



VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000  
 Sonja Pedersen 604.805.1283  
[www.lestwarog.com](http://www.lestwarog.com)

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jimmy Ng 778-788-0013



**MAPLE RIDGE NEW HOME**  
 11276 243A Street \$995,000

This beautiful brand new 4 bed, 4 bath north facing home features open concept living great for entertaining, spacious master with vaulted ceilings, finished basement with separate entrance & large back yard.

Gibsons Way		Subject Properties	
140'	173'	99'	212'
Vacant Lot Lot F	923/925/927 Gibsons Way Home Hardware	Gibsons Cinema 909 Gibsons Way	Cedars Inn Gibsons Hotel Convention Centre
PID 018-118-405	921 Gibsons Way	PID 009-103-198	895 Gibsons Way
39,577 sq.ft.	PID 016-118-413 49,200 sq.ft.	30,000 sq.ft.	PID 005-542-987 62,002 sq.ft.
285'	300'	295'	289'

**GIBSONS DEVELOPMENT SITE**  
 895 - 909 Gibsons Way \$7,500,000

895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.



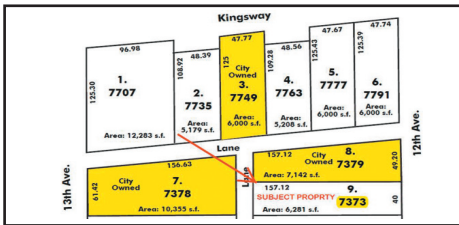
**FIRST SHAUGHNESSY**  
 1033 Balfour Avenue \$5,990,000

5000sf home with 4 legal suits (Multiple Dwelling Licence No 16-127997) on a large 15,339 sf lot. Excellent opportunity remodel to your taste and design, change to 4 strata titles or qualify for a small infill.



**NORTH VANCOUVER HOME**  
 1438 Laing \$1,799,000

Beautifully updated 1,888sf home in the heart of Capilano, North Vancouver with 2 beds up, 1 bed down, & 2 baths. Features include HW floors throughout, 2 gas fireplaces new roof, plumbing, hot water tank, drain tile fence & furnace.



**BURNABY LAND ASSEMBLY**  
 7373 12th Avenue \$1,859,000

Part of a 9 lot land assembly totalling 62,799sf (over 40,000 passing vehicles/day) Under the OCP the City of Burnaby MAY allow a change in zoning to CD which allows high density residential.



**UNFORGETTABLE PIZZA BIZ**  
 450 W. 8th Avenue \$79,000

Business for sale within one of the most busiest areas of Vancouver with lots of corporate repeat clients. This gem has short term parking right out front, a great landlord with a reasonable lease, an owner willing to train and 2 part time employees. For more information please contact realtor.

**SQUAMISH**  
**104 ACRE LAND ASSEMBLY**  
**\$16,000,000**

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at [www.6717000.com/squamish](http://www.6717000.com/squamish)



**WILLOUGHBY LAND ASSEMBLY**  
**LANGLEY, BC - 1.5 ACRES**  
 21427 83 Avenue \$3,199,000

1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.



**EL CERRITO - LA PAZ, MEXICO**  
 Development Site \$4,000,000USD

71 acres located ten minutes from the DT La Paz, less than thirty minutes from the International Airport and two hours from Cabo San Lucas. Go to <http://www.6717000.com/lapaz/> for info package.



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**SHAUGHNESSY PROPERTIES**

VANCOUVER LUXURY HOMES

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**3589 GRANVILLE**

**OFFERED AT \$12,380,000**

Rocklands Mansion - A stunning example of Vancouver history, this Heritage A designated 9000 sqft mansion sits on 3/4 of an acre of prime Shaughnessy parklike setting. This beautiful home has been completely restored with all of its heritage features intact and all the modern day comforts to be expected. From the sun-drenched kitchen featuring sub-zero and Miele appliances, upgraded wiring, plumbing & heating / Air Conditioning. 8 completely renovated bathrooms, original leaded glass windows, oak & mahogany woodwork plus remote window coverings throughout. This home is a 10 inside and out. Seller willing to do a VTB – call for details.



**1138 MATTHEWS**

**OFFERED AT \$17,980,000**

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



**1233 TECUMSEH**

**OFFERED AT \$27,900,000**

Currently under construction this beautiful unique new home is a master piece jointly designed by the renowned Airey Group Architects, Paul Sangha Landscape and Heffel Balango Interior Design. This 12,500 sf home on a 25,000 sf lot has a total of 7 bedrooms all with ensuites, an outdoor pool, koi pond, a unique wine cellar/wet bar and a sophisticated hi-tech home automation system. March 2018 completion.