



Compliments Of: **JIM CHANG**

**RE/MAX CENTRAL**  
**Bus: 604-433-2211**



**#212 - 2960 E 29th Ave SP 192,000**  
HERITAGE GATE at 29th Ave SKYTRAIN! Bright & spacious 2 LEVEL, 2 BEDROOM & DEN, MAIN FLOOR FEATURES vaulted ceiling & big windows in the dining room, open kitchen with pass-through, living room with gas fireplace & sliders to balcony, 2 bedrooms with full ensuite in the master, side by side washer & dryer. UP THE STAIRS offers a bright den or 3rd bedroom & XX French doors to a  
**MLS#: 337210**  
Bk: RE/MAX CENTRAL 604-433-2211



**#2307- 6088 Willingdon Ave SP 345,000**  
CRYSTAL COURT. Lge & rare 3 bdrm & den, 3 bth. VIEWS of N.Shore to Mt.Baker & downtown from flr to ceil wndws thru-out. Excellent rec fac. Immed poss. Only lived in for 6 mos. Shows well.  
**MLS#: 321901**  
Bk: RE/MAX CENTRAL 604-433-2211



**#805 - 969 Richards Street SP 207,000**  
MONDRIAN 2 - Hurry on this one! Pristine popular One and Den plan. DUAL SIDED FIREPLACE for your enjoyment in either Living room or bath, open living/dining with MOVEABLE workable STAINLESS KITCHEN ISLAND. Classy Bossa - finishing throughout, maple floors with INSET STAINLESS TILES, European fixtures and bowl sink in bath, maple and glass cupboards, granite counters and  
**MLS#: 334406**  
Bk: ROYAL LEPAGE WESTSIDE 604-261-9311



**6690 Gilley Ave SP 488,000**  
GORGEOUS custom-built home with LARGE rooms throughout. Top flr has 2 mbdms w/full ensuite plus 2 more bdrms & 5th bdrm plus den on mn. Nice DEER LAKE location! MOTIVATED SELLER!  
**MLS#: 324519**  
Bk: RE/MAX CENTRAL 604-433-2211



**#1005- 9541 Erickson Drive SP 100,000**  
INVESTORS - 1st TIMERS! W. facing, LARGE 1 BR. Good LOCATION - walk to Lougheed Mall, & new SKYTRAIN. Pets & rentals allowed. Small \$130/m mtnc fees incl I/D pool. Owner to repaint. Rented at \$650.  
**MLS#: 320498**  
Bk: RE/MAX CENTRAL 604-433-2211



**2821 E 1st Ave SP 228,000**  
Building lot only - as is 33x114.06, RS-S zone. Across from T&T (1st Ave.Mall).  
**MLS#: 329320**  
Bk: RE/MAX CENTRAL 604-433-2211



**883 Westview Cresc SP 155,500**  
IMMACULATE with VERY PRIVATE YARD BACKING ONTO GREENBELT/CREEK. Perhaps 1 of the finest homes in Cypress Gardens. Hardwood flrs, newer carpets, designer decor. Maint incl tax, heat & rec facilities. Newer hot water tank. Great yard!  
**MLS#: 328082**  
Bk: RE/MAX CENTRAL 604-433-2211



**6160 St Catherines Street SP 342,000**  
SOLID 37 YEAR OLD VANCOUVER SPECIAL in original condition. 3 BDRMS up & 2 BDRM guest suite down on 2,630 SF. Hardwood in Bdrm, HUGE DECK, 1/2 blk to PARK, Fraser & 45th location. Walk to SHOPS.  
**MLS#: 32982**  
Bk: RE/MAX CENTRAL 604-433-2211



**#101 - 8450 Jellicoe Street SP 147,000**  
NEW RAINSCREEN. Quiet GROUND LEVEL, 2 bdrm & 2 bath with PATIO area & green space. FEATURES: gas F/P, 7 appls, sec sys. river walkway, tennis courts and parks nearby.  
**MLS#: 307516**  
Bk: RE/MAX CENTRAL 604-433-2211



**8891 Horne Street SP 155,000**  
SOLID, 2 level, 3 bdrm, 2.5 bath T/H with 2 BIG patios. FEATURES: wood burning fireplace, laundry, crown moulding, checkered kitchen floor! Close to MILLENIUM line & Lougheed Mall. PETS ALLOWED. Small TLC required.  
**MLS#: 316510**  
Bk: RE/MAX CENTRAL 604-433-2211



**2921 Kingsway SP 257,000**  
REMODELLED 2 bedroom on DUPLEX 38' KINGSWAY frontage! HIGH unfinished basement awaits your ideas. Great HOLDING - INVESTMENT property. Fully fenced. Ready to MOVE-IN. Call NOW.  
**MLS#: 319921**  
Bk: RE/MAX CENTRAL 604-433-2211



**#107 - 1750 Augusta Ave SP 93,500**  
2nd FLOOR! BIG-BRIGHT-OPEN layout with insuite laundry & spacious kitchen. GOOD BUILDING! Avail mid-December. PETS-RENTALS allowed. Last Sale \$100,000 - GREAT VALUE!  
**MLS#: 317881**  
Bk: RE/MAX CENTRAL 604-433-2211



**2906 E 8th Ave SP 310,000**  
Gorgeous bungalow, 1319 sf on a big 42' 5x121' 97' cmr lot. Nice layout, HWY floor throughout, big LR & DR, wideeap alcove. Huge 22'x16' south exposed deck. High unfinished basement await your ideas. 5 mins to skytrain & 1st Ave Market.  
**MLS#: 319153**  
Bk: RE/MAX CENTRAL 604-433-2211



**7652 Elwell Street SP 335,000**  
GREAT VALUE. 15 years young. 3 bedrooms up & 1 bedroom down-ideal for guests. Easily SUITEABLE. Attached XX car garage with rear lane plus BIG 20x8 workshop/storage room. 2 W/B fireplaces. 10 min to Metrotown. IMMEDIATE POSSESSION.  
**MLS#: 316263**  
Bk: RE/MAX CENTRAL 604-433-2211



**8872 Yarrow Place SP 440,000**  
GORGEOUS 2 level Crest home with VIEWS - UPDATED with Rich Ralph Lauren! designer colors, crown mouldings, beautiful HARDWOOD floors, professionally "LOW" landscaped front and backyards...great 3 tier garden sanctuary at backyard. 4 bedrooms on top with 5th bedroom or office on the main. GREAT CURB APPEAL!  
**MLS#: 314588**  
Bk: RE/MAX CENTRAL 604-433-2211



**531 San Remo Drive SP 225,000**  
Fabulous SAN REMO DR - GREAT SPACE - walk to trails and close to water. Bright BARE LAND 3 level - 0 clearance lot, FEATURES 3 bedrooms, dining room with vaulted ceiling, family room, HUGE backyard. Great winter INLET VIEW.  
**MLS#: 304283**  
Bk: RE/MAX CENTRAL 604-433-2211



**#319 - 6820 Rumble Street SP 153,000**  
Gorgeous 2 bdrm & 2 bath, TOP FLOOR END UNIT w/vault ceiling in LR & DR. BIG deck-south facing to greenbelt, newly painted, gas F/P, BIG KITCHEN. 3 mins to SKYTRAIN.  
**MLS#: 310750**  
Bk: RE/MAX CENTRAL 604-433-2211



**#102 - 2677 E Broadway SP 123,300**  
Great 2 bedroom, 2 bath cdmm in excellent condition. Insuite washer & dryer, gas fireplace, well built with no water leaks. Very neat and clean unit with private entry. Pets and rentals OK.  
**MLS#: 304742**  
Bk: ROYAL GROUP-TAPESTRY RLTY LTD. 604-590-6111



**2744 W 10th Ave SP 480,000**  
Terrific KITSILANO bungalow in the VERY QUIET part of 10th!!! This home has CHARM and is VERY WELL KEPT - MAIN FLOOR delivers a unique back-split with 2 LARGE bedrooms and a 3rd bedroom to the right of the main entrance - all fir flooring. As well, a HUGE living room with OAK FLOOR, cove ceiling, and a handsome wood-burning fireplace! The cozy kitchen has 3  
**MLS#: 307039**  
Bk: RE/MAX CENTRAL 604-433-2211



**1155 Esperanza Drive SP 227,000**  
NEW HORIZONS! Great Layout - Bright & Spacious. FEATURES 3 BEDROOMS & Den, Family Room, 2 Gas Fireplaces, BIG rear yard.  
**MLS#: 308485**  
Bk: RE/MAX CENTRAL 604-433-2211

**ALL MEASUREMENTS ARE APPROXIMATE**

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**3269 E 28th Ave SP 540,000**  
GORGEOUS Renfrew Heights home. Features 3 levels, total of 7 Bedrooms, legal 2 Bedroom suite down, BIG family room, 3 car garage. NEW PAINT. SHOWS LIKE NEW! Immediate Possession Available.



**1307 E 8th Ave SP 243,500**  
SHOWS WELL!! GREAT 1st TIMER BUY...like an UP/DOWN DUPLEX. Total of 4 bedrooms, 2 kitchens. NEW CARPET & PAINT!! HUGE DECK. RM-4N apt. zoned. WONT LAST.



**3262 Vimy Cresc SP 220,000**  
BUILDING LOT ONLY!! Good VIEWS. Pie-shaped 5,377sf lot. HIGH side of street. Area of NEW HOMES. City Vancouver Right of Way. All offers to be condition-free.



**#809 - 1189 Howe Street SP 129,000**  
GENESIS! Excellent downtown STUDIO with deluxe furniture package! Granite counters...hotel facilities. 1 parking space. GREAT INVESTMENT. Rented at \$1,100/month.

MLS#: 308467  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 305906  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 291048  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 286328  
Brk: RE/MAX CENTRAL 604-433-2211



**#1901- 1003 Pacific Street SP 452,000**  
SEASTAR by Greystone Properties! This is a GORGEOUS 1,304 square feet OPEN LAYOUT with SPECTACULAR WATER and S-E CITY VIEWS! Features 9 foot FLOOR-TO-CEILING windows to capture the postcard vista, quality HARDWOOD floors in the main areas, SPACIOUS Living Room with GAS FIREPLACE & Dining Room, plus SLIDERS off the living area to one of the few



**3106 Venables Street SP 420,000**  
WELL KEPT SPANISH style Vancouver Special. We offer a LARGE FLOOR PLAN (OVER 3000 SQ FT) with 3 bedrooms on the main, HUGE kitchen & eating area for BIG FAMILY functions, MASTER BR with its own full 3 piece ensuite, sliders off the dining room to the wrap around front balcony & from the kitchen into a LARGE 15 X 15 concrete slab ENTERTAINMENT DECK. The LOWER level offers



**4206 Charles Street SP 330,000**  
Clean CHARACTER. 3 level, 4-5 bedroom on 50'x122' lot. 200A service. Newer 2 car garage. WALK to PARK. Basement w/tons of potential. GREAT PRICE - GREAT LOCATION - WONT LAST!!!



**#313 - 2965 Horley Street SP 158,750**  
Central & quiet, shows like new. Fresh paint, new laminated HW flr in LR. Inste laundry, gorgeous corner gas fireplace. Humidity control. Spacious 2 bdrm w/mstr bdrm & living room. Go out to 13 x 17' balcony. Meas approx; buyer to verify.

MLS#: 286300  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 302400  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 303913  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 293278  
Brk: REGENT PARK FAIRCHILD RLTY INC 604-606-8188



**8365 15th Ave SP 268,000**  
3 bedroom on main w/hardwood floor. Fully finished basement. All measurements are approximate and to be verified by buyer if important.



**#108 - 1750 Augusta Ave SP 95,000**  
2nd floor! BIG, BRIGHT & OPEN layout with LARGE master! Includes insuite laundry, spacious kitchen. New paint. GOOD BUILDING! Immediate Possession! CALL NOW.



**#102 - 3628 Rae Ave SP 96,500**  
Immaculate 1 bdrm with 11'x11' patio, insuite laundry & gas fireplace. Well looked after building with sauna, whirlpool, exercise & party room. Pets OK. Rentals limited to 10. Walk to Skytrain. WELL PRICED.



**9611 Florimond Road SP 274,500**  
Ideal 3 bdrm & family room home. Privately loc on a lge mature hedged lot w/beautiful west exposed cedar sundeck & hot tub off kit, perfect for summer BBQ. HW flrs on main & upper lvl, newer kit, HW tank, newer appls, dble wndws, ceil fans

MLS#: 300971  
Brk: HOMELIFE GLENAYRE REALTY 604-859-3141

MLS#: 295155  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 296163  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 293376  
Brk: RE/MAX WESTCOAST 604-273-2828



**#23 - 7488 Mulberry Place SP 319,900**  
Great home backing on greenbelt in good loc of complex. Extras incl 3 full baths, HW flrs, alarm, marble, wndw seats, custom paint, surround sound, custom den, vaulted cells, water purifier. A real pleasure to show.



**#1106- 7077 Beresford Street SP 129,000**  
Excellent 2 bdrm value (2nd bdrm is den with XX French doors). Bright & quiet SW corner unit w/Richmond & Vancouver VIEWS. Insuite laundry. Minutes to Metrotown & 10 minute walk to SKYTRAIN. CALL NOW.



**352 E 6th Ave SP 300,000**  
Legal TRIPLEX CHARACTER. 3 suites/garage rented at \$2305/mo. RM4 zoned. 3 individual elec meters, HW heat, gas fired boiler, 2 two bdrms, 1 one bdrm, shared laundry, workshop 220 volts w/umace. Showings Mon, Wed & Sat 5-7 pm.



**#10 - 5201 Oakmount Cresc SP 460,000**  
EXCELLENT 1st TIME OFFERING at the HARTLANDS in the OAKLANDS. Burnaby's most prestigious planned community. This is a LARGE & BRIGHT 3,450 sq ft home spread over 3 levels. THIS SPACE HAS A GREAT HOUSE FEEL! The MAIN FLOOR features 1,407 sq ft with an OPEN LIVING-DINING ROOMS with soaring VAULTED CEILING - living room with gas fireplace, large OAK

MLS#: 292973  
Brk: SUTTON PREMIER REALTY 604-581-8400

MLS#: 276357  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 289258  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 285707  
Brk: RE/MAX CENTRAL 604-433-2211



**652 Lost Lake Drive SP 271,500**  
Well maintained River Height family home...This 4 bdrm home has a spacious oak kitchen, partry, 2 gas fireplaces, 3 baths & garage. The bright West facing backyard is fully fenced. Allow 24 hr for appt.



**106 E 40th Ave SP 360,000**  
HUGE EXTENDED HOME on a CORNER lot! This is an UPDATED character bungalow & MUST BE SEEN INSIDE to appreciate the MANY POSSIBILITIES. DECEIVING from the outside, ALL ROOMS are LARGE! The MAIN FLOOR consists of a LR-DR combination with coved ceiling, 2 BDRM (all with HW FLOOR) & a funky kitchen with a newer fridge & flooring. THE REAR EXTENSION



**#304 - 1515 E 5th Ave SP 98,000**  
VERY LARGE 1 BEDROOM. Top floor - no one above you! BRIGHT & AIRY with VAULTED ceilings & opera windows. Very nice FLOOR to CEILING ROCK wood burning FIREPLACE. It's a CORNER unit with only 1 common wall & wrap-around sundeck. IMAGINE the BBQ entertaining or soaking the RAYZZ-z-z-z-z-z. NEW ceramic tiles in all the right places and new carpet. Mechanically VERY



**3341 Dumfries Street SP 340,000**  
A lot of SURPRISES from this CUTE home on a HUGE 51'X178.62' VIEW property that's near TROUT LAKE!! This is a WELL MAINTAINED 84 year old 2 level CHARACTER bungalow with NICE CURB APPEAL. The charming MAIN FLOOR has a cozy 737 square feet layout consisting of 2 GOOD-SIZED bedrooms with HARDWOOD floor, LARGE kitchen with eating area, UPDATED BATH

MLS#: 275677  
Brk: SUTTON GRP-WEST COAST REALTY 604-415-9800

MLS#: 286292  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 283028  
Brk: RE/MAX CENTRAL 604-433-2211

MLS#: 280807  
Brk: RE/MAX CENTRAL 604-433-2211

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**#103 - 2975 Princess Cresc SP 148,000**  
JEFFERSON 2 level townhome style condo with 2 bedroom, 2 bathroom and bonus 2 PARKING SPOTS. Very attractive layout with bedrooms on top floor. Ceramic tile throughout main. Master has walk-in closet and huge ensuite.

MLS#: 271064  
Bk: ROYAL LEPAGE CORONATION WEST 604-939-6666



**#36 - 7520 18th Street SP 169,500**  
ALAS, YOUR SEARCH IS OVER! This is a GORGEOUS 3 bedroom, 2.5 bath END UNIT townhome in the very well maintained WESTMOUNT PARK complex. As you enter your new home, you will be impressed with the layout & the BEAUTIFUL TOUCHES throughout including floating hardwood in the foyer, & designer WALL TREATMENT in rich & neutral colors. Up a short

MLS#: 281016  
Bk: RE/MAX CENTRAL 604-433-2211



**24270 100 B Ave SP 251,600**  
'COUNTRY LANE' Village 1. Parkside deluxe 2 storey with full unfinished bsmt. Garibaldi plan with double garage backing onto greenbelt. Features 3 bdrms, 3 baths, ensuite soaker tub, gas fireplace in great rm, maple kit & island & nook.

MLS#: 267751  
Bk: RE/MAX RIDGE MEADOWS REALTY 604-466-2838



**8643 10th Ave SP 242,000**  
Quiet part of 10th. Well kept & solid 3 bdrm split w/ huge rec rm & dev potential down. H/W on main under carpets. Across from tennis courts. Lovely private yard. Hurry - won't last in this market!

MLS#: 281227  
Bk: RE/MAX CENTRAL 604-433-2211



**937 Mclean Drive SP 156,000**  
BEST DEAL IN TOWN!! Cute & cozy starter home near THE DRIVE. Better than a cdmn/twnhse at this price. Your own private garden & an unfn bsmt await your ideas. NEW HW TANK, carpet, tiled floor, paint & back deck. Across from Brit High.

MLS#: 280076  
Bk: RE/MAX CENTRAL 604-433-2211



**#215 - 7326 Antrim Ave SP 116,000**  
Come see this extremely well kept unit in Sovering Manor. Walk to ALRT & school. 1 of only 2 - 1 bdrms in complex w/W/I clst. New paint, gas F/P, marble foyer, lots of strge & generous bdrms. Lge balc facing bkyrd. Nice & clean. Well maint

MLS#: 276782  
Bk: SUTTON GROUP - BROADVIEW RLTY. 604-738-1000



**7235 Inlet Drive SP 247,500**  
EXCELLENT VALUE in this WELL-KEPT 60 X 120 VIEW property. The MAIN floor offers 1,059 SF with 3 bedrooms (all with hardwood flooring), BRIGHT living room with a cozy, wood burning fireplace & dining room with a picturesque INLET view. The kitchen has newer light oak cabinets and access to the 20' x 14' ENTERTAINMENT SIZE DECK. The LOWER level includes another 1,059 SF

MLS#: 276361  
Bk: RE/MAX CENTRAL 604-433-2211



**#707 - 680 Clarkson Street SP 128,800**  
Quality 2 bdrm in D/T New West - efficient flr plan, top appliances, insuite laundry, balcony, storage locker. Walk to 2 SKYTRAIN stations, concrete construction by reputable builder. NO LEAKS. Rented M-M at \$920.

MLS#: 214888  
Bk: RE/MAX CENTRAL 604-433-2211



**#205 - 2238 Eton Street SP 84,000**  
CHEAPER than RENT! \$4300 down - only \$530/mo at 5.75% incl CMHC insurance. 2 bedroom, end balcony/den, insuite hook-up, north exposure. Problem free building. Immediate occupancy. GREAT 1st time buyer value. WONT LAST.

MLS#: 274043  
Bk: RE/MAX CENTRAL 604-433-2211



**#613 - 5262 Oakmount Cres SP 185,000**  
ST. ANDREWS in the OAKLANDS!!! Great VALUE is this BRIGHT west facing TOP FLOOR home with 1023 square feet. FEATURES include: VAULT ceilings in the LIVING & DINING rooms, natural GAS FIREPLACE, French doors in the living room to the cute DECK with North Shore VIEWS, 2 BEDROOMS & 2 FULL BATHS (master bedroom has a 5 pce ensuite with separate soaker

MLS#: 241275  
Bk: RE/MAX CENTRAL 604-433-2211



**6391 Bryant Street SP 325,000**  
Fantastic view, 2 level family home. Hardwood floors. A great location. Nice backyard, great for kids. Plus lane access.

MLS#: 270874  
Bk: RE/MAX CENTRAL 604-433-2211



**#501 - 5262 Oakmount Cres SP 220,000**  
ST. ANDREWS at the OAKLANDS!!! Like BRAND NEW is this TOP FLOOR 1248 sf home with 2 BEDROOMS, VAULTED CEILINGS, 2 FULL BATHS (master bedroom has a 5 pce ensuite with separate soaker tub/shower), COOK'S KITCHEN with built-in wall oven, cooktop, dishwasher and white heritage cabinets, adjacent cozy FAMILY ROOM or eating area, 2 BALCONIES with North

MLS#: 261178  
Bk: RE/MAX CENTRAL 604-433-2211



**2482 Franklin Street SP 317,750**  
EXCELLENT 54 year young CHARACTER bungalow in NICE SHAPE & a GREAT FLOOR PLAN on a BIG, sunny 44 x 122 level lot. There are 3 LEVELS with 4 bedrooms & den. The MAIN FLOOR offers LARGE ENTERTAINMENT size LIVING & DINING rooms with coved ceiling, newer \$2,500 GAS FIREPLACE, 3 leaded glass French doors, 2 BEDROOMS, good size kitchen with funky

MLS#: 268257  
Bk: RE/MAX CENTRAL 604-433-2211



**#307 - 6735 Station Hill Cou SP 164,900**  
Rare find in the courtyard near Edmonds skytrain. Extra lge 2 bdrm at private park side loc featuring 4 sliding doors onto 2 sun decks overlooking the forest, bright western exposure, excellent condition. Just move in. 2 prkg stalls incl.

MLS#: 265249  
Bk: ROYAL LEPAGE NORTHSTAR REALTY 604-597-1664



**#708 - 6070 McMurray Ave SP 136,000**  
'LA MIRAGE I' - 1 bedroom & den, NE exposure, 2 balconies, insuite laundry, XL storage locker. Great amenities. No pets & rentals. Walk to Metrotown. All measurements are approximate & to be verified by buyer.

MLS#: 265677  
Bk: RE/MAX CENTRAL 604-433-2211



**4088 W 10th Ave SP 442,000**  
\*\*\* No Comments Available \*\*\*

MLS#: 268010  
Bk: RE/MAX CENTRAL 604-433-2211



**2511 Pandora Street SP 274,900**  
Solid 3 level, 8 bedroom, used as rooming house. Great for large families. 2 kitchens. Convenient location.

MLS#: 260396  
Bk: RE/MAX CENTRAL 604-433-2211



**#45 - 7488 Mulberry Place SP 270,000**  
An awesome natural Westcoast setting surrounds this professionally & tastefully decorated executive townhome. The entry boasts slate floor hardwood flooring thru entire main. Kitchen has the newest in lacquer cabinets with magic chef appliances. Includes gas range. Main floor opens onto interlocking brick patio & fully fenced, gated & peaceful backyard backing onto trees and a bonus

MLS#: 255592  
Bk: SUTTON-CENTRE REALTY 604-435-9477



**#404 - 2060 Bellwood Ave SP 110,000**  
LARGE 2 BEDROOM. East exposure. Huge covered balcony. Cheater bath. Newly painted. Great rec facilities. Walk to Brentwood, future Skytrain & more. IMMEDIATE POSSESSION. SHOW ANYTIME.

MLS#: 255361  
Bk: RE/MAX CENTRAL 604-433-2211



**21191 Wicklund Ave SP 212,000**  
Very bright West-side home on a great lot. Close to schools & transportation. New doors, fresh paint. Bright Euro kitchen, formal dining room. Roughed in ensuite off mstr bdrm. Awesome back yard, garden, fruit trees, large shed.

MLS#: 251860  
Bk: ROYAL LEPAGE - BROOKSIDE RLTY. 604-467-5131

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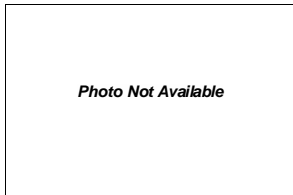
Compliments Of: **JIM CHANG**

**RE/MAX CENTRAL**  
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**3212 Marmion Ave SP 265,000**  
Great starter house in hot 'Killerney'! Live now, rent it out or build. 3 bedrooms, 2 baths, 2 kitchens. Large lot plus lane. Convenient location.

MLS#: 254534  
Bk: RE/MAX CENTRAL 604-433-2211



**#901 - 4353 Halifax Street SP 128,000**  
Northwest corner unit on quiet side. Steps to Brentwood Mall. Updated 2 bedrooms, 2 tiled balconies. New appls, security system. New carpet, paint. HW flrs, tiled entry.

MLS#: 240836  
Bk: RE/MAX CENTRAL 604-433-2211



**3438 Turner Street SP 374,000**  
Architects own home. WESTSIDE style with character in design. Beautiful 2-1/2, level home with 10 foot ceilings on the main, hardwood flooring, sunken living room, deluxe maple kitchen and gas stove plus two natural gas fireplaces. The top has three unique bedrooms... skylight, vaulted ceilings and handy laundry room. The lower floor consists of a lovely two bedroom suite... ideal for guests. Nicely

MLS#: 244442  
Bk: RE/MAX CENTRAL 604-433-2211



**#303 - 9147 Saturna Drive SP 69,000**  
1ST TIME BUYER ALERT! Better than renting. Top floor with BIG deck, ensuite laundry, private townhome entrance, pool, sauna, low maintenance fees. ALL in a scenic surrounding.

MLS#: 240196  
Bk: RE/MAX CENTRAL 604-433-2211



**#811 - 1189 Howe Street SP 142,000**  
THE GENESIS - 26 storeys high quality built concrete building well located at HOWE & DAVIE. Grand Renaissance inspired lobby with 24 hours on-site concierge/security guard. Superb 1,800 sq ft swimming pool, saunas, hot tub, exercise room billiard & library rooms, 50 inch screen with DVD/D equipped media room, meeting & guest rooms are some of the amenities & unique features at

MLS#: 138614  
Bk: EDWARD WONG & ASSOC. RLTY INC. 604-737-1911



**6968 Kerr Street SP 393,000**  
Prime Killerney area, near Champlain Mall. Quality custom built 3 bdrms up & one - 2 bdrm suite, & one - 1 bdrm suite. Close to Killerney Jigh School. Very clean & well kept. Owner occupied. Very easy to show. All meas are approx.

MLS#: 246735  
Bk: SUTTON GROUP KILLARNEY REALTY 604-257-8888



**#201 - 5270 Oakmount Cres SP 184,000**  
Burnaby's popular BELVEDERE complex in Oaklands. Wonderful walking trails to Deer Lake & surrounding Parkland, steps to transit, schools, Bonsor Recreation Centre & Metrotown Shpg. Enter this beaut 2 bdrm grdn ste w/lge tiled ent. Spac & open flr plan w/9' cells. Formal LR w/gas F/P & custom wood mantle & marble tile facing, lge wndw overlooking aggregate patio. Entert size DR,

MLS#: 239956  
Bk: RE/MAX CENTRAL 604-433-2211



**#704 - 1235 Quayside Drive SP 153,000**  
Rare find - 3 bedroom at Rivers Mansions in the heart of The Quay. Terrific value. View from deck, 3 baths plus ensuite laundry and gas fireplace.

MLS#: 231348  
Bk: RE/MAX CENTRAL 604-433-2211



**#1206 - 1188 Howe Street SP 93,000**  
Best 1 BDRM/DEN (enclosed deck) downtown value for \$0 FT. AGE, VIEWS, LAYOUT, POOL & GYM. Bright S.E. exposure... lil cosmetics will make it SHINE.

MLS#: 153542  
Bk: RE/MAX CENTRAL 604-433-2211



**#1102 - 6838 Station Hill Dr SP 188,000**  
Super 2 bdrm, 2 bath condominium in Belgravia Gold Georgie Bldg in City in the Park. Nice northwest view. 1/2 block to Skytrain Station. 20 mins to Downtown Vanc on the Skytrain. 12'x 16' balcony. Resort like amenities.

MLS#: 240175  
Bk: SUTTON GROUP - PRIORITY REALTY 604-522-3800



**2344 Prince Albert Street SP 230,000**  
CHARACTER. Great LAYOUT. Good BONES. Small LOT. Small GARDEN. SMALL PRICE. 3 BEDROOMS up & 2 BEDROOM down. Front Porch. POTENTIAL PLUS. Try your OFFER. Meas are approx.

MLS#: 242128  
Bk: RE/MAX CENTRAL 604-433-2211



**4115 Alice Street SP 227,000**  
Well-kept, 1st time buyer home in cul-de-sac. HW floors on main, potential guest suite down, needs sink/fridge. Nice, flat BIG 44x108' lot. Walk to Brewers Park, Gladstone High & Grandview Community Ctre. WONT LAST!!

MLS#: 234788  
Bk: RE/MAX CENTRAL 604-433-2211



**#404 - 1631 Comox Street SP 118,000**  
2 L-E-V-E-L top floor (4th), no one above you, 1 bdrm/den. Gas F/P. Easy to show. Measurements are approximate. Enclosed balcony is non-conforming. Enclosure can be removed if desired. Priced below assessment.

MLS#: 231748  
Bk: SUTTON GRP.-WEST COAST REALTY. 604-986-9321



**#305 - 1210 Quayside Drive SP 115,000**  
TIFFANY SHORES AT NEW WEST QUAY! It's the LIFESTYLE... serene & secured. PEEK-A-BOO VIEW. Large 1 bedroom with natural gas fireplace, ceramic floor tiling in all the right places, Euro kitchen with room for table for 2. Many TASTEFUL UPDATES include NEW carpet, new paint, laundry cabinetry, Decora rocker switches, etc. Excellent \$30,000 contingency fund. Well run strata with low

MLS#: 211066  
Bk: RE/MAX CENTRAL 604-433-2211



**20 Slocan Street SP 370,000**  
WELL KEPT European owner Vancouver Special. BIG 48x122 corner lot. Gleaming hardwood floor, LARGE 1 BDRM mortgage helper & BIG garden! Close to Hastings shops, Downtown, French Immersion. IMMEDIATE POSSESSION. GOOD BUY!

MLS#: 216824  
Bk: RE/MAX CENTRAL 604-433-2211



**5830 Rupert Street SP 258,000**  
Big & solid 6 bdrm, 2 kit home with guest accom in Killerney High School. Gorg HW flr under carpet. Good layout. A little updating will make this home a WINNER! 3 bdrm suite down! Immediate possession.

MLS#: 232466  
Bk: RE/MAX CENTRAL 604-433-2211



**4725 Buxton Street SP 318,000**  
Prime Forlglen location. Fabulous mountain view, 3 bedrooms up, 2 bedroom suite down tenant occupied. Need 24 hours to show. Double garage off lane, carport in front. Lots of potential.

MLS#: 219851  
Bk: RE/MAX CENTRAL 604-433-2211



**#406 - 1050 Bowron Court SP 192,000**  
'10...IMMACULATE 2 Bedroom & 2 full Bath 'CORNER' suite...BRIGHT & OPEN with a terrific 1,276 S.F. floor plan, excellent BIG all season deck and awesome CITY VIEWS. The Living Room with gas fireplace, Dining Room & Kitchen are LARGE...super for ENTERTAINING! Lots of ensuite storage, pantry and ensuite laundry. The owners have tastefully UPDATED this unit with all new

MLS#: 224138  
Bk: RE/MAX CENTRAL 604-433-2211



**#1005 - 6540 Burlington Ave SP 150,000**  
\*\*\* No Comments Available \*\*\*

MLS#: 229582  
Bk: RE/MAX CENTRAL 604-433-2211



**#427 - 383 E 37th Ave SP 144,000**  
SIMPLY GORGEOUS! Magnolia Gate at Queen Elizabeth Park, where 'EAST meets WEST'. BRIGHT, OPEN & LUXURIOUS is this TOP FLOOR 1 bedroom suite with 765 sq ft. There are many FEATURES including - modern painted walls, soaring 16' vault ceiling, skylights, natural gas fireplace, 5 top appliances including ensuite laundry, radiant floor heating, huge 5x8' storage locker and

MLS#: 224772  
Bk: RE/MAX CENTRAL 604-433-2211

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Compliments Of: **JIM CHANG**

**RE/MAX CENTRAL**  
**Bus: 604-433-2211**



**#807 - 680 Clark Street SP 120,000**  
The CLARKSON in Downtown New West - efficient floor plan, top appliances, insuite laundry, balcony, storage locker, secured parking space, walk to 2 SKYTRAIN stations, concrete construction, NO LEAKS, NO GST. Pets allowed.

MLS#: 214916  
Bk: RE/MAX CENTRAL 604-433-2211



**#106 - 3455 Ascot Place SP 124,000**  
QUEENS COURT at Collingwood Village. Excellent 2 bedroom CORNER unit in IMMACULATE condition with a great NorthWest and court yard exposure. This is a VERY BRIGHT open floor plan with sliders from the living room to a LARGE BBQ size patio. All appliances are in tip top shape and the laundry facilities are located just right next door....like your own insuite laundry. Don't let the

MLS#: 212390  
Bk: RE/MAX CENTRAL 604-433-2211



**2759 Venables Street SP 250,000**  
PRISTINE neat as a pin 4 BDRM bungalow. 1st TIME on MARKET! FEATURES - Hardwood floor under wool crpt, wood burning fireplace & immaculate landscaping. Excellent guest suite potential w/ high ceiling. Close to EVERYTHING. Sure to please!!

MLS#: 202211  
Bk: RE/MAX CENTRAL 604-433-2211



**3187 Sechelt Drive SP 209,000**  
Bright & sunny home in quiet/pretty C-D-S. Exceptional OPEN layout. Clean & neat with fresh paint & carpets. Large family room with attractive rock F/P off kitchen. Den can be 4th brdm. Private, fenced yard. Near school & park. Meas approx.

MLS#: 193173  
Bk: RE/MAX CENTRAL 604-433-2211



**2788 Cambridge Street SP 384,000**  
SIMPLY GORGEOUS in SHOW HOME condition. MAJOR \$\$\$ UPDATING within the last 6 months & is evident throughout this spacious and excellent 2650 SF plan. The extra deep lot beckons entertainment from the sunny south facing backyard. The 'I WANT'S' are: A lovely 1 of a kind oak bannister, gently winding to the top floor where you find 4 generous sized bedrooms, the Master with a

MLS#: 188352  
Bk: RE/MAX CENTRAL 604-433-2211



**3288 E 2nd Ave SP 231,000**  
1st TIME BUYER ALERT! 40' x 124' lot with mountain & Capitol Hill views. Hardwood floor, woodburning fireplace on main, new roof & bsmt suite, near T & T. Superstore, Rupert Park & #1 Highway. Hold/Build 2996 SF new home.

MLS#: 213318  
Bk: RE/MAX CENTRAL 604-433-2211



**#804 - 888 Hamilton Street SP 124,500**  
ROSEDALE GARDEN. West facing unit with city view. Central Downtown location yet quiet! Shared hotel rec facilities & pool. Move-in condition. Well priced. Overseas owner wants it sold.

MLS#: 218129  
Bk: RE/MAX SELECT PROPERTIES 604-737-8865



**4483 Frances Street SP 359,000**  
Shows like new! Fully renovated with new paint, new flooring & new fixtures. Total of 5 bedrooms + den with excellent guest suite. Easy stroll to Safeway & Hastings shops. IMMEDIATE POSSESSION. SHOW & SELL!

MLS#: 202065  
Bk: RE/MAX CENTRAL 604-433-2211



**78 Worthington Place SP 418,000**  
Incredible value & property for the price. 7 bdms, 6 baths, 2 staircases, huge home & gorg view to the north! If you are looking for large, you found it. This home is fit for a king & queen & family too. Yard is south facing & entert size.

MLS#: 192251  
Bk: RE/MAX CENTRAL 604-433-2211



**8644 Caraway Court SP 199,900**  
Cozy 3 brdm townhome in peaceful area. New HW floor in kitchen, new lino in baths, exterior painted Summer '99, alarm, large living room & kitchen corner unit. Open to offers. Motivated Vendor.

MLS#: 184823  
Bk: EVERGREEN REALTY LTD. 604-433-6393



**3177 Gambier Ave SP 227,000**  
Lots of updates in this 2 M hme within the past 5 yrs, 4 yr roof, 3 yr gar. 2 yr conc circular pavement in bkdy, HW flr in LR & 1 brdm upstairs & FR downstairs. Brand new tile flrg in foyer & hallway. Totally new paint thruout.

MLS#: 220482  
Bk: MULTIPLE GROUP HANS WONG RLTY. 604-273-8555



**#110 - 975 W 13th Ave SP 87,000**  
Move-in condition. New carpet, wall to wall. Private patio off living room. Corner unit. All measurements are approximate and to be verified by buyer.

MLS#: 206734  
Bk: REGENT PARK FAIRCHILD RLTY INC 604-606-8188



**4285 St George Street SP 360,000**  
Glamorous, tastefully renovated Vancouver Special, in super location between Fraser & Main. Owners spent \$\$\$ upgrading this solid home. They put in ALL oak floors on the main level which has 3 bedrooms & 1-1/2 baths. The baths were completely gutted & redone with beautiful Italian tiles, jacuzzi & built in laundry. The open kitchen boasts new custom cupboards, tile backsplash,

MLS#: 199304  
Bk: RE/MAX CENTRAL 604-433-2211



**2943 Adanac Street SP 273,000**  
GREAT BUY! This is a well kept, LARGE FAMILY HOME with a total of 5 bedrooms, 2 baths on 3 levels with over 2400 sq. ft plus ROOM for EXPANSION! THE OPEN MAIN FLOOR layout offers you GREAT FLOW with 2 bedrooms, living room, full bath, family eating area & kitchen with sliders out to the BIG 12'x11' sunny deck. The TOP FLOOR consists 2 more bedrooms with mega

MLS#: 191551  
Bk: RE/MAX CENTRAL 604-433-2211



**4448 Georgia Street SP 369,000**  
BE CAREFUL! This home is LOADED! COMPLETED RENOVATED to Better Homes & Garden quality. Shows like NEW! Over \$130K in incredible 1 WANTED updates. This is not your typical Vancouver Special. MAIN - offers hardwood flooring throughout, new heritage doors, 3 skylights to flood natural light, California wood shutters, pot lighting throughout, a dreamy kitchen with gas range and

MLS#: 190153  
Bk: RE/MAX CENTRAL 604-433-2211



**#38 - 98 Begin Street SP 143,000**  
IMMEDIATE POSSESSION!! Popular Le Parc townhomes! This is very WELL KEPT one owner home nestled in the heart of the complex. The MAIN FLOOR offers a very NICE LAYOUT with a spacious kitchen, sliding glass door from the dining room to an EXTRA LARGE patio and a LARGE living room with a cozy woodburning fireplace. The 2nd level has 2 bedrooms, a full bathroom and

MLS#: 219908  
Bk: RE/MAX CENTRAL 604-433-2211



**3673 Campbell Ave SP 328,000**  
A beautiful fam hme w/ loads of updating. HW flrs. Gas F/P. Mostly dble wndws. Updated kit & bath. Roof 3 yrs, HW tank 1 yr. 22.9x11 patio. Gorg bkdy. Fully fenced front & back. A must view.

MLS#: 209364  
Bk: RE/MAX CENTRAL 604-433-2211



**2973 E 1st Ave SP 223,000**  
Solid starter. 2 brdm with family rm up & 2 brdm mtge helper down. New roof, vinyl siding & large 17x7 deck. Very very quiet! Motivated seller - easy to show. Shows well! Call now for your personal tour. Offers please.

MLS#: 196106  
Bk: RE/MAX CENTRAL 604-433-2211



**4577 Brentlawn Drive SP 335,000**  
Brentwood Park! Rare 3 bedroom on main. HW floor under carpet. South facing flat lot. Newer garage door, roof, carpet & appliances. Solid home! For immediate possession. Easy to show. Call now!

MLS#: 193517  
Bk: RE/MAX CENTRAL 604-433-2211



**3189 Sechelt Drive SP 191,000**  
Good starter. Requires updating - reflected in price. Large living room & dining room with cozy family room. Big garage. A little sweat equity will turn this home into a gem. Showings anytime.

MLS#: 184526  
Bk: RE/MAX CENTRAL 604-433-2211

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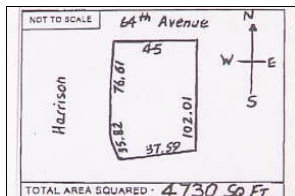


Compliments Of: **JIM CHANG**

**RE/MAX CENTRAL**  
**Bus: 604-433-2211**



**3820 W 16th Ave SP 378,000**  
70 year old 3 level 'Charmer' with hardwood floors, wood burning fireplace, leaded glass windows & door accents, 2 bdrms on main, 1 bdrm up plus bsmt suite. Queen Elizabeth Elementary & Lord Byng High.



**1808 E 64th Ave SP 225,000**  
LOT VALUE ONLY. 4730 sq ft. RS-1 Zoning. Corner Lot at 64th & Harrison. NO INTERIOR SHOWING. Estate Sale. orner Lot at 64th & Harrison. NO INTERIOR SHOWING. Estate Sale.



**906 W 17th Ave SP 320,000**  
Best Cambie value. Nice layout. Needs work. 2 bdrms up, 1 on main (could be dining room). Fir floor. Unfinished 6.3' bsmt with 4 piece bath. Near Douglas Park. OPPORTUNITY KNOCKS!



**6415 St Catherines Street SP 315,000**  
Immaculate one owner Vancouver special with 2 bedroom suite potential on main floor. All measurements are approximate and buyer to verify.

MLS#: 179159  
Bk: RE/MAX REAL ESTATE SERVICES 604-263-2823



**902 W 17th Ave SP 435,000**  
Character. Corner 42 x 122 lot. 3 suites at \$2615 per month. Cove ceiling & fir/oak flooring on main. Funky 1 bdrm up. Great Douglas Park location! Won't last. Best Cambie value.

MLS#: 159153  
Bk: RE/MAX CENTRAL 604-433-2211



**3250 E 51st Ave SP 290,000**  
Solid home in prime location with gas fireplace, hardwood floors, newer sundeck. Unfinished basement with excellent height. Lane at side. Great hold/build 3033 SF home. Short notice viewing ok.

MLS#: 164881  
Bk: RE/MAX CENTRAL 604-433-2211



**904 W 17th Ave SP 321,500**  
Character. TLC required. Full length attic/bdrm. Unfinished basement. Near Douglas Park.

MLS#: 167787  
Bk: RE/MAX CENTRAL 604-433-2211



**8322 14th Ave SP 198,000**  
Well kept 3 bdrm home located on quiet st. Nice family neighborhood. This rancher boasts over 1200 sf living area, H/W fir under carpet, spacious kitchen with eating area, dble glazed wndws. Walking dist to Cariboo Hgh/2nd St Elem Schl.

MLS#: 165904  
Bk: RE/MAX CENTRAL 604-433-2211



**7460 Lawrence Drive SP 368,000**  
Outstanding EXECUTIVE family home in prime MONTECITO. This well maintained home is OFFERED on the market FOR THE FIRST TIME...only 13 YEARS YOUNG and boasting over 2400 square feet on a huge corner lot. Here are some of the MANY FEATURES: MAIN floor has dining room with buffet/butch cove, oak kitchen with adjacent comfortable nook set in a bay window

MLS#: 163409  
Bk: RE/MAX CENTRAL 604-433-2211



**#1404- 1188 Howe Street SP 120,500**  
Excellent downtown location with GREAT 1 bedroom & den layout. Building features lap pool & gym. Best price in building so act fast.

MLS#: 162384  
Bk: RE/MAX CENTRAL 604-433-2211



**8405 13th Ave SP 363,500**  
Shows like new! Original owner built home with 5 bedrooms plus 1 den on a very quiet 50 x 143 corner lot, with lane access. This family home is perfect for the growing family or with a terrific in-law suite. QUALITY materials evident throughout! MUST SEE to appreciate this excellent designed home. EASY TO SHOW. Call JIM CHANG at 657-1166 for your appointment.

MLS#: 120914  
Bk: SUTTON GROUP KILLARNEY REALTY 604-257-8888



**#806 - 3455 Ascot Place SP 91,000**  
Excellent concrete value! Fabulous views, INV exposure with balcony & excellent layout. Immediate Joyce Station access at doorstep. Walk to Kingsway shops. Solid VLC/Greystone built complex!

MLS#: 141353  
Bk: RE/MAX CENTRAL 604-433-2211



**7980 11th Ave SP 388,000**  
Motivated owner. Spacious 4000sf great layout. Top level has 2 master bdrms with ensuites. Main flr has huge kit & fam rm, 2 gas F/P's, sunken LR & lge DR, 2 bdrm ground flr suite w/9' ceiling for \$850/mo. Best Burnaby East valued homes.

MLS#: 153543  
Bk: RE/MAX CENTRAL 604-433-2211



**#905 - 680 Clarkson Street SP 84,530**  
The CLARKSON. NEW & cozy 1 bdrm with breakfast bar, balcony & ensuite laundry. Walk to skytrain & Quay. 5yr NHW. Great concrete investment.

MLS#: 118242  
Bk: RE/MAX CENTRAL 604-433-2211



**#407 - 509 Carnarvon Street SP 95,000**  
Top floor 2 bdrm suite, 2 blocks from Columbia Skytrain Station. Features gas F/P, tile entry, skylight, halogen track lighting + 2 parking stalls. Good location. Close to New Westminster Quay. Easy to show.

MLS#: 153592  
Bk: RE/MAX CENTRAL 604-433-2211



**786 E 49th Ave SP 350,000**  
Spacious 3 bdrms & den up with 2 bdrm suite potential down. Solid, well built home in good condition. Features 2 wood burning fireplace, double attached garage, security system, & more. All measurements are approximate.

MLS#: 153139  
Bk: RE/MAX CENTRAL 604-433-2211



**1351 W 8th Ave SP 151,000**  
Highly desirable FAIRVIEW VILLAGE. Open & spacious layout with a warm & cozy atmosphere. South patio off living room (10'6x11'9) and north patio off dining room (23'6x8'2). 'Other' is a clever space saving home office.

MLS#: 123604  
Bk: RE/MAX CENTRAL 604-433-2211



**4354 Frances Street SP 364,500**  
Beautiful well kept home. 3 bedrooms up & 2 bedrooms down. With kitchen, hardwood floor & living & dining rooms. Large sundeck. Double garage. Easy to show. Pty cont accom which is not auth. Buyer to verify measurements. Motivated seller.

MLS#: 152955  
Bk: COLDWELL BANKER WESTBURN RLTY. 604-437-1123



**1516 10th Ave SP 204,000**  
Well kept! Solid & cozy 3 bdrm character home. Lots of charm with hardwood flooring, French doors, large kitchen with eating area. South exposed backyard. Rear lane access. Mins to BC Hydro offices & Skytrain. Appt Jim Chang 657-1166.

MLS#: 149838  
Bk: RE/MAX CENTRAL 604-433-2211



**#1105- 680 Clarkson Street SP 90,000**  
"CLARKSON IN THE CITY" Great selection of studios/1 bdrm/1 bdrm & den/2 bdrm. Over 80% sold. Walk to New West Quay/ALRT. Spectac Fraser River vw! Qlty materials/craftmanship evident thru-out.

MLS#: 150619  
Bk: RE/MAX REAL ESTATE SHOWCASE 604-872-2288

MLS#: 145798  
Bk: LEGEND REAL ESTATE GROUP LTD., 604-879-8989

MLS#: 128574  
Bk: RE/MAX CENTRAL 604-433-2211

MLS#: 123605  
Bk: RE/MAX CENTRAL 604-433-2211

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Compliments Of: **JIM CHANG**

**RE/MAX CENTRAL**  
**Bus: 604-433-2211**



**#308 - 1484 Charles Street SP 100,000**  
Fabulous one bedroom South facing suite with South facing balcony in the LANDMARK ARMS. Well maintained building, newer roof and boiler, large contingency fund. Beautifully remodelled and updated. Bright open ceiling, crown mouldings, paint, built-in gas fireplace. Quiet peaceful and park across the street. Only 2 blocks to Commercial Drive shops. Pets OK and rentals permitted after 1

MLS#: 136533  
Bk: MACDONALD REALTY LTD. 604-263-1911



**8317 15th Ave SP 190,000**  
Excel lot 45 x 148 w/2 w solid well-kept cond w/1 bdrm & 1 den upstairs and 3 bdrm in downstairs w/new roof/newer painting and remote-control garage. Nice H/W fir in kit. Excel price for lot value. Close to sch & trans. Quick.

MLS#: 136493  
Bk: SUTTON GROUP KILLARNEY REALTY 604-257-8888



**4290 Royal Oak Ave SP 232,500**  
Hot deal! 3 bedrooms up, remodelled kitchen, hardwood flooring, 2 woodburning fireplaces, high basement. Foreclosure. Must sell. Bring offers. Vacant. LOCKBOX ON. Melissa Okumus 263-1144 & Jim Chang 433-2411 for more info & appointment.

MLS#: 130362  
Bk: RE/MAX CENTRAL 604-433-2211



**8011 12th Ave SP 182,000**  
Cozy & clean family home with wood burning fireplace, 2 year roof. REmodelled bathroom. Nice fenced lot with back lane. Steps to bus, schools & shops, parks. Very affordable for 1st time buyers. Motivated seller wants it sold.

MLS#: 116917  
Bk: RE/MAX BEAR REALTY. 604-254-1288



**#34 - 1175 East Road SP 292,000**  
ANMORE GREEN ESTATES like new resale. Over 2400 sq ft all finished. \$20,000 in upgrades include hardwood floors, crown and chair moulding throughout, nine foot ceilings, mirrored and spindles on main floor, master has bay window seat and ensuite with five foot double shower head and walk-in closet. Family room and games room down plus a fully self contained one bedroom suite never

MLS#: 123304  
Bk: PRUDENTIAL STERLING REALTY 604-421-1010



**1499 Adanac Street SP 242,000**  
Big solid O'Timer with possibilities. MAIN-parlor (used as bdrm) with XX pocket doors, large LR/BR & BR. TOP-has 3 bdrms (1 used as kit). DOWN-low bsmt, BR & strge. Some character. 1/2 blk to Temp HS. No lane.

MLS#: 126891  
Bk: RE/MAX CENTRAL 604-433-2211



**#506 - 680 Clarkson Street SP 128,300**  
CLARKSON IN THE CITY! Great selection of studios/1 bdrm/1 bdrm & den/2 bdrm. Over 80% sold. Walk to New West Quay/ALRT. Spectac Fraser River vw! Qlty materials/craftmanship evident thru-out.

MLS#: 123585  
Bk: RE/MAX CENTRAL 604-433-2211



**1973 E Broadway SP 229,500**  
BARGAIN up & down DUPLEX 2 family home! Ideal revenue property or ideal for 2 separate partners, parents & adult children. 2 gas meters, hardwood floors. Recent new roof. RT5 duplex zoned. Current rental \$1500 per month.

MLS#: 119254  
Bk: RE/MAX CENTRAL 604-433-2211



**#908 - 680 Clarkson Street SP 95,000**  
CLARKSON IN THE CITY! Great selection of studios/1 bdrm/1 bdrm & den/2 bdrm. Over 80% sold. Walk to New West Quay/ALRT. Spectac Fraser River vw! Qlty materials/craftmanship evident thru-out.

MLS#: 123608  
Bk: RE/MAX CENTRAL 604-433-2211



**#114 - 1236 W 8th Ave SP 138,000**  
Spacious 748 sf suite on the 2nd flr with large outdoor patio. Gorgeous former display suite w/1r to cell windows, great kit & insuite washer & dryer hook up. Bldg being updated but owner will pay sp. assessment. Pets & rentals ok.

MLS#: 37364  
Bk: RE/MAX REAL ESTATE SHOWCASE 604-872-2288



**#809 - 1189 Howe Street SP 115,000**  
THE GENESIS - 26 storeys high quality built concrete building well located at HOWE & DAVIE. Grand Renaissance inspired lobby with 24 hours on-site concierge/security guard. Superb 1,800 sq ft swimming pool, saunas, hot tub, exercise room, billiard & library rooms, 50 inch screen with DVD equipped media room, meeting & guest rooms are some of the amenities & unique features at

MLS#: 138477  
Bk: EDWARD WONG & ASSOC. RLTY INC. 604-737-1911



**2106 Adanac Street SP 212,000**  
Lot value! TLC required. Choice RT4 duplex corner lot with mountain view. Across from Temp High School. UFFI insulation. Vacant. Call Jim Chang at 657-1166. Fax offers to 433-5274.

MLS#: 130086  
Bk: RE/MAX CENTRAL 604-433-2211



**#605 - 680 Clarkson Street SP 95,000**  
CLARKSON IN THE CITY! Great selection of studios/1 bdrm/1 bdrm & den/2 bdrm. Over 80% sold. Walk to New West Quay/ALRT. Spectac Fraser River vw! Qlty materials/craftmanship evident thru-out.

MLS#: 123582  
Bk: RE/MAX CENTRAL 604-433-2211



**4258 Venables Street SP 305,000**  
SHOWS WELL! Freshly painted. HW floor in all bdrms. Valour gas F/P, HW baseboard heat. Large south facing deck. XX attached garage. Framed unfinished basement with full bath already in place. VACANT. Call Jim Chang 657-1166 for more info.

MLS#: 114890  
Bk: RE/MAX CENTRAL 604-433-2211



**#304 - 1515 E 5th Ave SP 87,500**  
Foreclosure: One of the larger top floor corner 1 bdrm w/fireplace & vaulted ceilings & skylight partial view. WON'T last. Very easy to show! All measurements are approximate and must be verified by buyer! Call SHAMIRA to view 279-8065.

MLS#: 115082  
Bk: RE/MAX WESTCOAST 604-273-2828



**4423 Union Street SP 230,000**  
Cute 2 level starter/investment with 2 bdrm up & 2 bdrm mortgage helper. Nice & clean - updated. New exterior paint. Single car garage. Tenanted. Please allow 24 hours. Call Jim Chang at 657-1166 for more information & appointments.

MLS#: 133638  
Bk: RE/MAX CENTRAL 604-433-2211



**#808 - 680 Clarkson Street SP 96,500**  
CLARKSON IN THE CITY! Great selection of studios/1 bdrm/1 bdrm & den/2 bdrm. Over 80% sold. Walk to New West Quay/ALRT. Spectac Fraser River vw! Qlty materials/craftmanship evident thru-out.

MLS#: 123565  
Bk: RE/MAX CENTRAL 604-433-2211



**7406 1st Street SP 377,000**  
BIG! BIG! BIG! 8 bedrooms and 5 baths for the EXTENDED FAMILY. This WELL MAINTAINED original owner home sits on a large 55 x 114 corner lot offering a nice 'flow' 3800 SF of quality finishing. The MAIN FLOOR consists of 5 large bedrooms including a master with a large ensuite with jacuzzi & stand up shower stall. 2 natural gas fireplaces in both the living and family rooms, spacious oak

MLS#: 117949  
Bk: RE/MAX CENTRAL 604-433-2211



**#409 - 711 E 6th Ave SP 79,000**  
Top floor at the Picasso. The highlights include an unobstructed, panoramic city and North Shore views from the sun-drenched 600+ north facing deck. This deck is very private and is ideal for entertaining 5 or 50 of your closest friends. This unit is very unique and funky in its own way. Do not let the square footage deter you from looking. You will be pleasantly surprised compared to the cookie cutter

MLS#: 102774  
Bk: RE/MAX CENTRAL 604-433-2211



**12730 238th Street SP 300,000**  
Prime loc on no thru st, priv setting, gazebo w/hot tub, RV prkq, city water & gas. This W Coast contemp style/feats 4 bdrms, den, fam rm, rec rm, oak kit w/island, ceramic flr, vaul cells, F/P in mstr, sunrm, newer crpt, full bsmt & more!

MLS#: 113157  
Bk: RE/MAX RIDGE MEADOWS REALTY 604-466-2838

**ALL MEASUREMENTS ARE APPROXIMATE**

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Compliments Of: **JIM CHANG**

**RE/MAX CENTRAL**  
**Bus: 604-433-2211**



**#213 - 665 E 6th Ave SP 89,000**  
IMMACULATE - SHOWROOM CONDITION!! Designer suite with NEW carpet, NEW paint & border treatment, NEWLY decorated bathroom and kitchen. This secured GROUND FLOOR unit is bright, QUIET and has an OPEN floor plan with a gorgeous West facing patio. Other features include excellent insulate storage, hot water & hot water baseboard heat included in the low maintenance  
**MLS#: 102731**  
Bk: RE/MAX CENTRAL 604-433-2211



**1979 Bow Drive SP 177,000**  
BEST RIVER SPRINGS VALUE! Well priced for immediate ACTION is this solid family home in Coquitlam's finest bedroom community. Features 3 bedrooms on top, 3 piece ensuite off the master - the main floor offers comfortable living room with wood burning fireplace and adjacent dining room, bright kitchen with breakfast nook and large family room with sliders out to the SUNNY backyard. The  
**MLS#: 47058**  
Bk: RE/MAX CENTRAL 604-433-2211



**#310 - 3770 Manor Street SP 124,000**  
This top floor is bright & cheery & shows tremendous pride of ownership w/ lots of extra designer features. Cascade West is an exceptionally well managed complex. Very efficient open plan. Just like new. Priced to sell.  
**MLS#: 104070**  
Bk: SUTTON GROUP - EXCEL RLTY CORP 604-435-9477



**3623 Triumph Street SP 275,000**  
This spacious city view home comes with refined finishings, 9-foot ceilings, hardwood floors. 10-year New Home Warranty. Greystone quality construction. Open daily 12-5 except Friday. 662-8718.  
**MLS#: 90371**  
Bk: RE/MAX CENTRAL 604-433-2211



**2655 Cambridge Street SP 375,000**  
Call JIM CHANG at 657-1166 to view this lovely Craftsman style home. Great curb appeal & better yet inside. It is a well cared for home with the character integrity married beautifully with today's materials. MAIN FLOOR, offers sumptuous living room with an efficient natural gas fireplace & custom wood mantle, wood flooring throughout, custom tiling, large country kitchen with expensive  
**MLS#: 80853**  
Bk: RE/MAX CENTRAL 604-433-2211



**#1905-1288 Alberni Street SP 233,000**  
PACIFIC PALISADES - Well priced for immediate action. At over \$53,000 below assessed and over \$80,000 below seller's purchase price, this is your best buy. Quality finishing throughout, 24-hour concierge, gorgeous NORTHWEST VIEWS, exquisite Japanese garden, Euro-style kitchen and so much more. Call Jim Chang at 657-1166 for more exciting details and appointment.  
**MLS#: 101000**  
Bk: RE/MAX CENTRAL 604-433-2211



**215 N Slocan Street SP 250,348**  
Character cottage! Prime neighbourhood! Original charm of old Vancouver has been maintained in this 2 bedroom basement home. This home has updated plumbing, electrical, hot water tank, new roof, and paint. Main floor features 2 bedrooms, kitchen with nook, living room with woodburning fireplace and a bonus sunroom through french doors off the master bedroom! Basement features kitchenette, sleeping  
**MLS#: 108828**  
Bk: HOMELIFE BENCHMARK RLTY 604-585-4343



**7481 2nd Street SP 230,000**  
Gardener's delight. Solid home feat's 3 bdrms up. Poten 1 bdrm site dw. Hme is well kept & located across school & park with awesome view of mtns. Easy to show. Call Lynn at 970-8298.  
**MLS#: 101593**  
Bk: RE/MAX CENTRAL 604-433-2211



**#1901- 1003 Pacific Street SP 398,000**  
This spacious city view home comes with refined finishings, 9-foot ceilings, hardwood floors. 10-year New Home Warranty. Greystone quality construction. Open daily 12-5 except Friday. 662-8718.  
**MLS#: 73419**  
Bk: CONCERT REALTY SERVICES LTD. 604-689-2711



**#203 - 320 Royal Ave SP 63,000**  
Best concrete value! 1st time buyer alert. Clean, affordable corner unit (facing Royal). Walk to skytrain, in-house recreation facilities. Easy to show. No pets & rentals. Call Jim Chang 657-1166 for appointment.  
**MLS#: 46253**  
Bk: RE/MAX CENTRAL 604-433-2211



**2455 E 19th Ave SP 410,000**  
THIS ONE is SPECIAL! Built to HIGH EXPECTATIONS are the quality finishings and materials that is evident throughout. There are TOO MANY FEATURES to list...the moment you walk to the front is the meticulously manicured front yard - you just know there's MORE to come. There are 4 generous sized bedrooms, 4 full baths, hot water radiant floor heating, incredible insulation where  
**MLS#: 103652**  
Bk: RE/MAX CENTRAL 604-433-2211



**#801 - 1745 Esquimalt Ave SP 300,000**  
RARELY AVAILABLE at the LIONCREST. Terrific BRIGHT & SUNNY, SOUTH FACING corner unit with VIEWS from Lions Gate to Point Grey & the islands. This efficient 984 SF unit offers 2 large bedrooms, 1.5 bath, 3 PATIO SLIDERS to the HUGE 36'x5' entertainment balcony, INSUITE LAUNDRY, & nice mirrored treatment in the dining & living rooms. This fabulous home includes 2  
**MLS#: 102058**  
Bk: RE/MAX CENTRAL 604-433-2211



**#209 - 2222 Cambridge Street SP 74,000**  
TOO GOOD TO PASS. BUY! Excellent 1st time buyer value in move-in condition. Extremely LOW maintenance fees include hot water heat. South facing with good sized balcony, galley kitchen, cute dining room, recent paint & new carpets. One of the better buildings in the area. Your prospect will thank you. Shows larger than square footage. Sharply priced to SELL! Appointment, JIM CHANG @  
**MLS#: 105420**  
Bk: RE/MAX CENTRAL 604-433-2211



**2470 E 2nd Ave SP 428,000**  
WESTSIDE home in the popular Renfrew area. NOT your ordinary Vancouver Special. Evident throughout is the excellent craftsmanship, top of the line materials & the well designed OPEN layout. TOP FLOOR - consists of a gorgeous master bedroom suite with a built-in alcove, a romantic 2 sided glass fireplace between the master & jacuzzi soaker tub in the awesome 5 piece bath + a deluxe  
**MLS#: 5623**  
Bk: RE/MAX CENTRAL 604-433-2211



**#309 - 1450 E 7th Ave SP 124,500**  
Customized NE corner TOP FLOOR site w/ vaulted ceilings, winter mtn view, summer greenery enclosed privacy. Updates - glass blks, tiles, crt, paint, and not a 8'x11' LOFT. Unique space use for home office. Excellent building. Pets OK.  
**MLS#: 17836**  
Bk: SUTTON GRP.-HERITAGE WEST RLTY 604-267-3800



**7187 10th Ave SP 218,000**  
Duplex zone! Excel hold/build ppty. 66x132' lot w/solid OT. Quiet part of 10th Ave. Near Nardo head-office. 7 mins to Metrotown. 3 bdrms on main, unfn bsmt. Ph LS 657-1166 for more details.  
**MLS#: 94541**  
Bk: RE/MAX CENTRAL 604-433-2211



**#224 - 2960 E 29th Ave SP 163,000**  
HERITAGE GATE at 29th Ave SKYTRAIN!! SO QUIET! Often sought & rarely available this terrific 2 BEDROOM & lofted DEN layout (which can easily be the 3rd bedroom). This well kept corner unit offers a unique OPEN LIVING PLAN with a roomy kitchen & all the major appliances (fridge, range, dishwasher & mini upright freezer), dining/eating area with VAULTED CEILINGS, large size living  
**MLS#: 80771**  
Bk: RE/MAX CENTRAL 604-433-2211



**748 Shaw Ave SP 327,500**  
Estate like property (13,530 s.f.) character view home on no-thru Street by Vancouver Golf Course & Burnaby border. Large home with skylights, vaulted ceiling, hardwood flooring under carpets, double glazed windows. Wall to wall windows off dining & living rooms that lead to huge covered sundeck overlooking fenced park-like backyard. New dream kitchen with ample storage opens to huge eating  
**MLS#: 2443**  
Bk: COLDWELL BANKER WESTBURN RLTY 604-552-3868



**2744 W 10th Ave SP 399,000**  
Terrific westside starter home in the heart of Kits. 3 bedrooms on main floor & a great mortgage helper down at \$650/mth. Numerous upgrades including roof, drain tiles, insulation, etc.  
**MLS#: 91950**  
Bk: DEXTER ASSOCIATES REALTY 604-228-9339



**4367 Frances Street SP 428,000**  
Large & beautiful Vancouver special in quiet neighbourhood. 6 bdrms. Italian finishing. Spacious & practical floor plan. Close to Brentwood Mall & shopping. All meas are approx. Ppty cont accort not auct.  
**MLS#: 29751**  
Bk: COLDWELL BANKER BOULEVARD RLTY 604-266-4155

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**RE/MAX CENTRAL**  
**Bus: 604-433-2211**



**#8 - 3111 Beckman Place SP 191,000**  
BRIDGEPOINT PLACE. This is a beautiful well laid out 4 bedroom, 2 level end unit with great access to Vancouver and Richmond malls. The present owner has UPDATED this townhome with NEW hardwood floor, carpets, paint, light fixtures, crown moulding in living room, gas fireplace conversion, shower addition for a 3 piece bath, a 4th bedroom in the lower level ideal for an office or the growing family,

MLS#: 18291  
Bk: RE/MAX CENTRAL 604-433-2211



**#203 - 436 7th Street SP 89,900**  
Beaut kept and immac cmr unit. Many updates incl newer crpts, flrg, appls, cabs, and heritage doors. This home is bright & very well laid out. Easy to show. Call Lynn Dequanne at 970-8298.

MLS#: 3986  
Bk: RE/MAX CENTRAL 604-433-2211



**3313 E 26th Ave SP 217,500**  
LOT VALLE ONLY. HOME REQUIRES MAJOR WORK. Lane at side. Great location.

MLS#: 80429  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**#21 - 355 Duthie Ave SP 183,750**  
Bright & spac SW exp cmr T/H feat entres in both brdms, bay wndws, skylights, and french doors to patio off kit. Freshly painted thru-out. Cozy gas F/P & B/I sec sys. Easy to show. Call Salwa at 526-2888 at Aziz Alf's office.

MLS#: 15774  
Bk: RE/MAX ADVANTAGE REALTY 604-526-2888



**6159 Canada Way SP 228,500**  
Excel starter/cozy hme w/lots of character. Bring the kids. Huge lot & 1/2 blk from sch, lane access. House is trndd. Call Lynn 970-8298. You won't be disappointed. Better than buying T/H.

MLS#: 11621  
Bk: RE/MAX BEAR REALTY, 604-254-1288

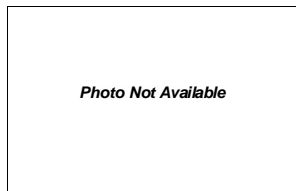


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**#24 - 7188 Edmonds Street SP 176,000**  
End unit w/2 prkg stalls. Freshly painted, 3 lvs w/fenced in patio. Cozy country kit w/oak cabs, inste ldry. Great loc wawlk to Skytrain & shpg. Perfect starter for a fam. Vacant ph Lynn.

MLS#: 86763  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**20 S Hythe Ave SP 383,000**  
WESTSIDE CAPITAL HILL, totally renovated home, 4 bedrooms plus den on 3 levels. Large bright kitchen with European cabinets, center island and tile floors, family room and eating area. Large living room with woodburning fireplace, view of Downtown, water & mountains. Upper floor has 3 large bedrooms and den, soaker tub, shower & skylight in main bath. Master suite has a walk-in

MLS#: 98664  
Bk: COLDWELL BANKER WESTBURN RLTY 604-552-3868



**1620 Cliff Ave SP 505,000**  
SUPERB VALUE for this 7-year young custom German built home located on a quiet and prestigious area. The proud owners have kept it like NEW through and through and is a PLEASURE TO SHOW! A tremendous floor plan includes 4 large bedrooms on the top floor along with a spacious soaker & living room and handsome spiral staircase. As well, a terrific ground level, 2-bedroom

MLS#: 95458  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**#110 - 303 Cumberland Street SP 199,000**  
Spacious 3 bdrm/3 level/2 1/2 bath T/H with water view. Other feats incl den, fam rm, kit w/ eating area, priv fenced back yard. Hme is clean & easy to show. Call Lynn Dequanne at 970-8298.

MLS#: 92097  
Bk: RE/MAX BEAR REALTY, 604-254-1288

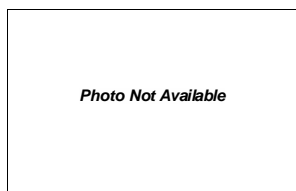


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**#44 - 7188 Edmonds Street SP 186,150**  
Corner unit on quiet side with the largest fenced in patio. Freshly painted 3 levels with country kitchen, 2 parking stalls. Low mtnc. Walk to Skytrain & shpg. Great starter. Show & sell.

MLS#: 86822  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**#604 - 3380 Vanness Ave SP 137,000**  
Concrete. Joyce Skytrain. Nice floor plan! Shows larger than square footage. Quality finishing. 5 appliances, recreation facilities. Vacant! Immediate possession Appointment, Jim Chang 657-1166.

MLS#: 82476  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**#203 - 2333 Clark Drive SP 170,000**  
Unique 2 level apartment with great city views. Very quiet at back of building. Own roof top deck. Central location to downtown. Well managed building. Total 3 bathrooms, 2 park, insuite laundry. Easy to show. Call Jim for details and appointment.

MLS#: 61742  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**#1301- 1128 Quebec Street SP 225,000**  
Bright, spacious and shows like new! Incredible view of North Shore! 2 bedrooms, 2 baths, insuite laundry, gas fireplace & great recreation facilities. All close to Downtown & Skytrain. Vacant, easy to show. Ph Anna 412-5862.

MLS#: 20081  
Bk: COLDWELL BANKER WESTBURN RLTY 604-437-1123



**#221 - 6820 Rumble Street SP 168,000**  
RARE FIND! Grand double height living room. Bright corner unit with Southwest exposure. Most windows look toward distant greenbelt. Very private. 2 parking stalls.

MLS#: 78535  
Bk: SUTTON GRP.-HERITAGE WEST RLTY 604-267-3800



**#1301- 7077 Beresford Street SP 167,000**  
CITY CLUB - LIKE NEW - NO GST! Compare and you will find this is the possibly the best 2 bedroom concrete value near Metrotown. Spacious layout with bedrooms away from each other, 2 full baths, insuite laundry, natural gas fireplace, cozy eating area in kitchen with North Shore outlook. Fabulous 180 degree VIEWS from the balcony. In-house rec facilities, storage locker, walking distance to

MLS#: 94108  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**1430 Mcnair Drive SP 360,000**  
Great clean family home with many updates & pleasant layout. Features - vaulted ceilings in living room, dining room, & large kitchen with eating area, 2 fireplaces (gas/wood), 2 skylights, newer shake roof, newer carpet, XX french doors to family room/solarium, parquet hardwood floor in kitchen. As well, HUGE private deck at back, peek-a-boo city & mountain views. Efficient workshop at carport

MLS#: 61853  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**1524 Rupert Street SP 294,000**  
Incredible value in this 3 bdrm fam home. Only 6 yrs young. Many extra feats incl B.I. vac sys, timer on the lights, track lighting & a huge soaker tub in this 5 pce enste. There's a balc off the mstr bdrm & a beaut landscaped level lot.

MLS#: 41459  
Bk: RE/MAX MASTER'S REALTY INC., 604-926-6233



**2533 Hyannis Point SP 517,500**  
Outstanding family home in popular Blueridge. This elegant residence was totally rebuilt 6 years ago to include kitchen, bathrooms, numerous built-ins, roof and decorated. 4 level split with large private lot backing onto greenbelt. Sun filled back garden with inground pool, spa and covered hot tub. Tile floors extend from the fabulous kitchen onto deck and patio area below. Change room and shed are wired

MLS#: 41353  
Bk: PRUDENTIAL SUSSEX REALTY 604-984-9711



**#63 - 5200 Oakmount Crescent SP 385,000**  
Immaculate 2 level corner unit loc in a prime loc, w/in the prestigious Oaklands Subdv. Extras: sauna, DR light flts, fridge upgrade, door/window screens, B.I. unit for entert cfr, closet organizers & extra shelving thru-out.

MLS#: 42758  
Bk: SUTTON GROUP - PRIORITY REALTY 604-522-3800



**883 Westview Cresc SP 161,000**  
IMMACULATE WITH VERY PRIVATE YARD BACKING ONTO GREENBELT. This is perhaps 1 of the finest sites in Cypress Gardens. 1 of the most private locations & yards. Hardwood flrs, new crpts, designer decor. Easy to show & sell. Title BG190870.

MLS#: 97256  
Bk: CARE REALTY LTD., 604-983-2366

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**#108 - 3680 Rae Ave SP 145,000**

Well cared 2 bedroom, 2 bath at Raintree Gardens off Boundary Road. You will be impressed with the efficient layout, nice entry with a 'walk-down' living area. Features are gorgeous parquet hardwood floor, cozy natural gas fireplace and huge sunny south facing 200+ sq ft patio ideal for BBQ or green thumbing. Plus insuite laundry hook up and all major appliances, Euro kitchen, TV monitor entry system.

MLS#: 32351  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**6411 Dakota Drive SP 382,000**

WEDGEWOOD PARK - located in one of Richmond's most desirable neighbourhoods, this very well kept one owner home boasts a very private setting and 2,700 sq ft of wonderful living space ideal for the growing family! FEATURES - 4 spacious bedrooms, large games room ideal for karaoke, 2.5 baths, 2 floor-to-ceiling brick & rock fireplaces, brand new carpets throughout, freshly

MLS#: 96924  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-261-9311



**#206 - 4950 McGeer Street SP 150,000**

Cozy 2 bedrooms & 2 bathrooms with bright & spacious layout. Located on a quiet street but only minutes to skytrain, buses and schools. Perfect for starter. Pets and rentals allowed. Other features include insuite laundry, New Home Warranty, and balcony etc. All measurements approximate, purchaser to verify. Easy to show. Please call Winfield at 650-2303.

MLS#: 1304  
Bk: REGENT PARK (LANDMARK) REALTY 604-879-2322



**#108 - 308 W 2nd Street SP 153,000**

ABOVE GROUND! Gorgeous 2 bedrooms, 1.5 baths with a super spacious layout and large principal rooms. This is one of the largest floor plans in the building with very tasteful updates offering neutral colors to complement any decor. Numerous features include a sunny south exposure with partial Lions Gate & water views, completely renovated full bath, mega insuite storage, mirrored closet doors,

MLS#: 91374  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#310 - 2390 McGill Street SP 93,000**

MUST BE SOLD IMMEDIATELY! This is a bright top floor corner unit with lots of windows that offer a water view. Patio doors lead to a large deck off the living room to enjoy the view. It features an entertainment sized living room/dining room with vaulted ceilings and a marble faced wood burning fireplace in the living room. All window coverings are included. The galley kitchen has a double sink and

MLS#: 61990  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#303 - 1958 E 47th Ave SP 152,500**

Gorgeous 2 bdrm cdmn in ctrl loc. Ste faces E & feats a gas F/P, inste washer, tile ent + granite flrs in kit/bthrm. Balc off a L.R. Clse to schl, bus/shpg. Excel buy. Meas app & to be verified.

MLS#: 63734  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-261-9311



**#ph 3 - 789 Drake Street SP 209,500**

TOP of the clouds on the 20th floor! Downtown living to enjoy the sights and sounds of Yaletown and Granville Island! Efficient layout offering 2 bedrooms and 2 baths. Rare 375+ sq ft balcony - ideal for entertaining and BBQ. Shows extremely well with recent paint and carpet. Very healthy contingency. Sorry, no pets allowed. Seller will pay 18 months of secured underground parking. All

MLS#: 13752  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**#702 - 3380 Vanness Ave SP 123,000**

JOYCE SKYTRAIN at your doorstep. 1 of the lowest priced 1 BEDROOM CONCRETE along the Collingwood corridor. Absolutely no wasted floor space. Bright Northeast corner unit in small 52-unit building compared to the neighbouring monster 250+ unit V.L.C. buildings. Enclosed solarium, ideal for office/clearing area. 5 major appliances including insuite laundry, Euro cabinets, ceramic tiling in just

MLS#: 55353  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**#201 - 1611 E 3rd Ave SP 72,000**

Good starter off the DRIVE. Quiet West facing location asking below assessed. Bring your decorating ideas and volia. A great buy. Very easy to show. Immediate possession. Allow time for acceptance. Appt - Jim Chang at 657-1166.

MLS#: 56994  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**1375 Kamloops Street SP 350,100**

W side CHAR HOME @ E side price. Beaut home with stain glass & wainscoting intact. Gorgeous curb appeal on tree-line st. W/ excel landscaping in tranquil neighbd. Best trnts @ \$1650/mo up and down with newer 2 bdrm bsmt suite.

MLS#: 60494  
Bk: SUTTON GROUP - EXCEL RLTY CORP 604-435-9477



**#105 - 440 E 5th Ave SP 78,000**

Above ground level! Very secured updated one bedroom with natural gas fireplace, new carpets, new paint, and window coverings. Excellent city and mountain VIEWS. Good size north facing patio ideal for BBQ. LANDMARK building that shows extremely well with many improvements - new roof, common area and Power Smart. Very healthy financial statements - contingency and ownership of a strata

MLS#: 22382  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**1272 Bluff Drive SP 191,000**

Great value in this 3 bedroom, 1.5 bath home with a family room off the huge country kitchen. Lots of updates including new carpets, lino, and beautiful new front doors. The fenced yard is ideal for young children and backs onto a private, beautifully wooded greenspace. Close to new elementary school and transit. Parking is no problem with the double carport and long driveway! This home shows

MLS#: 7049  
Bk: RE/MAX SABRE REALTY GROUP, 604-942-0606



**6723 Raleigh Street SP 345,000**

KILLARNEY means LOCATION. LOCATION. LOCATION! Close to excellent schools, malls, and transit. 40 x 141 level lot prime for development or holding property. Well maintained 2 bedroom bungalow with hardwood flooring. Updates include new roofing system, hot water baseboard heating system and hot water tank. Undeveloped 7 feet high basement. Quiet street. VACANT. Easy to show.

MLS#: 53497  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#110 - 225 W 3rd Street SP 123,500**

Excellent 1st time buyer value. Bright, quiet south-east corner unit. NOT GROUND FLOOR. AWAY FROM 3RD STREET. Tastefully updated 2 bedroom with new Terra Cotta tiles, new carpets, new kitchen cabinetry and counter top. MOVE-IN CONDITION. Efficient, spacious layout. One of the best values for S.F. in this price range. Proactive council - maintenance includes hot water heat.

MLS#: 63826  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**1640 Kitchener Street SP 323,000**

Absolutely the very best 1/2 duplex (Kits styled) off the drive. No competition for exquisite quality, space, views. Rare 4 levels with nanny suite. Jim Chang 657-1166 for more exciting details.

MLS#: 62412  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**1155 Esperanza Drive SP 217,800**

1 owner home in New Horizon. Pride of ownership thru-out. New roof, 2 new gas F/P's, new gas pipe on patio for BBQ. All bdrms have dble wndw. Updated tile foyer. Ctrl vacuum, ceiling fans in every room. To show is to sell.

MLS#: 98818  
Bk: ROYAL LEPAGE SHOWCASE PLUS 604-461-2844



**#705 - 1245 Quayside Drive SP 165,000**

VACANT - IMMEDIATE POSSESSION - LOKBOX ON. RIVIERA at the QUAY! Excellent floor plan with Fraser views. Bright, south facing to enjoy the afternoon sun. Luxury living, amenities are great - natural gas fireplace, indoor pool, deluxe recreation facilities, insuite laundry, large balcony for BBQ! Low maintenance fees in this complex. This unit is sharply priced...great for the space, quality and

MLS#: 44617  
Bk: RE/MAX BEAR REALTY, 604-254-1288



**3102 Saddle Lane SP 241,000**

HUNTINGWOOD townhome by United Properties. Deluxe corner unit at the rear of a small well managed complex. Excellent and unique floor plan with no wasted space offering a large recreation room in the lower level which can also be your home office or guest room. The man delivers an entertainment size living and dining area with attractive sitting bay windows and wood burning

MLS#: 87764  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**1829 Venables Street SP 274,000**

Deluxe side by side character stratas with city & mountain views. Quality craftsmanship exudes throughout. FEATURES: 1,602 SF on 3 levels, 2 spacious bedrooms (1 with view deck & 1 with window seat), 3 baths, hot water radiant floor heating, hardwood floor, wainscoting, crown moulding, super heat exchanger, bright oak kitchen, natural gas fireplace, 3 skylights. Fantastic bright

MLS#: 65277  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**6465 Napier Street SP 380,000**

Clean 6 bedroom home on a level 60x119 lot located in the popular Kensington area and amongst newer homes. Only 29 years young. This solid south-facing home is in good shape - recently painted, hardwood floors, 2 1/2 baths, 2 woodburning fireplaces, entertainment size back deck. This home lends itself nicely with a 3 bedroom guest suite and separate entrance. New \$8000

MLS#: 44600  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231

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Compliments Of: **JIM CHANG**

**RE/MAX CENTRAL**  
**Bus: 604-433-2211**



**#307 - 1106 Pacific Street SP 110,000**  
\*PRICED TO SELL!! Stylish 1 bedroom with balcony and a great layout. Clean and bright. Facing Pacific. Wonderful building only 1 block to Sunset Beach, Aquatic Centre. All meas approx.

MLS#: 45259  
Bk: DEXTER ASSOCIATES REALTY 604-263-1144



**#201 - 2295 Pandora Street SP 134,000**  
Bright 2 bedroom corner unit with southeast exposure. Functional floor plan with good use of space. Small 12 unit self managed strata. FEATURES - Natural gas fireplace, insuite laundry, ceramic tiled kitchen & foyer, abundance of deep bay-type windows! Pets OK! Across from Pandora Park. 2 short blocks to Hastings shops & 8 minutes to Downtown. Easy to show. MEASUREMENTS

MLS#: 33992  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#209 - 2222 Cambridge Street SP 78,900**  
TOO GOOD TO PASS 'BUY.' Excellent 1st time buyer value in move-in condition. Extremely LOW maintenance fees include hot water heat. South facing with good sized balcony, galley kitchen, cute dining room, recent paint & new carpets. One of the better buildings in the area. Your prospect will thank you. Shows larger than square footage. Tenants from heaven but notice please. Sharply priced to

MLS#: 5307  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#806 - 3380 Vanness Ave SP 125,000**  
SHARPLY PRICED TO SELL! Best 'CONCRETE' building along the Joyce Skytrain development corridor. Smaller 52u building compared to the 200+u VLC buildings, 2nd floor recreation facilities, balance of New Home Warranty, quality built and finished. Shows like 'BRAND NEW' move-in condition. Good use of space. Cozy layout with 'heated' enclosed sunroom (could be guest room,

MLS#: 61610  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**613 S Gilmore Ave SP 412,000**  
NOTHING TO DO BUT MOVE-IN! This is an extremely comfortable 'WELL KEPT' original owner home with large principal rooms, a great layout at a very convenient location close to all amenities. Features include: 40x122' corner lot, 5 BEDROOM, 3 baths, fully finished lower level, easy guest conversion with 220 wiring in place, gorgeous parquet HARDWOOD flooring, XX windows, 2

MLS#: 4337  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#906 - 3380 Vanness Ave SP 126,000**  
SKYTRAIN, CONCRETE, VIEWS OF DOWNTOWN & NORTH SHORE. Excellent use of space. Features are enclosed solarium for office/den, rare in suite 'jacuzzi', recent paint, Euro kitchen, 5 appliances (washer-dryer, dishwasher), in-house recreation facilities, ceramic floor tiling in the kitchen/bath, balance of New Home Warranty. Smaller 52 unit building compared to the larger

MLS#: 82485  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#212 - 2250 Oxford Street SP 84,500**  
1st TIME BUYERS! Good starter with functional layout/large principal rooms. Priced for individual with creative ideas. NEEDS UPDATING with great long term upside. Landmark building. South facing with good size balcony. Selling BELOW assessed. New roof in '89 & plumbing in '95. Owners are motivated. Offers please! VACANT. Easy to show. Apts. JIM CHANG 657-1166.

MLS#: 86264  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**2555 Oxford Street SP 286,500**  
CHARACTER - well kept 'OPEN' layout home on a beautiful tree-lined street! FEATURES - Unique curved staircase to the top floor with 2 bedrooms. Main floor with functional floor plan, open den (or enclose it) as you enter the home, comfortable living room with wood burning fireplace and adjacent dining room, hardwood floor, good size kitchen with nook & bath with claw tub. Downstairs offers

MLS#: 92370  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**2652 Trinity Street SP 401,700**  
'10. This is a superbly remodelled character home on one of the best pockets & streets in Vancouver East. Professional renovations were done 7 years ago, on permit and passed by the city. Features Around thru-out & a must see to fully appreciate the owner's efforts. MAIN - Warm, LR w/Bls, wood floors, repainted W/B F/P, cove cells & lead wndws, cross hall DR w/french doors, fab entertainer's

MLS#: 94658  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**1092 Kinloch Lane SP 280,100**  
Hot! Solid start COVE home - babbling creek at rear. Quiet neighbourhood. Beau HW flrs, 2 F/P excel flr plan. Unfin high bsmt. EZ guest conversion. Below assessed value. Allow time for acceptance. Subj to Probate. Jim Chang 657-1166.

MLS#: 80265  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**2275 Napier Street SP 266,000**  
Excellent neighb. Tons of potential ready to be 'buffed up'. HW flr, claw tub, wood burning F/P, insulated walk-up attic for extra bdrm? High ceiling unfin bsmt. Close to schls. Allow time for acceptance.

MLS#: 70182  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231



**#102 - 2333 Triumph Street SP 135,000**  
LANDMARK MONTEREY-Classic Landmark Building! SPACIOUS and tastefully updated 950 SF. 2 BEDROOM, DINING ROOM and large LIVING ROOM corner unit with sunny south-west expo sure. 2 sliders lead to a GINORMOUS 960 sf L-shaped garden patio for R & R/entertain ment! This patio is very PRIVATE and secured with 6' perimeter fencing. LOCATION - C lose to Hastings shops,

MLS#: 21311  
Bk: ROYAL LEPAGE R.E. SERVICES LTD 604-433-8231

ALL MEASUREMENTS ARE APPROXIMATE

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