



Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Phone: 604-218-5504
 kelly@kellygolby.com



Active
R2150437

Board: V
 Duplex

712 E 21ST AVENUE

Vancouver East
 Fraser VE
 V5V 4E1

Multifamily
\$4,188,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	52.81	Original Price: \$4,188,000
Meas. Type: Feet	# of Rooms:	14	Frontage (metres): 16.10
Depth / Size (ft.): 122	Bedrooms:	8	Approx. Year Built: 1986
Lot Area (sq.ft.): 6,442.82	Beds in Bsmt:	0	Age: 31
Flood Plain:	Beds not in Bsmt:	8	Zoning: RT-2
Rear Yard Exp: East	Bathrooms:	3	Gross Taxes: \$6,568.11
Council Apprv?:	Full Baths:	3	For Tax Year: 2016
If new, GST/HST inc?: No	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 004-089-260		Tour:

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front, Side**
 Parking: **Carport; Multiple**
 Dist. to Public Transit: **0** Dist. to School Bus: **5**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No :**
 Floor Finish: **Other**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LT 1 BLK 30 DL 301 PL VAP187**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'	Below	Living Room	12' x 10'			x
Main	Kitchen	12' x 10'	Below	Kitchen	12' x 10'			x
Main	Bedroom	10' x 9'	Below	Bedroom	10' x 9'			x
Main	Bedroom	10' x 9'	Below	Bedroom	10' x 9'			x
Main	Bedroom	10' x 9'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Living Room	12' x 10'			x			x
Main	Laundry	8' x 9'			x			
Main	Bedroom	10' x 9'			x			

Finished Floor (Main):	2,000	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	2,000	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total):	4,000 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,000 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **TRG-The Residential Group Rlty**

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Land Assembly. Please call for more information.



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Active
R2239719

Board: V
 Duplex

3828-3830 FRASER STREET

Vancouver East
 Fraser VE
 V5V 4E2

Multifamily
\$4,500,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	55.50	Original Price: \$4,500,000
Meas. Type: Feet	# of Rooms:	20	Frontage (metres): 16.92
Depth / Size (ft.): 122	Bedrooms:	10	Approx. Year Built: 1997
Lot Area (sq.ft.): 6,771.00	Beds in Bsmt:	2	Age: 21
Flood Plain:	Beds not in Bsmt:	8	Zoning: RT-2
Rear Yard Exp:	Bathrooms:	6	Gross Taxes: \$7,044.00
Council Apprv?:	Full Baths:	6	For Tax Year: 2016
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 017-606-802		Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Concrete**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **4** Parking Access: **Front, Rear**
 Parking: **Carport; Multiple, Garage; Single**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **5 BLKS**
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LT E BLK 19 DL 301 PL LMP2568**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 13'	Above	Bedroom	10'6 x 9'			x
Main	Dining Room	9'3 x 14'6	Above	Bedroom	10'6 x 9'6			x
Main	Kitchen	9'3 x 10'	Below	Living Room	11' x 17'3			x
Main	Master Bedroom	10' x 14'6	Below	Kitchen	9' x 8'			x
Main	Bedroom	10'6 x 9'	Below	Bedroom	10'3 x 9'			x
Main	Bedroom	10'6 x 9'6	Below	Bedroom	10'3 x 9'			x
Above	Living Room	16'6 x 13'	Bsmt	Living Room	11' x 17'3			x
Above	Dining Room	9'3 x 14'6	Bsmt	Kitchen	9' x 8'			x
Above	Kitchen	9'3 x 10'	Bsmt	Bedroom	10'3 x 9'			
Above	Master Bedroom	10' x 14'6	Bsmt	Bedroom	10'3 x 9'			

Finished Floor (Main):	1,148	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,148	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	784	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	784	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total):	3,864 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:		5	Below	4	No	Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Bsmt	4	No	
Grand Total:	3,864 sq. ft.	Basement: Full		7				
				8				

Listing Broker(s): **TRG-The Residential Group Rlty**

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LAND ASSEMBLY. PLEASE CALL FOR MORE INFORMATION.



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Active
R2239755

Board: V
 Duplex

3838-3840 FRASER STREET

Vancouver East
 Fraser VE
 V5V 4E2

Multifamily
\$4,500,000 (LP)
 (SP)



Sold Date:	Frontage (feet): 55.50	Original Price: \$4,500,000
Meas. Type: Feet	# of Rooms: 16	Frontage (metres): 16.92
Depth / Size (ft.): 122	Bedrooms: 8	Approx. Year Built: 1997
Lot Area (sq.ft.): 6,771.00	Beds in Bsmt: 2	Age: 21
Flood Plain:	Beds not in Bsmt: 6	Zoning: RT-2
Rear Yard Exp:	Bathrooms: 6	Gross Taxes: \$7,044.00
Council Apprv?:	Full Baths: 6	For Tax Year: 2016
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 015-629-813	Tour:
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Water		

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Geothermal**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Concrete**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **4** Parking Access: **Front, Rear**
 Parking: **Carport; Multiple, Garage; Single**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **5 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **PL VAP187 LT 4 BLK 19 DL 301 LD 36.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 13'	Above	Bedroom	10'6 x 9'			x
Main	Dining Room	9'3 x 14'6	Above	Bedroom	10'6 x 9'6			x
Main	Kitchen	9'3 x 10'	Bsmt	Living Room	11' x 17'3			x
Main	Master Bedroom	10' x 14'6	Bsmt	Kitchen	9' x 8'			x
Main	Bedroom	10'6 x 9'	Bsmt	Bedroom	10'3 x 9'			x
Main	Bedroom	10'6 x 9'6	Bsmt	Bedroom	10'3 x 9'			x
Above	Living Room	16'6 x 13'			x			x
Above	Dining Room	9'3 x 14'6			x			x
Above	Kitchen	9'3 x 10'			x			
Above	Master Bedroom	10' x 14'6			x			

Finished Floor (Main): **1,148**
 Finished Floor (Above): **1,148**
 Finished Floor (Below): **784**
 Finished Floor (Basement): **784**
 Finished Floor (Total): **3,864 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **3,864 sq. ft.**

Bachelor Units: Income as at:
 1 Bed Units:
 2 Bed Units: Income/annum:
 3 Bed Units: Less Op. Exp:
 Other Units: Net Op. Income:
 Suite:
 Crawl/Bsmt. Height:
 Basement: **Full**

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

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

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