




Les TWAROG & Sonja PEDERSEN


VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

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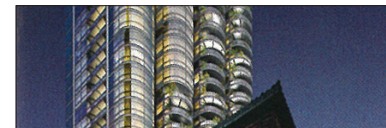
FAIRMONT PACIFIC RIM - C.H.
4107 - 1011 W Cordova \$5,750,000
 Spectacular waterfront view NW corner unit. 2667sf of luxurious living. 2 spacious bdrms, 2.5 baths. Open plan for entertaining. Hotel services, amenities, private 4 car garages and 2 lockers. In the World Class Fairmont Pacific Rim Estate in Coal Harbour.



MACKENZIE HEIGHTS MANSION
2502 W 36th \$4,888,000
 Beautiful custom built 5,345sf, 71x133 lot, 6 bdrms, 7 baths, custom millwork, wok kitchen, maple cab's, granite countertops. In dr pool/hot tub/waterfall in grotto setting. A/C, HRV, sec. cameras. Inlaw suite dw'n & media room, 3 car garage w/office & 3 pce bath & 2 add parking.



SHAUGHNESSY MANSION
2087 West 18th \$3,488,000
 Absolutely stunning fully furnished 12 year young custom built home in exclusive First Shaughnessy with 5 bedrooms and 5 baths and over 4000 sf of beautiful living space. Wonderfully thought out floor plan makes this the perfect family home.




JAMESON HOUSE
3502 - 838 W. Hastings \$2,375,000
 1910 sf, 2 bed 2.5 bath. Interiors are finished with 9' ceilings, in-floor radiant heating, contemporary kitchens by Dada Cucina of Italy, Gaggenau and Sub-Zero appliances and imported Travertine flooring.



VAN TOWER - WEST END
2301 - 909 Burrard \$2,350,000
 2700sf, 3 bdrms plus den, 2 sun rooms, and 4 baths. Entertainment sized principle rooms, air conditioning, and large wrap-around balcony. Views of mountains and water from every room.



COOPERS VILLA
900 - 9 Smithe Mews \$1,899,000
 Executive 2,030 sf, 3 bed, 3 bath Waterfront 1 lev @ "Coopers Lookout Villas" Suite Feat; gas F/P & Cooktop, H/W firs, granite counters, S/S Miele appl, A/C, generous sized balcony



HOMER & ROBSON - YALETOWN
3105-833 Homer \$1,450,000
 1350 sf sub-Penthouse at 'Atelier' Homer & Robson. Luxury 2 bdrm + study + storage condo with high end finishings incl. Sub-Zero, Leibler & AEG kitchen, 3 bath, gas FP, A/C and more. Tenanted at \$340/mo til Sept 30/11




RESTAURANT
COMMERCIAL - RESIDENTIAL
339 East Hastings \$1,388,000
 23yr old three-storey, mixed-use building on 26' x 120 lot. Containing a ground-level commercial unit & three residential units on the upper two floors. Currently vacant. Was rented for \$6,580/mo.



CRESTMARK II
TH311 - 1228 Marinaside \$1,188,000
 1,362 sf 2 lvl TH, 3 bdrm & 3 bath with balcony & unobstructed water views of False Creek & Quayside Marina. Well maintained building w/amenities incl: concierge, gym, indoor pool, theatre and party room. 2 parking & insuite. storage.




FLAGSHIP AT COOPERS PARK
903 - 8 Smithe \$1,049,000
 1238sf lux 2 Bed + 2 Bath. W facing suite overlooking False Creek & Coopers Park. Feat: O/D Balcony, sleek interiors, H/W flooring, S/S appliances stone counter tops, A/C system & gas F/P. Facilities (Esprit City Club) located at Coopers Lookout.




YALETOWN - DEL PRADO
201-1155 Mainland \$999,000
 1372 sf west-facing 3-bed 2-bath suite in Yaletown's Del Prado. Upgraded kitchen & bath with granite counters, new cabinets, hardwood floors and much more.



SIGNATURE COURT - KITSILANO
2681 W 10th \$949,900
 Stunning 1600 sf TH. Feels like a house. 3 bdrm, 3 bath home totally updated and in move-in condition. Features include H/W floors, wood burning FP, gran. counters, stainless appliances.



PALAIS GEORGIA - COAL HARBOUR
202 - 1415 W Georgia \$849,900
 1213sf N facing, balcony, S/S appl. granite counter. 2 fab 2 bed, 2 bath suites at Palais Georgia. Amenities incl. gym, ID pool, hot tub, sauna and more! Well-maintained building w/24hr concierge.




PALLADIO - COAL HARBOUR
1404 - 1228 W Hastings \$849,900
 926 sf, 2 bed, 2 bath suite. N/W water views, 8'8" ceilings, open kitch, gran. countertops gas cooktop, Kitchen Aid appli's, light oak real H/W floors. Great secure building. 24hr concierge, gym, hot tub, plus meeting room. Furniture is negotiable.



AQUA AT THE PARK
702 - 550 Pacific \$759,000
 1051 sf south facing 2 bedroom, 2 bath condo with False Creek view. Features granite counters, engineered H/W floors, small balcony, and a view of water. Bring offers.



MARINER AT COOPERS LOOKOUT
2702 - 918 Cooperage \$748,000
 925sf with fab views overlooking False Creek & City. 2 BR with 2 bath. Insuite storage. Wonderful location for many activities. Great amenities in building and ample shopping in the neighbourhood.



THE PALISADES - WEST END
805 - 1288 Alberni \$549,900
 Exec fully furn. 2 bed, 2 bath NW corner. Over 900sf, corridor views of C. Harbour & mountains, sep dining, gran. counters, insuite ldr, large storage, sep. storage locker and 2 side by side parking stalls.



OLYMPIC VILLAGE
206 - 1633 Ontario \$525,000
 Brand new 1 bedroom 1 bath and den. Contemporary design w/ spacious living room & open kitchen. Geothermal A/C & heating. Steps to public transit.



ATELIER - YALETOWN - 2 UNITS
1801-833 Homer 638sf, W facing 1 bed, 1 bath \$449,000
902-833 Homer 873 sf, NW cnr 2 bed, 2 bath \$611,000
 Each with balcony, great upscale finishings incl HW firs, granite counters, & toptop Facilities incl gym, steam rooms, yoga studio & garden lounge. Loads more. Pets and Rentals OK



ST. PIERRE - WEST END
402 - 1534 Harwood \$205,000
 Cûte & cozy 550sf remodeled fully furnished suite at 'St. Pierre' was rented at \$1,400/mo for last 2 yrs. Furn. included in sale price. Leasehold pre-paid non-strata. Need 25% down.