



**Les Twarog**

REALTOR®

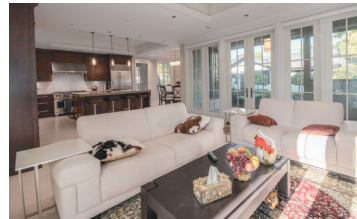
**RE/MAX Crest Realty (Westside)**

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**SOUTH GRANVILLE, VANCOUVER  
(BETWEEN GRANVILLE & ARBUTUS)**

6842 Cypress

**\$4,799,000**

5 bdrm, 6 bath, 5385 s/f, custom European built home on a 8448 S/F lot. Tons of extras including central air conditioning with heat pump, radiant floors, auto sunshades, 4 car garage and 3 fireplaces. Local schools - Maple Grove Elementary and Magee Secondary. Shows as new.



**KITSILANO NEW HOME, VANCOUVER  
(AT MCDONALD)**

2812 West 12th

**\$2,588,000**

Brand new, 5 bdrm, 5½ baths, 2800 s/f custom built home by Mercia Construction. Features grand foyer with radiant hardwood floors, 5 skylights, Eclipse folding patio doors, quartz counters, Kohler fixtures and Sub Zero appliances. No GST, furniture optional.



**BBY CAPITOL HILL VIEW HOME  
5111 Harbour View Rd.**

**\$1,988,000**

VIEW PROPERTY - 3 level 3600 S/F, 5 Bed, 4 Bath remodelled home w/a 1 bed basement suite situated on a 13,349 S/F lot with fantastic harbour view. Property next door (5107 Harbourview) is also for sale on a 16,594 S/F lot. Buy both (30,000 sf) and build your dream 18,000 sf home.





**MOUNT PLEASANT, VE**  
790 E Georgia St. \$1,799,000

A California inspired 2100 s/f 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. (\$500K spent)



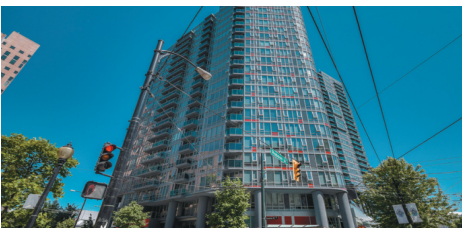
**ATELLER - ROBSON & HOMER**  
3105-833 Homer \$1,238,000

N/W facing, 1350 S/F, 2 bed+den, 3 bath sub pent-house at Ateller designed by Robert Ledingham. Features stunning chef-inspired open kitchen with granite counters, SubZero appliances, 10' ceilings, A/C + huge S/W facing balcony. Vacant.



**SYMPHONY - NORTH VANCOUVER PH**  
PH1600-120 W 16th St., NV \$1,998,000

Breathtaking views in all direction. 1935 s/f penthouse 1 level 2 bed + den with 2-1/2 bath and 1040 s/f patio. Feature incl: Brazilian H/W floor, 10' ceilings, 2 F/P, high end appliance and more.



**T/V TOWERS, DOWNTOWN**  
T/H 302 - 788 Hamilton \$739,000

Rarely available quiet East facing 1132 s/f, 2 bdrm, 2 bathroom, 2 level loft with large deck at T/V Towers, building #1. Great amenities + 24 hour concierge. Vacant.



**JARDINES LOOKOUT**  
PH3 YEALETOWN  
3103-867 Hamilton \$1,590,000

Stunning 2 level, 1870 S/F, 2 bedroom, 2 bathroom penthouse with spiral staircase, open gourmet kitchen, oak hardwood floors + 300 S/F deck with hot tub. Vacant and easy to show.

## TELUS GARDEN ASSIGNMENTS

777 Richards Street

- 4706 - (40th floor), 1112 S/F, 2 bedrooms, 2 bathrooms, 1 parking + flex space, hi-end appliances **\$1,338,000**
- 4609 - (42nd floor), 1580 S/F, 3 bedrooms, 2 bathrooms, 2 parking spots + 150 S/F balcony, high end appliances **\$1,849,000**
- PH8 - (45 & 46 floor) 1671 S/F, 2 bedrooms, 2 bathrooms + family room + 150 S/F balcony. **\$1,949,000**



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

9.7 acres. Best priced Blueberry farm in Richmond. Duke and Bluecrop varieties. Includes approximately 3,000 sf 6 bedroom, 3 bathroom home with 2 car garage. Low taxes (\$457/yr), close to Silver City Riverport Cinemas.

## RESTAURANTS FOR SALE

- **Portabello Italian Restaurant.**  
1429 W Broadway (at Granville). 1000 S/F, 48 seats, 5 employees, sales \$225K/year, lease \$3560/mo (all in). Over \$50K spent on recent renos & equipment. **\$149,000**
- **Gramercy Grill.**  
Established in 2000, Successful Kitsilano Restaurant, 1769 s/f (strata plan says 1669 s/f) with 87 seats + 24 on patio serving a North American menu. Sales: \$1M+ gross, \$50k+ net after owners salary (60% food, 40% liquor). Call for private appointment \*\*\*Staff unaware of sale & do not call restaurant! Owner retiring after 13 years. **\$149,000**

## APARTMENT DEVELOPMENT SITES & BUILDING LOTS FOR SALE

- 3311 W 39th, 46x105 Lot **\$2,100,000**
- 1366-1374 Cartier, 38x102 **\$1,350,000 ea**
- 2254-2268 Triumph, 3 houses **\$2,876,000** side by side, lot 7622 s/f
- 1735 W 11th, multi family site 50x125 lot, RM3 zoned (1.4 FSR) **\$2,750,000**
- 5509 E Hastings, apartment development site, 133x133, rented at \$10K/mo **\$5,000,000** or 266 x 133 site **\$10,000,000**