plain:

**No**

View:

**Yes: MOUNTAIN, RIVER**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **4**Bathrooms: **2**Full Baths: **1**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **013-123-599**Original Price: **\$2,249,000**Approx. Year Built: **1936**Age: **87**Zoning: **CS1**Gross Taxes: **\$4,547.53**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: Covered Parking: Parking Access: **Lane**  
Parking: **Add. Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**Dist. to School Bus:  
Land Lease Expiry Year:

Fixtures Rmvd: :

Floor Finish:

Legal: **GR 1 LT 7 BL 12 LTS 6-9, 13 & 14, SB 2 OF LT 13 SB 1 PL 2620 21020202**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	780	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	380	Above	Bedroom	10'0 x11'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Bedroom	9'0 x10'0			x	Main	2
Finished Floor (Below):	757	Above	Bedroom	10'0 x10'0			x	Above	4
Finished Floor (Basement):	0	Above	Bedroom	10'0 x10'0			x		
Finished Floor (Total):	1,917sq. ft.			x			x		
Unfinished Floor:	0			x			x		
Grand Total:	1,917sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: None				x			x		
Basement:Part				x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 0	# of Rooms: 4	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Royal LePage West Real Estate Services****Location, space, price and cash flow, great cash flow and development property- Town Homes, 1.5 blks to Amazon WH and sky train is 3 blks, private school next door.**





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**Active**  
**R2768851**Board: F  
House/Single Family**14120 30 AVENUE**

South Surrey White Rock

Elgin Chantrell

V4P 2J4

Residential Detached

**\$2,460,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **0.00**

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **14,026.00**Lot Area (acres): **0.32**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**If new, GST/HST inc?:**No**Bedrooms: **5**Bathrooms: **4**Full Baths: **3**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **017-644-020**Original Price: **\$2,460,000**Approx. Year Built: **1992**Age: **31**Zoning: **RH-G**Gross Taxes: **\$6,713.13**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Mixed, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Wood**Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
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: **Hardwood, Carpet**Legal: **LOT 2, PLAN LMP2674, PART NE1/4, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden**Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Vaulted Ceiling**

Finished Floor (Main):	2,066	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,028	Main	Living Room	18'1 x14'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'6 x13'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	16'6 x12'3			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	13'1 x9'0			x	Above 4
Finished Floor (Total):	4,094sq. ft.	Main	Family Room	19'4 x12'0			x	Above 5
Unfinished Floor:	0	Main	Games Room	19'7 x13'4			x	
Grand Total:	4,094sq. ft.	Main	Den	12'6 x11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'0 x16'0			x	
Suite:		Above	Bedroom	13'0 x10'2			x	
Basement:None		Above	Bedroom	11'6 x11'0			x	
		Above	Bedroom	11'0 x10'10			x	
		Above	Bedroom	9'11 x7'8			x	
		Above	Recreation Room	17'6 x14'8			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): **Engel & Volkers Vancouver**

**This elegant home in Elgin Park boasts five bedrooms, an office, two games rooms, four bathrooms, hardwood floors, and a three-car garage on a quiet cul-de-sac. The formal living and dining rooms lead to a covered deck and a private South-facing yard backing onto a greenbelt. The spacious gourmet kitchen has granite counter-tops, a large island, and ample cupboard space, and the main floor game room can accommodate a pool table. The master bedroom features a two-sided gas fireplace, sitting area, huge walk-in closet, a five-piece ensuite with double sinks, Jacuzzi tub, and separate shower. COURT ORDERED SALE: list price reflects professionally appraised value by Westech Appraisal Services.**



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**Active**  
**R2768759**Board: F  
House/Single Family**2650 141 STREET**

South Surrey White Rock

Sunnyside Park Surrey

V4P 2G5

Residential Detached

**\$2,750,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **0.00**

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **33,541.20**Lot Area (acres): **0.77**

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Rear Yard Exp: **Southeast**P.I.D.: **005-416-701**Original Price: **\$2,750,000**Approx. Year Built: **1979**Age: **44**Zoning: **RA-G**Gross Taxes: **\$7,470.01**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**Style of Home: **2 Storey**Construction: **Frame - Wood**Exterior: **Brick, Other, Stucco**Foundation: **Concrete Perimeter**

Renovations:

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

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**  
Parking: **Carport & Garage, Garage; Double, RV Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **No**Fixtures Leased: **No**Fixtures Rmvd: **:**Floor Finish: **Laminate, Tile, Carpet**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 46, PLAN NWP55870, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden**Site Influences: **Greenbelt, Private Setting, Private Yard, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,685	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,041	Main	Foyer	11'8 x 7'1	Above	Bedroom	10'5 x 10'2	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'0 x 15'5	Above	Solarium	12'0 x 6'8	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'5 x 10'4			x	Above	4
Finished Floor (Basement):	0	Main	Kitchen	10'8 x 13'7			x	Above	5
		Main	Eating Area	10'9 x 7'5			x		
Finished Floor (Total):	2,726sq. ft.	Main	Family Room	16'9 x 21'10			x		
Unfinished Floor:	0	Main	Bar Room	8'2 x 5'1			x		
Grand Total:	2,726sq. ft.	Main	Flex Room	7'10 x 10'8			x		
		Main	Laundry	7'7 x 9'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	29'4 x 23'4			x		
		Above	Primary Bedroom	12'0 x 15'10			x		
Suite:		Above	Walk-In Closet	10'0 x 4'10			x		
Basement: <b>Crawl</b>		Above	Bedroom	10'8 x 12'6			x		
Crawl/Bsmt. Height:      # of Levels: <b>2</b>		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b> # of Rooms: <b>15</b>		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Engel & Volkers Vancouver**

**This charming family home is situated in Elgin Park's highly sought-after neighbourhood, on a serene cul-de-sac. As you approach the stunning 0.777-acre lot via a long driveway, you'll immediately feel a sense of peace and calm. The property is adjacent to a lush green belt with a babbling creek, offering a picturesque backdrop. It's an ideal investment for those seeking a long-term hold or wishing to construct their dream home in this coveted location. COURT ORDERED SALE: list price reflects professionally appraised value by Westech Appraisal Services.**



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**Active**  
**R2765682**

Board: V

House with Acreage

**17240 FEDORUK ROAD**

Richmond

East Richmond

V6V 1C7

Residential Detached

**\$2,777,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **130.00**Frontage(metres): **39.62**Depth / Size: **532**Lot Area (sq.ft.): **69,173.00**Lot Area (acres): **1.59**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Water**Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Rear Yard Exp: **South**P.I.D.: **004-315-928**Original Price: **\$2,777,000**Approx. Year Built: **1958**Age: **65**Zoning: **RS1/G**Gross Taxes: **\$7,833.12**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

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

Renovations:

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air**Outdoor Area: **Fenced Yard**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2**Parking Access: **Front**Parking: **Garage; Double, Open**

Driveway Finish:

Dist. to Public Transit: **2 KM**Dist. to School Bus: **7 KM**Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**Fixtures Leased: **Yes :SCHEDULE A**

Fixtures Rmvd: :

Floor Finish:

Legal: **LOT 37, BLOCK 4N, PLAN NWP17793, SECTION 1, RANGE 5W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Rural Setting**

Features:

Finished Floor (Main):	820	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	600	Main	Living Room	20' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 13'			x	Above 4
Finished Floor (Below):	580	Main	Family Room	20' x 17'			x	Below 3
Finished Floor (Basement):	0	Main	Kitchen	10' x 12'			x	
Finished Floor (Total):	2,000sq. ft.	Above	Primary Bedroom	10' x 13'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 13'			x	
Grand Total:	2,000sq. ft.	Above	Bedroom	11' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	21' x 13'			x	
		Below	Other	16' x 7'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement:Part, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 3	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**

**1.588-acre parcel situated in East Richmond, located in a small subdivision of single-family homes, which can be hard to spot as it lies between No.7 and No.8 roads off Westminister Highway, just south of Mayfair Lakes Golf Club. This area is known as the Fedoruk Road neighbourhood, and its 300-meter-long dead-end road connects to Westminister through Kartner Road. 2,000 sq.ft. split level home has 3 bedrooms and 2 bathrooms. Double garage and ample driveway parking for boat, RV, etc. Zoned RS1/G. ALR. Frontage approx. 130' x 532' depth. South facing yard. Back lane. Kingswood Elementary. McNair Secondary. Do not walk on the property without an appointment. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C.**





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**Active**  
**R2757109**Board: V  
House/Single Family**8228 ALPINE WAY**Whistler  
Alpine Meadows  
V8E 0G2

Residential Detached

**\$2,999,990** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,999,990**

Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1968**

Frontage(feet): **0.00** Bathrooms: **2** Age: **55**

Frontage(metres): **0.00** Full Baths: **2** Zoning: **R11**

Depth / Size: Half Baths: **0** Gross Taxes: **\$6,695.34**

Lot Area (sq.ft.): **13,451.00** Rear Yard Exp: For Tax Year: **2022**

Lot Area (acres): **0.31** P.I.D.: **008-744-238** Tax Inc. Utilities?: **No**

Flood Plain: Tour:

View: **Yes: Veivs of Wedge Mountain Range**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** 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: Covered Parking: Parking Access:

Parking: **Carport & Garage**

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 4, PLAN VAP13066, DISTRICT LOT 7251, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Storage**Site Influences:  
Features:

Finished Floor (Main):	1,481	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'9 x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'8 x 8'2			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	11'2 x 8'6			x	Below 3
Finished Floor (Basement):	0	Main	Study	11'2 x 8'11			x	
Finished Floor (Total):	1,481 sq. ft.	Above	Bedroom	11'11 x 10'11			x	
Unfinished Floor:	0	Above	Bedroom	11'8 x 10'4			x	
Grand Total:	1,481 sq. ft.	Below	Bedroom	12'5 x 10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'2 x 10'10			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stilhavn Real Estate Services****Whistler Real Estate Company Limited**

**This charming old timer cabin sits on a fantastic lot, ready for redevelopment or the perfect holding property with potential for stunning views. Larger lots of this kind are rarely available, and of interest to those looking to build their dream home will be the flat nature of the site, rectangular shape, and Residential Infill 1 Zoning which potentially allows 2 structures on the lot. Tree removal will open up spectacular views to the East towards Wedge Mountain, while the South facing rear aspect has potential for all day sunshine. Internally there are 3 bedrooms, 2 bathrooms, laundry/office, ground floor storage room. Outside, firewood store, under deck paddleboard/kayak storage area, large single garage with carport currently used as workshop, additional storage structure.**





Presented by:

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**Active**  
**R2751739**Board: V  
House/Single Family**1495 CAMELOT ROAD**West Vancouver  
Chartwell  
V7S 2L9

Residential Detached

**\$3,180,000** (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$3,560,000**Meas. Type: **Feet**Bedrooms: **7**Approx. Year Built: **1971**Frontage(feet): **100.00**Bathrooms: **6**Age: **52**Frontage(metres): **30.48**Full Baths: **5**Zoning: **RS3**Depth / Size: **128.9**Half Baths: **1**Gross Taxes: **\$10,569.57**Lot Area (sq.ft.): **12,890.00**Rear Yard Exp: **North**For Tax Year: **2021**Lot Area (acres): **0.30**P.I.D.: **007-958-803**

Tax Inc. Utilities?:

Flood Plain:

Tour: **Virtual Tour URL**View: **Yes: OCEAN, CITY**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**Style of Home: **Basement Entry**Construction: **Frame - Wood**Exterior: **Glass, Mixed, Wood**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** 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:

Total Parking: **3**Covered Parking: **2**Parking Access: **Front**Parking: **Carport; Multiple**

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: **:SOLD AS IS WHERE IS**Floor Finish: **Wall/Wall/Mixed**Legal: **LOT 15, BLOCK D, PLAN VAP14009, DISTRICT LOT 1102, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,998	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	21'7 x 13'0	Below	Kitchen	9'5 x 11'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	20'3 x 13'0	Below	Laundry	4'10 x 8'4	Main	5
Finished Floor (Below):	1,586	Main	Family Room	10'10 x 13'11	Below	Primary Bedroom	16'5 x 15'0	Main	2
Finished Floor (Basement):	0	Main	Kitchen	11'9 x 13'0	Below	Other	37'4 x 2'9	Main	3
Finished Floor (Total):	3,584sq. ft.	Main	Primary Bedroom	14'7 x 15'0	Below	Foyer	7'5 x 9'6	Below	3
Unfinished Floor:	0	Main	Bedroom	8'10 x 11'9			x	Below	4
Grand Total:	3,584sq. ft.	Main	Bedroom	8'3 x 11'9			x	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'9 x 15'0			x		
Suite: <b>Unauthorized Suite</b>		Main	Other	27'4 x 2'9			x		
Basement: <b>Separate Entry</b>		Below	Patio	15'0 x 10'10			x		
		Below	Living Room	21'7 x 13'0			x		
		Below	Primary Bedroom	10'4 x 13'0			x		
		Below	Bedroom	10'4 x 15'0			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Welcome to one of most desirable neighbourhoods in North America: CHARTWELL. Beautiful south-facing with 7 bdrm, 6 bath, more than 3,500 SQFT area on 12,890 SQFT view lot. It is located in a quiet street with close proximity to great private and public schools, Hollyburn Country Club, trails and ski resorts. It boasts southern exposure and beautiful views of ocean, downtown Vancouver, and Lions Gate bridge. Upstairs boasts a very functional floor plan with 4 bedrooms and 3 bathrooms, kitchen and family room, dining room and living room which all enjoy nice views. Downstair area offers a 2 bed 2 bath mortgage helper and an office with an ensuite next to the foyer. The next door neighbour @ 1515 Camelot Road with slightly smaller lot was sold for \$9.388M in 2017 after building a new house.**



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**Active**  
**R2760669**Board: V  
House/Single Family**1041 W 49TH AVENUE**Vancouver West  
South Granville  
V6M 2P7

Residential Detached

**\$3,288,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **60.00**Frontage(metres): **18.29**Depth / Size: **123.77**Lot Area (sq.ft.): **7,426.20**Lot Area (acres): **0.17**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **6**Bathrooms: **4**Full Baths: **4**Half Baths: **0**Rear Yard Exp: **North**P.I.D.: **010-301-682**Original Price: **\$3,388,000**Approx. Year Built: **1959**Age: **64**Zoning: **RS-1**Gross Taxes: **\$8,538.69**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

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

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Wood**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: **6** Covered Parking: **1**Parking Access: **Rear**Parking: **Garage; Single, Open**

Driveway Finish:

Dist. to Public Transit: **Steps**

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**Fixtures Leased: **No** :Fixtures Rmvd: **No** :Floor Finish: **Hardwood, Mixed**Legal: **LOT 17, BLOCK 10, PLAN VAP7908, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 13**Amenities: **In Suite Laundry**Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main):	1,352	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'6 x 16'6	Bsmt	Bedroom	13'3 x 8'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'8 x 11'7	Bsmt	Storage	13'6 x 5'10	Main	4
Finished Floor (Below):	0	Main	Kitchen	14'4 x 10'5			x	Main	4
Finished Floor (Basement):	1,353	Main	Primary Bedroom	13'4 x 11'10			x	Bsmt	3
		Main	Bedroom	13'4 x 8'1			x	Below	3
Finished Floor (Total):	2,705sq. ft.	Main	Bedroom	11'10 x 9'10			x		
Unfinished Floor:	0	Bsmt	Family Room	16'6 x 16'1			x		
Grand Total:	2,705sq. ft.	Bsmt	Bedroom	13'10 x 11'9			x		
		Bsmt	Utility	7'3 x 7'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	8'1 x 5'8			x		
		Bsmt	Kitchen	12'10 x 10'2			x		
Suite:		Bsmt	Bedroom	9'6 x 7'7			x		
Basement:Full, Fully Finished		Bsmt	Living Room	13'4 x 9'11			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): **Rennie & Associates Realty Ltd.****Rennie & Associates Realty Ltd.**

**INVESTOR ALERT! Don't wait to buy real estate, buy real estate & wait! 60 x 123.77 (7426 sq ft) South facing level lot with lane access in South Granville. 6 bed, 4 bath, 2 level with basement home w/2 separate entrances. Situated in one of the best Westside neighbourhoods close to top ranking private and public schools, Crofton, York, St George's, Little Flower, Vancouver College, Osler, Hamber & Churchill. Direct bus to UBC and Langara. Easy drive to upcoming exciting cultural hub in Oakridge, Richmond, QE Park, community centres and located right next to the upcoming new mixed use and residential developments all along Oak and 49th! This is a prime location and could be one of the last chances to grab an opportunity with future re-development potential. Call today!**



Presented by:

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**Active**  
**R2743456**  
Board: F  
House/Single Family

## 9051 MAJOR STREET

Langley  
Fort Langley  
V1M 1A0

Residential Detached

**\$3,999,000** (LP)

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,150,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2017</b>
Frontage(feet): <b>85.00</b>	Bathrooms: <b>5</b>	Age: <b>6</b>
Frontage(metres): <b>25.91</b>	Full Baths: <b>4</b>	Zoning: <b>R-1E</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$11,887.06</b>
Lot Area (sq.ft.): <b>20,216.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.46</b>	P.I.D.: <b>006-845-274</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv: <b>Fort Langley</b>		
First Nation Reserve:		
Services Connected: <b>Community, Electricity</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal, Community</b>	

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

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

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

Total Parking: **4** Covered Parking: **4** Parking Access:  
Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**  
Driveway Finish:  
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **Next door**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 107 DL LOT 81 GROUP 2 NEW WESTMINSTER DISDISTRICT PLAN 33369**

Amenities: **Air Cond./Central, Garden, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Swimming Pool Equip., Wet Bar**

Finished Floor (Main):	2,398	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,495	Main	Foyer	12' x 16'9	Above	Walk-In Closet	8'10 x 4'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12' x 19'			x	Main	2
Finished Floor (Below):	2,403	Main	Office	16'10 x 11'11			x	Above	6
Finished Floor (Basement):	0	Main	Kitchen	13'2 x 19'5	Above	Laundry	9'3 x 5'9	Above	4
Finished Floor (Total):	7,296sq. ft.	Main	Dining Room	23'9 x 14'9	Above	Games Room	27'6 x 21'10	Above	3
Unfinished Floor:	0	Main	Great Room	17'8 x 17'6	Bsmt	Bedroom	9'9 x 14'11	Below	4
Grand Total:	7,296sq. ft.	Main	Pantry	5' x 9'	Bsmt	Gym	18'2 x 15'5		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	10'9 x 13'9	Bsmt	Media Room	16'10 x 18'11		
Suite: <b>None</b>		Above	Primary Bedroom	18'2 x 15'8	Bsmt	Games Room	35'3 x 26'10		
Basement: <b>Full</b>		Above	Walk-In Closet	9'4 x 10'7	Bsmt	Storage	7'2 x 12'2		
		Above	Bedroom	15'10 x 13'11	Bsmt	Utility	14'8 x 12'3		
		Above	Walk-In Closet	8'10 x 4'6			x		
		Above	Bedroom	13'9 x 15'10			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage - Wolstencroft**

**Royal LePage - Wolstencroft**

**Fabulous Fort Langley luxury home with a "Secret Room". This custom built home boasts 4 bedrooms and 5 bathrooms spread out over 7300 sq feet. Gorgeous double doors welcome you to this exquisite family home perfect for entertaining with a Chefs kitchen, granite counter tops and a large island that is open to the massive great room. The office has barn doors while the sitting room has a beautiful fireplace. Easy access to the incredible backyard with its pool, hot tub, bar and another garage with a games room. The upper floor of this home features the large master bedroom, 6 piece spa inspired ensuite and a walk in closet with a dressing table. The rest of the upper floor has 2 bedrooms and the massive "Secret Room". Down has guest bed, media room, gym and great room.**





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**Active**  
**R2747273**

Board: F

House with Acreage

**20133 2 AVENUE**Langley  
Campbell Valley  
V2Z 0A3

Residential Detached

**\$4,000,000** (LP)   
(SP) 

Sold Date: If new, GST/HST inc?: **No** Original Price: **\$4,000,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2009**  
 Frontage(feet): **90.00** Bathrooms: **6** Age: **14**  
 Frontage(metres): **27.43** Full Baths: **5** Zoning: **CRE1**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$17,330.88**  
 Lot Area (sq.ft.): **32,723.00** Rear Yard Exp: For Tax Year: **2022**  
 Lot Area (acres): **0.75** P.I.D.: **026-729-946** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: **Yes: MOUNTAIN**  
 Complex/Subdiv: **HIGH POINT**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas**  
 Sewer Type: **Sanitation** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **5** R.I. Fireplaces:  
 Fireplace Fuel: **Propane Gas**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish:

Legal: **LOT 109, PLAN BCP24645, SECTION 2, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**

Site Influences:

Features: **Air Conditioning**

Finished Floor (Main):	3,114	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,771	Main	Primary Bedroom	18'0 x 15'0	Above	Bedroom	15'0 x 11'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Wok Kitchen	12'0 x 8'11	Above	Bedroom	13'0 x 11'8	Main	4
Finished Floor (Below):	3,437	Main	Kitchen	12'9 x 17'10	Above	Library	14'11 x 12'0	Main	2
Finished Floor (Basement):	0	Main	Eating Area	12'0 x 16'6	Above	Kitchen	11'0 x 8'5	Above	3
Finished Floor (Total):	9,322sq. ft.	Main	Great Room	18'6 x 18'5	Above	Living Room	16'0 x 17'0	Above	3
Unfinished Floor:	0	Main	Dining Room	14'11 x 12'0	Above	Bedroom	23'0 x 36'0	Above	3
Grand Total:	9,322sq. ft.	Main	Office	11'4 x 12'11	Below	Workshop	26'0 x 18'0	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Study	9'11 x 8'5	Below	Utility	17'0 x 16'0		
Suite: <b>Legal Suite</b>		Main	Laundry	15'1 x 11'11	Below	Gym	10'10 x 11'11		
Basement: <b>Full</b>		Main	Playroom	26'0 x 11'7	Below	Games Room	16'0 x 11'0		
		Above	Bedroom	13'3 x 11'1	Below	Media Room	24'10 x 13'3		
		Above	Bedroom	14'0 x 11'0			x		
		Above	Bedroom	14'0 x 11'0			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 24	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order Sale, Custom designed home in Highpoint Estates. Home features custom cabinets, granite counter tops, master bedroom, on main floor with spa ensuite, air conditioning, elevator, radiant heat and theatre. Legal one bedroom suite in upper floor. .75 acre lot. First showing April 22 from 2 to 4**





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**Active**  
**R2663344**  
 Board: V  
 House/Single Family

**5811 ADERA STREET**  
 Vancouver West  
 South Granville  
 V6M 3J1

Residential Detached  
**\$6,199,000** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$6,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2009</b>
Frontage(feet): <b>75.50</b>	Bathrooms: <b>5</b>	Age: <b>14</b>
Frontage(metres): <b>23.01</b>	Full Baths: <b>4</b>	Zoning: <b>RS-3</b>
Depth / Size: <b>125.50</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$26,973.60</b>
Lot Area (sq.ft.): <b>9,475.25</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>011-143-584</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **LOT A, BLOCK 3, PLAN VAP5522, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 6 OF BLK 14**

Amenities:  
 Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Security System, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	1,534	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,403	Main	Foyer	10'2 x 8'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'5 x 13'11			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'11 x 13'0			x	Above	3
Finished Floor (Basement):	1,635	Main	Family Room	19'3 x 14'10			x	Above	5
		Main	Office	12'8 x 8'0			x	Bsmt	3
Finished Floor (Total):	4,572sq. ft.	Above	Primary Bedroom	18'0 x 16'6			x	Above	3
Unfinished Floor:	0	Above	Bedroom	12'0 x 11'0			x		
Grand Total:	4,572sq. ft.	Above	Bedroom	12'5 x 11'6			x		
		Above	Bedroom	11'7 x 10'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	30'0 x 23'8			x		
		Bsmt	Media Room	18'7 x 13'5			x		
		Bsmt	Bedroom	13'10 x 11'1			x		
				x			x		
Suite:									
Basement:Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens:0	# of Rooms: 12	MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							

Listing Broker(s): **Jovi Realty Inc.**

**This beautiful 4,572 sq.ft 5 bed and 5 bath home sits on an almost 9,500 sq.ft lot in the prestigious Vancouver West. This amazing two-story home, with fully finished basement, features A/C throughout, custom stencil painted washroom walls, a full gourmet kitchen with Miele appliances, custom glass-stained doors, French plastered walls in the formal dining room, a theatre room, built-in sound system, a recreation room, large outside patio deck, a oversized detached garage that allows for 2.5 cars, and more! Steps to transit, convenient access to Oakridge Mall, Downtown, Kerisdale and UBC, and close to Magee Secondary and Maple Grove Elementary schools. Showing by appts only. Interior photos and 360 virtual walk-through now available. Court ordered sale. Property is sold as is where is.**



Presented by:

**Oleg Galyuk**

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**Active**  
**R2763380**Board: F  
House with Acreage**14318 60 AVENUE**Surrey  
Sullivan Station  
V3X 2N5

Residential Detached

**\$9,899,800** (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$9,899,800**Meas. Type: **Feet**Bedrooms: **0**Approx. Year Built: **1983**Frontage(feet): **159.00**Bathrooms: **3**Age: **40**Frontage(metres): **48.46**Full Baths: **2**Zoning: **RA**Depth / Size: **319(1.15AC)**Half Baths: **1**Gross Taxes: **\$23,224.62**Lot Area (sq.ft.): **50,094.00**

Rear Yard Exp:

For Tax Year: **2022**Lot Area (acres): **1.15**P.I.D.: **003-412-113**Tax Inc. Utilities?: **No**Flood Plain: **No**Tour: **Virtual Tour URL**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 w/ Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Natural Gas**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., Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**Fixtures Leased: **Yes :Court ordered sale**Fixtures Rmvd: **Yes :Court ordered sale**

Floor Finish:

Legal: **LOT 88, PLAN NWP63769, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**Amenities: **None**Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,730	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,328	Main	Living Room	1' x 1'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	1' x 1'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	1' x 1'			x	Above 4
Finished Floor (Basement):	1,406	Main	Den	1' x 1'			x	Above 4
Finished Floor (Total):	4,464sq. ft.	Main	Laundry	1' x 1'			x	
Unfinished Floor:	0			x			x	
Grand Total:	4,464sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Fully Finished</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	CSA/BCE:	PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>5</b>	MHR#:			Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Performance Realty****INVESTORS/DEVELOPERS ALERT! Sullivan location, 1.15 Acre Multi-family development site. Property SOLD AS, WHERE IS. Check with the city for development potential. Do not walk on the property or disturb the tenants.**