



**Les Twarog**

REALTOR®

**RE/MAX Crest Realty (Westside)**

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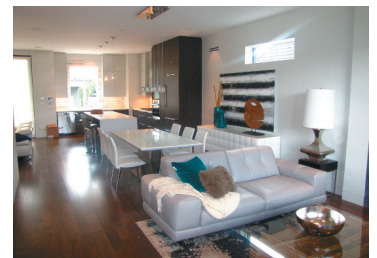
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**AMBLESIDE, WEST VAN**  
1224 Duchess Avenue

**\$2,650,000**

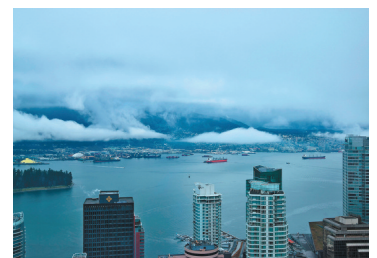
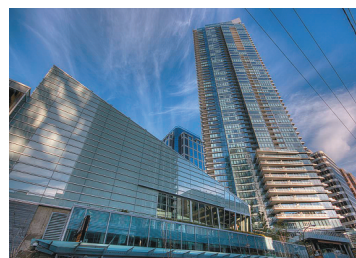
5 bdrm (3 up), 1yr old home in the heart of Ambleside. New Home Warranty-NO GST. The main living area features an open floor plan with a grand F/P flowing out to a view of the Water and City, with Lions Gate Bridge and Stanley Park in the forefront.



**KERRISDALE, VANCOUVER**  
2812 W 12th Avenue

**\$2,688,000**

Brand new 5 bed, 5.5 baths, 2800 sf custom built home by Mercia Construction. Grand foyer w/radiant cedar H/W flrs, A/C, recessed baseboards, 10' ceilings, 5 skylights, Eclipse folding patio doors & partial iPhone automation pkg w/4 cameras. BONUS: Legal 1 Bed Suite mortgage helper (\$1500/mo).



**WEST END**  
4603 – 1128 W Georgia Street

**\$3,188,000**

2,441 s/f 2 bed, 3 bath home in Shangri-La w/ H/W floors, top-of-the-line appliances, temperature controlled wine room, and auto shades & lighting. Impressive unobstructed views of the North Shore Mountains and Coal Harbour from the living/dining areas.

**Call RealEstate.ca**  
**778.888.8888**

**Tel: 778.888.8888 Cell: 604.671.7000 E-mail: Les@callrealestate.ca**  
**Address: 1428 West 7th Avenue, Vancouver, BC V6H 1C1**



**KITSILANO, VANCOUVER**  
 2235 W 15th Ave.      \$1,590,000

SW craftsman 1/2 duplex on 3 levels. Walnut H/W floors, maple cabinets, granite counters, butcher blk bar, a great rm w/ 21ft vaulted ceils, stone F/P, sound system throughout, a den & French doors to a sun-filled backyard, koi pond.



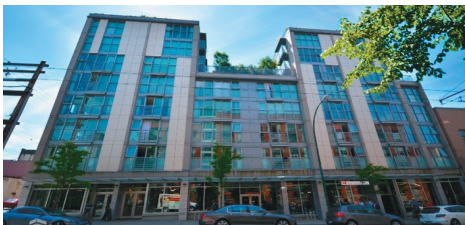
**MOUNT PLEASANT, VE**  
 790 E Georgia St.      \$1,822,000

A California inspired executive home with a quick walk to Downtown. Features incl. extensive use of decorative stone with luxurious wood cabinets. The appliance package: Sub- Zero, Bosh & Viking Kitchen brands.



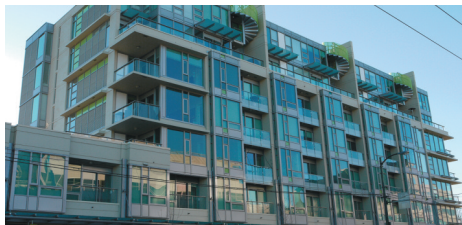
**UPPER LONSDALE, NORTH VAN**  
 240 E 28th St.      \$899,900

3 level home w/ updated kitchen, new carpets, large dining room, and wood burning F/P. Fenced backyard with a separate garden shed, and a great deck. Suite potential downstairs, with a separate entrance. Close to all amenities.



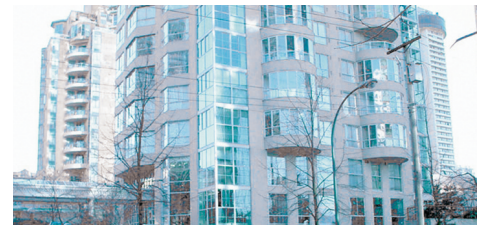
**SMART GASTOWN LIVING**  
 806 168 Powell St.      \$679,900

Two level Penthouse, 1035 sf, 2 bed + office +282 s/f private roof deck with wonderful water & mtn views from every window including 365° deck view. Shopping, skytrain, fabulous dining and all amenities of daily life at your doorstep.



**PULSE**  
 410 – 2528 Maple St.      \$625,000

PRICED \$15,000 BELOW ASSESSED VALUE!! 2 bed, 2 bath + den corner suite in Kitsilano, with views of the City and Mountains. Contemporary, open design, floor to ceiling windows, 9 ft ceilings, kitchen with S/S appliances.



**EMERALD WEST**  
 202 – 717 Jervis St.      \$599,000

2 bed, 2 bath NE corner 1132 s/f unit looking on to tree lined Jervis St. Large living & dining area, beds on opposite ends for better privacy & enclosed balcony off the kitchen & suite in original condition. Indoor pool, sauna.



**DELANO**  
 402 – 3023 W 4th Ave.      \$558,000

Rarely available. Stunning top floor 2 bed/2 bath on a quiet N/W corner. Open kitchen and covered balcony. The unit has a wonderful open flow between rooms & 10 ft ceilings add that sense of extra space. In the heart of Kitsilano.



**RICHMOND**  
 9660 No. 6 Road      \$3,488,000

9.7 acres. Best priced Blueberry farm in Richmond. Duke and Bluecrop varieties. Farm is leased back. Approximately 3,000 sf 4 bedroom, 3 bathroom home. 2 car garage.



**LAND ASSEMBLY, BURNABY**  
 7777 Kingsway      \$1,100,000

2 lots - 11,288 sf - Part of a land assembly totaling 62,799 sf. Over 96 feet of frontage on Kingsway. Currently leased for \$7000/month on a month to month basis. Zoned C4. Under the OCP the City of Burnaby may allow a change in zoning to CD allowing for high density residential.