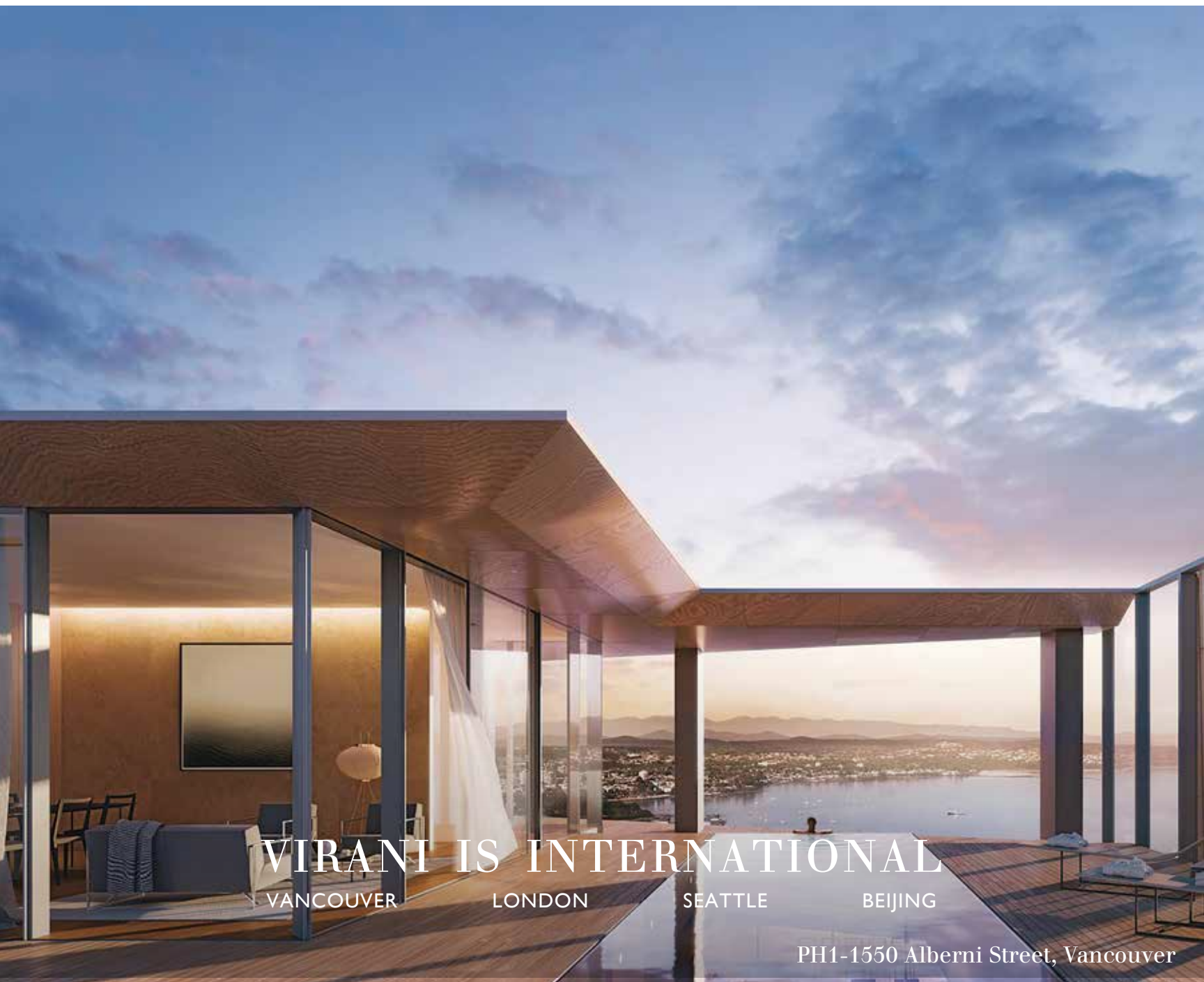


# THE **V**LIST

BUY + SELL + RENT + MANAGE



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**Aly Jiwani**  
Vice President, Regional Operations &  
Area General Manager

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# A Word From Karim Virani



The beauty of spring and summer is upon us on the West Coast. Warmer days, longer nights, lush gardens and stunning mountain views remind us that we live in one of the most gorgeous places in the world. As we enjoy our outdoor recreational activities and patios at this time of year, Metro Vancouver's real estate market is picking up once again.

Buyers are out and about exploring our city's picturesque neighbourhoods during the warmer months. The Metro Vancouver market is active and it's a great time to consider your real estate options, whether buying, selling, or growing your real estate portfolio.

The Real Estate Board of Greater Vancouver (REBGV) reports that the benchmark price for all residential properties in Metro Vancouver increased in the first few months of 2023. The REBGV is predicting prices will firm up even further if the Bank of Canada continues to halt its interest rate hikes.

Now is an excellent time to contact one of our expert Advisors to receive a complimentary comparative market and rental evaluation. Our newly launched RENT + MANAGE division offers clients a comprehensive, one-stop solution to all their real estate needs. In addition to offering

highly knowledgeable advice, we are now able to handle all your property management requirements. Whether leasing an individual property, purchasing a selection of homes or expanding your property portfolio, we will handle it all for you.

VIRANI has many exclusive offerings and some of the finest homes in Greater Vancouver and beyond. We are also involved in many innovative upcoming developments throughout Metro Vancouver. I am pleased to report that our philanthropic, not-for-profit Human-Kind has helped feed 21,000 meals to households in need across Vancouver and the North Shore.

I hope you enjoy the exciting listings and articles in the following pages. We have much to be thankful for here on the West Coast and it is with sincere gratitude and hope that you enjoy all the beauty it has to offer in these upcoming months.

*Karim*

Karim Virani,  
Founder

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## 3-LEVEL ESTATE HOME

## Olde Caulfield



Unsurpassed in water and city views from this substantial, quiet and private estate with .56 acres (24,865 Sq. Ft.) above a gorgeous sand beach offering natural privacy surrounded by a park and 198 Ft. of water frontage. This three level estate has more than 7,800 Sq. Ft. of living space, 5 beds, 6 baths, a sauna, guest quarters, 4 garages, an outdoor swimming pool, hot tub, and so much more.  
**\$25,500,000** **WEST VANCOUVER**

## CUSTOM BUILT HOME

## 562 Ballantree Rd.



Don't miss the chance to custom create a brand-new designer built 7,120 Sq. Ft. house on a 20,526 Sq. Ft. lot with STUNNING VIEWS. This beautiful home is located at the top of British Properties and backing Ballantree Park, the lot features a moderate south slope with AMAZING VIEWS of ENGLISH BAY and CITY. This opportunity eliminates the need to spend years and hundreds of thousands of dollars in preparations!  
**\$8,988,000** **WEST VANCOUVER**

## STUNNING PANORAMIC VIEWS

## 1466 Bramwell Rd.



Complete indoor and outdoor transformation with over \$2M spent with award winning Home Builder Eurohouse. Stunning panoramic views that span over 180 degrees! A total area of almost 9,000 Sq. Ft., designed with detail and functionality in mind. The outdoor space has a wonderful pool area, plus over \$300k was spent on the landscape design. The home is located in a quiet Chartwell Cul-de-sac!  
**\$8,988,000** **WEST VANCOUVER**

## MODERN &amp; LUXURIOUS

## 2690 Chelsea Crt.



This modern and luxurious home, built by Paramax Homes, boasts an indoor-outdoor floor plan with exceptional architecture and attention to detail. The sophisticated interior features expansive living spaces, a gourmet chef's kitchen with high-end Gaggenau appliances, and a smart home technology system. Enjoy ocean views from every room. The home also includes an oversized wine room and custom finishings.  
**\$7,998,000** **WEST VANCOUVER**

EXQUISITE ESTATE

## 1437 Chartwell Dr.



Enjoy stunning panoramic views of Downtown Vancouver, Lions Gate Bridge, and Stanley Park from all 3-levels. This 9,500 Sq. Ft. mansion built by Stanhope Projects boasts high-end finishings. The home features 3 oversized beds, indoor pool and jacuzzi, large media, and 3 wet bars, among other luxurious amenities. The Chartwell neighborhood is close to top schools, Hollyburn Country Club, and bus routes.  
\$7,588,888 WEST VANCOUVER

ULTRA MODERN HOME

## 137 Stevens Dr.



Like new ultra-modern 6 bed 7 bath estate built and designed by award winning Paramax Homes! Great attention to detail over the 3-levels of this bright and open plan home featuring 20 Ft. ceilings and fabulous indoor/outdoor flow. Polished concrete floors, glass wine cellar, and home theatre. Extensive privacy backing onto Capilano Golf Club with lush landscape and walking distance to Collingwood School!  
\$6,388,000 WEST VANCOUVER

BREATHTAKING ESTATE HOME

## 132 Stevens Dr.



This sun-soaked almost 28,000 Sq. Ft. property offers breathtaking mountain views from every corner. Fully renovated 2-level, 4 bed home with main level offering a spectacular great room with massive vaulted ceilings and chef inspired kitchen with large island. Experience the unparalleled outdoor with a swimming pool, expansive artificial grass field, and the delight of a wood-burning pizza oven and dual firepits.  
\$4,280,000 WEST VANCOUVER

NEW CUSTOM HOME!

## 732 E 11h St.

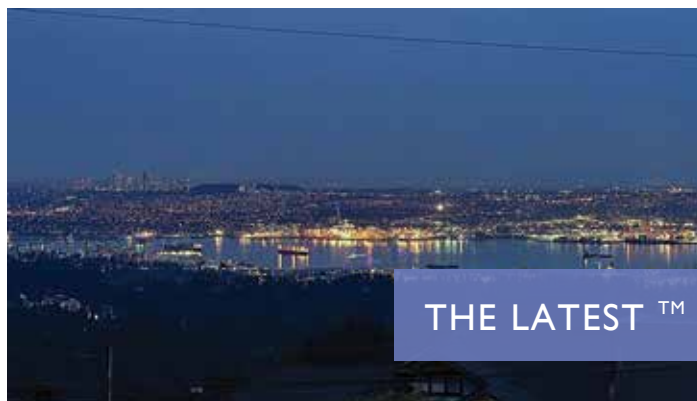


New Grand Boulevard custom home with stunning open plan and indoor/outdoor living on a south-facing lot. The stunning kitchen includes Miele appliances, a waterfall island, wok kitchen, hardwood, millwork, light fixtures, and eclipse doors, are just a few of the many high-end features. Features include a 2-bed legal suite, 2-car EV ready garage, AC, and entertainment room. Close to schools and Lonsdale's chic restaurants and cafes.  
\$3,995,000 NORTH VANCOUVER



STUNNING RESIDENCE!

## 494 Craigmohr Dr.



This stunning REBUILT residence in British Properties offers breathtaking ocean and city views from its sunny SE facing location. Fully rebuilt in 2010 with new plumbing, electrical, roof, drainage, drywall, hardwood flooring, driveway with EV charger, kitchen, and baths. This 4 beds, 4 bath home offers cozy gas fireplaces, AC, and premium appliances, creating the ultimate in luxury living. Don't miss out on your forever home!

**\$3,850,000** **WEST VANCOUVER**

CUSTOM-BUILT CRAFTSMAN HOME!

## 2408 Bridgman Av.



This recently built home offers a rarely found 4 bed on top and 6 bed + office in total with over 4,100 Sq. Ft. of living space on a south-facing corner lot. This home is the perfect mix of modern amenities and luxury finishes with indoor/outdoor enjoyment at its best. Gourmet kitchen featuring oversized island, high-end appliance package, custom millwork, and a massive pantry. All this in an amazing family friendly neighbourhood.

**\$3,798,000** **NORTH VANCOUVER**

LAND ONLY - BUILD YOUR DREAM HOME

## 562 Ballantree Rd.



Take advantage of this rare opportunity to build your custom dream home with stunning WATER and CITY views. This purchase offers significant cost savings and comes with all plans and reports for a 7,120 Sq. Ft. home on a 20,526 Sq. Ft. south facing lot. Don't miss out on this chance to create your perfect home in an ideal location. All plans and surveys included and building permits ready!

**\$3,780,000** **WEST VANCOUVER**

RECENTLY UPDATED

## 315 Stevens Dr.



Incredible opportunity to own this beautiful 3-level split home on a massive 28,000 Sq. Ft. lot with 230 Ft. frontage. Amazing location in lower British Properties backing onto the 10th hole of Capilano Golf Course. This updated home features 4 beds and 3 baths, including a full ensuite on the primary bed and massive rec room on lower level. Close to Collingwood School, Hollyburn Country Club, Sentinel and Westcot!

**\$2,998,000** **WEST VANCOUVER**

CITY AND MOUNTAIN VIEWS

## 514 Ballantree Pl.



This 4 bed, 3 bath home boasts numerous updates including refinished original flooring, windows, doors, kitchen and driveway. Entertain & relax on the spacious cedar deck off the living area, perfect for gatherings or enjoying the picturesque scenery. Located close to the top-rated schools as well as popular amenities such as the Capilano Golf & Country Club, Hollyburn Country Club, Grouse Mountain, Park Royal and more.

\$2,890,000

WEST VANCOUVER

TRULY STUNNING - NO GST

## 1368 Coleman St.



Totally rebuilt 2-level home on a south facing 11,300 Sq. Ft. corner lot with amazing indoor/outdoor living space. Professionally designed & built by Vela Homes, offering endless high-end finishing throughout! With hardwood, gas fireplace, AC, and high-end open kitchen with a large island. Amazing location within walking distance to the suspension bridge and just a short drive from Lynn Valley centre.

\$2,698,000

NORTH VANCOUVER

OCEAN VIEW HOME

## 4110 Burkehill Rd.



This stunning ocean view home is situated on a southwest facing property and is over 6,000 Sq. Ft. of true quality. The master bed has his & her closets, a double sided fireplace, soaker tub and views galore! The walk out lower level features a billiard room, lounge, wet bar, home theater and temp controlled wine cellar. The perfect ocean view home on Burkehill Road - this one won't last long!

\$6,688,000

WEST VANCOUVER

DESIRABLE PRINCESS PARK

## 603 E Osborne Rd.



Renovated 5 bed, 2.5 bath home on a huge 13,200, 100 Sq. Ft frontage, sun-filled and flat corner lot. A short walk to popular and beautiful Princess park to enjoy walking/hiking trails, tennis courts and children's playground. Renovated in 2019 with remodeled kitchen with large island and granite counter tops, new flooring and bathrooms. Large south facing partially covered and heated deck.

\$2,498,000

NORTH VANCOUVER



# British Properties, West Vancouver

"Established in the 1930s, the British Properties remains one of the most exclusive and desirable places to live in Metro Vancouver."

**A**s you enter West Vancouver's esteemed British Properties via the Upper Levels Highway, a serene feeling immediately takes over. A grand boulevard, adorned with cherry trees that paint a striking swath of pink in the spring, welcomes you. Towering cedars and Douglas firs provide a woodsy ambiance to this mountainside community, which was established in the 1930s and remains one of the most exclusive and desirable places to live in Metro Vancouver.

The community's streets do not follow a typical grid or concentric circle pattern but rather flow along the natural topography, punctuated by impressive edifices with gardens of rhododendrons, Japanese maples, and dogwoods. While some areas are more groomed, with manicured lawns and sleek architectural elements, the allure of untamed natural beauty is undeniable.

At every turn, there are breathtaking views of the mountains, city, and sea—the crowning glory of this tranquil area. The Baden-Powell trail cuts through the neighbourhood, above the curving rows of single-family residences that nestle within the pristine surroundings. Hikers, joggers, and dog walkers alike enjoy sections of this 48-km trail that traverses the North Shore, stretching from Capilano River Regional Park in the east to Horseshoe Bay in the west.

Unlike other areas of Metro Vancouver where industrial development preceded residential expansion, the British Properties were designated as a lush haven for living, with homes nestled amidst nature, as it remains today. The Guinness family of Irish beer fame, who supported the British Pacific Properties company, brought this vision to life by purchasing a 4,000-acre parcel of land stretching from the Capilano River to Horseshoe Bay. During its early days, the neighbourhood was perhaps too secluded, with access only via ferry across the first narrows of Burrard Inlet. However, by November 1938, the Lions Gate Bridge, also backed by the Guinness family, provided a vital link to the city, connecting car traffic to West Vancouver.

High up on the top of the mountainside, the secluded neighbourhood continues to evolve and embrace diversity. British Pacific Properties is densifying the neighbourhoods with mixed-use villages and semi-detached homes, presenting a new vision for the area. The neighbourhood will open up once again, ushering in a new generation of families who will continue to write its colorful story.

## DETACHED HOMES

SNAPSTATS*	MARCH	APRIL	VARIANCE
INVENTORY	294	319	9%
SOLD	39	46	18%
SALE PRICE	\$2,780,000	\$3,500,500	26%
SALE TO LIST SQFT	\$754	\$992	32%
SALE TO LIST PRICE RATIO	95%	100%	5%
DAYS ON MARKET	31	18	-42%

MARKET SUMMARY	
BALANCED MARKET	14% Sales Ratio Average
AVERAGE SELLING PRICE	100% of List Price
ACTIVE PRICE BAND	\$5,000,000 to \$5,500,000 with Average 56% Sales Ratio (Sellers Market)
BUYERS BEST BET	\$6,500,000 to \$7,000,000, British Properties, Chartwell, and Minimum 7 Beds
SELLERS BEST BET	Selling Homes in Eagle Harbour and 3 to 4 Beds

## CONDOS AND TOWNHOMES

SNAPSTATS*	MARCH	APRIL	VARIANCE
INVENTORY	102	112	10%
SOLD	23	20	-13%
SALE PRICE	\$998,000	\$1,473,000	48%
SALE TO LIST SQFT	\$955	\$1,125	18%
SALE TO LIST PRICE RATIO	98%	98%	0%
DAYS ON MARKET	18	11	-39%

MARKET SUMMARY	
BALANCED MARKET	18% Sales Ratio Average
AVERAGE SELLING PRICE	2% Below List Price
ACTIVE PRICE BAND	\$1,250,000 to \$1,500,000 with Average 78% Sales Ratio
BUYERS BEST BET	\$1,500,000 to \$2,000,000/\$2,250,000 to \$2,500,000, Park Royal, 1 Bed
SELLERS BEST BET	Selling Homes in Ambleside, Dundarave, 2 Beds





# West Vancouver **Gone!**<sup>®</sup>

VIRANI REAL ESTATE ADVISORS

1437 Chartwell Drive	<b>Gone!</b> <sup>®</sup>	4624 Woodburn Road	<b>Gone!</b> <sup>®</sup>
1103 Gilston Road	<b>Gone!</b> <sup>®</sup>	445 Burhill Road	<b>Gone!</b> <sup>®</sup>
4110 Burkehill Road	<b>Gone!</b> <sup>®</sup>	482 Keith Road	<b>Gone!</b> <sup>®</sup>
318 Moyne Drive	<b>Gone!</b> <sup>®</sup>	4783 Westwood Place	<b>Gone!</b> <sup>®</sup>
903-2289 Bellevue Avenue	<b>Gone!</b> <sup>®</sup>	1141 Ottaburn Road	<b>Gone!</b> <sup>®</sup>
640 Barnham Road	<b>Gone!</b> <sup>®</sup>	6330 Argyle Avenue	<b>Gone!</b> <sup>®</sup>
1775 Haywood Avenue	<b>Gone!</b> <sup>®</sup>	4428 Marine Drive	<b>Gone!</b> <sup>®</sup>
1588 Pinecrest Drive	<b>Gone!</b> <sup>®</sup>	1259 3rd Street	<b>Gone!</b> <sup>®</sup>
2070 Queens Avenue	<b>Gone!</b> <sup>®</sup>	105-6687 Nelson Avenue	<b>Gone!</b> <sup>®</sup>
1276 Haywood Avenue	<b>Gone!</b> <sup>®</sup>	101-876 Keith Road	<b>Gone!</b> <sup>®</sup>
1060 Kings Avenue	<b>Gone!</b> <sup>®</sup>	12C-328 Taylor Way	<b>Gone!</b> <sup>®</sup>
2173 Argyle Avenue	<b>Gone!</b> <sup>®</sup>	2171 Argyle Avenue	<b>Gone!</b> <sup>®</sup>
2175 Argyle Avenue	<b>Gone!</b> <sup>®</sup>	46-2250 Folkestone Way	<b>Gone!</b> <sup>®</sup>
647 Andover Place	<b>Gone!</b> <sup>®</sup>	1-2110 Marine Drive	<b>Gone!</b> <sup>®</sup>
2668 Haywood Avenue	<b>Gone!</b> <sup>®</sup>	504-6687 Nelson Avenue	<b>Gone!</b> <sup>®</sup>

## Be Our Next Success Story

VIRANI speaks the international language of Real Estate. Greater Vancouver is the lifestyle capital of the world and our customized social media marketing strategies and innovative use of technology resonates with clients both locally and globally.

# North Vancouver **Gone!**<sup>®</sup>

VIRANI REAL ESTATE ADVISORS

3634 Glenview Crescent	<b>Gone!</b> <sup>®</sup>	11-2425 Edgemont Boulevard	<b>Gone!</b> <sup>®</sup>
958 Devon Road	<b>Gone!</b> <sup>®</sup>	406 E 2nd Street	<b>Gone!</b> <sup>®</sup>
3240 Calder Avenue	<b>Gone!</b> <sup>®</sup>	695 E 29th Street	<b>Gone!</b> <sup>®</sup>
933 Beaumont Drive	<b>Gone!</b> <sup>®</sup>	855 Ruckle Court	<b>Gone!</b> <sup>®</sup>
4769 Pheasant Place	<b>Gone!</b> <sup>®</sup>	4327 Ruth Crescent	<b>Gone!</b> <sup>®</sup>
219 W Balmoral Road	<b>Gone!</b> <sup>®</sup>	24-4055 Indian River Drive	<b>Gone!</b> <sup>®</sup>
1150 W 23rd Street	<b>Gone!</b> <sup>®</sup>	29-2688 Mountain Highway	<b>Gone!</b> <sup>®</sup>
1229 W 23rd Street	<b>Gone!</b> <sup>®</sup>	1308-118 Carrie Cates Court	<b>Gone!</b> <sup>®</sup>
1658 Orkney Place	<b>Gone!</b> <sup>®</sup>	3340 Mt Seymour Parkway	<b>Gone!</b> <sup>®</sup>
1368 Coleman Street	<b>Gone!</b> <sup>®</sup>	102-2035 Glenaire Drive	<b>Gone!</b> <sup>®</sup>
603 E Osborne Road	<b>Gone!</b> <sup>®</sup>	204-650 Evergreen Place	<b>Gone!</b> <sup>®</sup>
2237 Larson Road	<b>Gone!</b> <sup>®</sup>	301-3088 Highland Boulevard	<b>Gone!</b> <sup>®</sup>
316 E 4th Street	<b>Gone!</b> <sup>®</sup>	106-1591 Bowser Avenue	<b>Gone!</b> <sup>®</sup>
255 Sandringham Crescent	<b>Gone!</b> <sup>®</sup>	PH1-1591 Bowser Avenue	<b>Gone!</b> <sup>®</sup>
2836 Violet Street	<b>Gone!</b> <sup>®</sup>	901-130 E 2nd Street	<b>Gone!</b> <sup>®</sup>

## Be Our Next Success Story

Innovation, experience, knowledge, and service are hallmarks of VIRANI's strategy to reach local and global communities. Our full-service team of experienced Advisors takes utmost care of our buyers, sellers and developers.



ALBERNI BY KENGO KUMA - PENTHOUSE

## PH1-1550 Alberni St.



One-of-a-kind incredible PENTHOUSE home at Alberni by Kengo Kuma designed by Japanese architect Kengo Kuma. This custom designed 3-storey view home with private rooftop glass bottom pool is over 6,707 total Sq. Ft. with 2,301 Sq. Ft. of interior living and over 4,406 Sq. Ft. of outdoor living. Upgrades include 2 private garages, 2 storage lockers, 4 wine vaults, customized interior, and bike storage.

\$31,880,800

VANCOUVER

TWO HARBOUR GREEN - SUB PENTHOUSE

## 2900-1139 W Cordova St.



Updated FULL FLOOR 5,420 Sq. Ft. home with 4 beds, 5 baths, over 1,300 Sq. Ft. of exterior patios, and incredible 360-degree views! This spacious home has a full tech upgrade including a SAVANT Smart system w/ integrated iPad control for TV's, LED pot lights, built-in sound, add'l access points for wide-coverage internet. This is true world-class living close to Stanley Park, marina, seawall, fine dining, & high-end shops!

\$26,500,000

VANCOUVER

ROGERS TOWER - PENTHOUSE

## PH1-1077 W Cordova St.



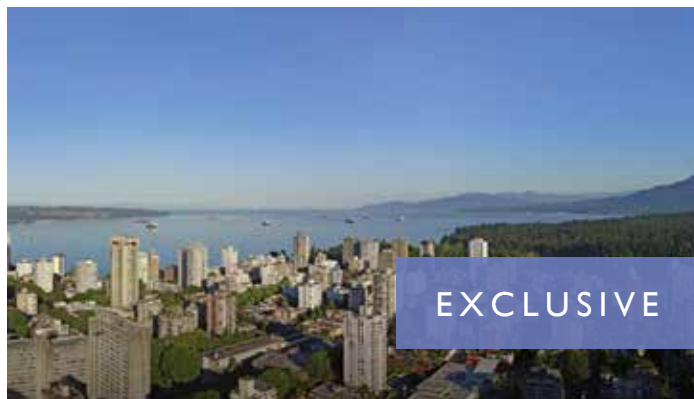
This unparalleled 360-degree penthouse spans the 42nd floor of Rogers Tower (formerly Shaw Tower) with 6,041 Sq. Ft. of interior living space and almost 2,100 Sq. Ft. of exterior living with panoramic views of Coal Harbour, Stanley Park, English Bay, & mountains. This custom penthouse features heated limestone floors, custom millwork, gas fireplaces, stunning primary suite with dream closet & primary ensuite.

\$19,988,000

VANCOUVER

ALBERNI BY KENGO KUMA - SUB PENTHOUSE

## 3902-1550 Alberni St.



Sub Penthouse 3,902 3 bed, 4 bath home spans over 4,000 Sq. Ft. with 3,018 Sq. Ft. of indoor living and 1,012 Sq. Ft. of outdoor living with a Japanese wet garden. The stunning 180 degree exposure towards the North Shore mountains, Coal Harbour and city is unparalleled. Interwoven layers of overlapping textures define the experience of Alberni. The architecture reveals a series of stories centred on craftsmanship and materiality.

\$15,888,800

VANCOUVER



## Monica Virani, \*PREC C.F.O.

Monica Virani oversees all aspects of business, including conveyancing, bookkeeping and meeting with lawyers and accountants. She has been working alongside Karim since the beginning and continues to contribute an abundance of knowledge, information and history to the team. Monica, a licensed broker, enjoys working behind-the-scenes.

She was born in Switzerland, grew up in Mumbai and then moved to West Vancouver. Monica has always managed VIRANI'S financial paperwork and administrative duties. Extremely patient, highly skilled, attentive to details and a keen listener by nature, Monica is valued by both colleagues and clients. She works closely with trades and builders, ensuring projects and office moves run smoothly.

Monica is a proud mother of their two daughters, an excellent cook and keeps fit by playing tennis, going to the gym and trying new sports.

\*Personal Real Estate Corporation

## Haneef Virani, \*PREC C.O.O.

As C.O.O of Virani Real Estate Advisors, Haneef brings more than 27 years of experience to every real estate transaction he is involved with. Whether it's luxury presales or the sale of individual luxury residences, Haneef offers the same amount of dedication and care to all his clients. His drive and determination have helped secure more than five billion dollars of real estate sales, making VIRANI REAL ESTATE ADVISORS one of Vancouver's most successful companies. Haneef's achievements have been recognized with many awards, including the Top 1% of all Realtors from the Real Estate Board of Greater Vancouver.

Having first-hand experience of how the city has evolved gives Haneef an advantage when it comes to real estate negotiations and advising his clients. Haneef believes in giving back to the city he has called home since moving from his birthplace of London. He is involved in donating to B.C. Children's Hospital where he shares a special interest as both his sons were born there. Haneef invites you to contact him to discuss your real estate needs.

\*Personal Real Estate Corporation





## Alyssa Virani, \*PREC

INTERNATIONAL MARKETING & SALES

Focusing on presales in new developments, Alyssa brings a comprehensive global perspective to the VIRANI team. Licensed in both British Columbia and Washington, Alyssa has worked in sales and project marketing of numerous iconic developments in Vancouver and Seattle.

She has extensive knowledge and experience in everything from developing marketing sales strategies to facilitating sales. Overseeing VIRANI's expansion, she has supervised the opening of its global offices in Seattle, London and Beijing.

Her professionalism, dedication, attention to detail and modest personality are reflective of her vast experience in academic and administrative fields of work. Alyssa values her duty to give back to the community by contributing acts of service and bringing awareness to humanitarian efforts on a local and global scale. She takes pride in her devotion to others and ensuring the best possible experience for both local and international clients.

\*Personal Real Estate Corporation



## Karim Virani

FOUNDER & C.E.O.

Karim Virani has been a Realtor since 1988 and his tremendous passion for the real estate industry has garnered him many awards, consistently ranking top 1% of all Realtors in Greater Vancouver, and top 100 Realtors in Canada – achievements which can only be obtained by a Realtor who provides the highest level of professional service and strong negotiation skills.

With his knack for negotiating the best deal, Karim has made dreams come true for hundreds of real estate buyers and sellers. Karim credits his success to his constant search for innovative ways to help his clients.

Karim has done this by combining time-honored traditions, professional service and a commitment to meeting client's needs with cutting-edge technology. Karim has an exceptional organizational ability and a keen eye for the minutest details when it comes to selling, buying or expanding your real estate portfolio.

THE BUTTERFLY - SUB PENTHOUSE

5501-1033 Nelson St.



The Butterfly, located on the highest geographical point in Downtown Vancouver, is an architecturally beautiful building filled with 331 world-class homes in the sky. Sub Penthouse 5501 spans over 4,282 total Sq. Ft. with 3,788 Sq. Ft. of indoor space and 494 Sq. Ft. of outdoor space. The grand amenities include 24-hour concierge, sky spa pool, state-of-the-art-gym and luxurious \$1 Million dollar Fazioli custom piano.  
\$14,500,800 VANCOUVER

THE SMITHE - SUB PENTHOUSE

2500-885 Cambie St.



Brand-new sub penthouse at The Smithe w/ over \$2M in customizations spanning the entire 25th floor. 360-degree panoramic views from Mt. Baker to English Bay, and the mountains. Features from this custom sub-penthouse include an Italian marble entry way, recessed lighting, custom built-ins, Wolf and Sub-Zero appliances, and 300 bottle wine room. The amazing patio wraps the 25th floor.  
\$12,250,800 VANCOUVER

ALBERNI BY KENGO KUMA - SUB PENTHOUSE

3901-1550 Alberni St.



The design of 1550 Alberni Street is shaped by its environment, by Japanese architect Kengo Kuma, developed by Westbank, the 43-storey tower is carved by two emphatic scoops that form deep balconies furnished in wood. Home 3901 features a total of 3,027 Sq. Ft. with 2,140 Sq. Ft. of indoor space and 887 Sq. Ft. of outdoor space with three large bedrooms and three bathrooms. Themes of nature, lightness, and transparency.  
\$12,900,800 VANCOUVER

THE PATINA - PENTHOUSE

PH1-1028 Barclay St.



Unobstructed views of English Bay, North Shore Mountains, Stanley Park & Mt. Baker. Enjoy over 5,200 Sq. Ft. Indoor/Outdoor Living: 3 bed plus study/5 bath. This Residence features high-end finishings & over \$750k in upgrades and 2,091 Sq. Ft. rooftop deck with panoramic views. You will enjoy full time concierge, gym, social room & outdoor patio. Amazing Restaurants & Designer Shopping on Alberni St nearby.  
\$9,988,000 VANCOUVER



PENTHOUSE - WALL CENTRE

PH-1050 Burrard St.



Unparalleled living experience, covering the entire 30th and 31st floors spanning 7,140 Sq Ft with panoramic 360 views of water, mountains, and the city and 2,390 Sq Ft of unobstructed outdoor living. This opulent home features 5 beds and 8 baths, with a European inspired interior boasting designer finishings and fixtures and complete with the latest technology. A rare opportunity in the centre of Downtown Vancouver.  
\$8,888,000 VANCOUVER

PENTHOUSE - KING'S LANDING

2101-1515 Homer Mews.



WATERFRONT PENTHOUSE with over 2,600 Sq. Ft. of living! Grand, open living space with 10 Ft. ceilings, floor to ceiling windows and a cozy fireplace, perfect for intimate gatherings. This pristine home features 3 beds, 4 baths, and a large office or den. Immerse yourself in the breathtaking scenery of False Creek and the city skyline from the spacious balcony. Don't miss this rare opportunity in a prized luxury development.  
\$7,288,000 VANCOUVER

Brian Rybchinsky, PREC

ASSOCIATE BROKER & SENIOR ADVISOR

Brian Rybchinsky has been a professional realtor for over 30 years. In that time he has assisted thousands of people with their real estate questions and accumulated a client base of loyal and satisfied home sellers and buyers with needs and expectations as diverse as the properties in which they live!

A life long resident of the North Shore, Brian has a knowledge and understanding of its various neighbourhoods that is invaluable to anyone seeking to make the area home. He also has experience in selling properties in other municipalities, making Brian an excellent resource for Buyers seeking information and assistance in relocating while he remains a great advocate for life on the North Shore - an asset for Sellers in a competitive market!

If you need reliable, honest real estate assistance delivered with integrity and sincerity, and you want to get the best price with the least inconvenience - you need Brian Rybchinsky! Make your life better - call Brian today as your Real Estate Advisor of choice!

\*Personal Real Estate Corporation



PROFILE



/ViraniHomes



/ViraniHomes



/ViraniHomes



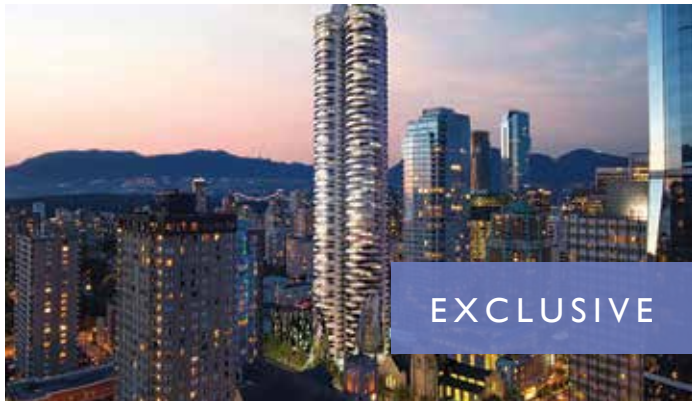
/ViraniHomes



/TheVList

## THE BUTTERFLY - ESTATE HOME

4804-1033 Nelson St.



Estate home 4804 features 3 large bedrooms, 2 bathrooms and an atelier spread across 1,509 Sq. Ft. Enjoy the comprehensive views from the curved 244 Sq. Ft. East facing terrace. Each interior is custom designed by Bing Thom. The chef's kitchen features custom designed Italian cabinetry, white back-painted glass cabinet fronts, gold hardware, and a custom designed island. The Butterfly is the epitome of luxury.

\$6,288,900

VANCOUVER

## VANCOUVER HOUSE - ESTATE HOME

5203-1480 Howe St.



Estate Home 5203 includes 3 beds, 3 baths and over 2,390 Sq. Ft. of living space. Spanning the entire North facade you will enjoy breathtaking views of English Bay to False Creek. This gorgeous home features a gallery entrance, custom island, built-in bar, large living room, grand salon, and library or 4th bedroom. Enjoy Vancouver House's exclusive 5-star amenities such as 24-h concierge, golf simulator, private pool, & hot tub

\$5,988,000

VANCOUVER

## PROFILE



## Ali Eshghi

SENIOR ADVISOR

An extremely knowledgeable real estate advisor, Ali Eshghi has been offering a high level of skill and commitment to all his clients for more than 15 years. He has helped many homeowners fulfill their real estate dreams throughout the lower mainland, yet he is particularly fond of the North Shore where he has lived for more than 30 years. Born in Iran, Ali speaks both English and Farsi and has built a solid reputation for honesty and integrity in the Iranian community.

Ali has a master's degree in economics and 15 years marketing and managing experience in Canada's competitive electronics retail industry. Before becoming a realtor, Ali was also a mortgage broker, furthering his extensive experience in all areas of real estate. Ali looks forward to meeting his client's needs. Call Ali for knowledgeable and experienced advice on buying, selling or investing.



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# VIRANI RENT + MANAGE

VIRANI'S **RENT + MANAGE** - A division dedicated to rental property and property management that is created to provide clients with a full-spectrum of services. Following the tradition of exemplary service that VIRANI is known for, this new offering will allow buyers to experience a one-stop solution to all their real estate requirements.

Whether leasing an individual property, purchasing a selection of homes or buying an entire building for an investment portfolio, VIRANI will handle every occupational and operational detail. Property management services include finding, vetting and procuring the best tenants possible, rental leasing and managing your furnished or unfurnished property on a daily basis.

VIRANI **RENT + MANAGE** was established in response to the many clients who have requested this service over the past two decades that VIRANI has been in business. Now, buyers can look forward to a seamless transition from purchasing through to rental and property management. This will help make the process of acquiring and holding real estate a more fluid, smooth experience.

“We wanted to provide our clients with additional advice and service,” explains founder Karim Virani. “We will maintain your property to keep it to its best value so you will get the best return.”

Innovation, experience, knowledge and service are hallmarks of VIRANI REAL ESTATE ADVISORS. **RENT + MANAGE** is yet another forward-thinking addition to one of Vancouver's most successful real estate companies.

Proudly founded in Canada, VIRANI has grown to become an international brokerage with a full-service team of expert advisors who take care of buyers, sellers, developers and investors. Strong social values guide their team.





“We wanted to provide our clients with additional advice and service,” explains founder Karim VIRANI. “We will maintain your property to keep it to its best value so you will get the best return.”



As market leaders, they understand both local and global market conditions and strive to give clients the best advice available in all aspects of real estate. Offering multiple services under one roof is another way they endeavor to enhance and provide the most highly personalized service possible.

VIRANI continues to evolve with **RENT + MANAGE**. New and established clients are welcome to contact one of our trusted advisors to learn more about this exciting and innovative offering. A comprehensive, one-stop shop to all your real estate needs. Call 604.695.1000 to speak to a **RENT + MANAGE** Specialist.





SHANGRI-LA - ESTATE HOME

5704-1128 W Georgia St.



A beautiful 2 bed, 2.5 bath home spans over 2,479 Sq. Ft. of total living with breathtaking southwest views overlooking English Bay and southeast views to Mt. Baker. Shangri-La's 5-star hotel amenities boast a fitness center, pool, 24-hr concierge, the Chi Spa. Two parking stalls and 2 oversized storage! Surrounded by high-end shopping, and fine dining. This is Luxury living at it's finest at one of Vancouver's Top hotels. **\$4,888,000** VANCOUVER

ARTEMISIA - PENTHOUSE

PH2-1102 Hornby St.



This ultra luxury 2-level corner penthouse is nearly 2,800 Sq. Ft., and boasts a large wrap around terrace with space for an outdoor dining table, BBQ area, and garden. You will appreciate the quality kitchen with Gaggenau appliances, and feature over-height ceilings that keep the home nice and bright. This location is only a short walk to Yaletown, the sea wall, David Lam Park, restaurants, and everything Downtown has to offer. **\$3,988,000** VANCOUVER

ALBERNI BY KENGO KUMA - DREAM HOME

2002-1550 Alberni St.



An architectural masterpiece by master architect Kengo Kuma. The design of home 2002 at 1550 Alberni Street is shaped by its environment with Japanese inspiration of nature, wood and light. Spanning a total of 1,540 Sq. Ft. with 1,049 Sq. Ft. of interior living & almost 500 Sq. Ft. of exterior living space with 2 beds, 2 baths, highlighted by a unique Japanese garden. Residents will enjoy luxurious 5-star hotel like amenities. Completing soon! **\$3,988,000** VANCOUVER

KING'S LANDING - MODERN RENOVATION

1203-1515 Homer Mews.



Fully renovated dream home at King's Landing. This 1,562 Total Sq. Ft. home features 2 beds, home office, 2 baths and 116 Sq. Ft. North terrace. The 1,446 Sq. Ft. interior upgrades include Italian tile, high-end Miele appliances, Ceasarstone, custom millwork, Savant Smart Home system including remote cove lighting, Lutron wireless blinds, and hidden built-in speakers. Plus a private two car garage with EV and storage. **\$3,699,000** VANCOUVER



THE BUTTERFLY - STUNNING NEW HOME

2703-1033 Nelson St.



An architecturally beautiful building by world famous architect Bing Thom. This home spans 1,230 total Sq. Ft. with over 1,070 Sq. Ft. of indoor space and 157 Sq. Ft. of outdoor. With a custom interior by Bing Thom Architects you'll enjoy large format white porcelain flooring throughout all living areas, white painted walls and back-painted glass cladding seamlessly integrated with the kitchen cabinetry and gold finishings!

\$3,588,000

VANCOUVER

ALBERNI BY KENGO KUMA - ESTATE HOME

2005-1550 Alberni St.



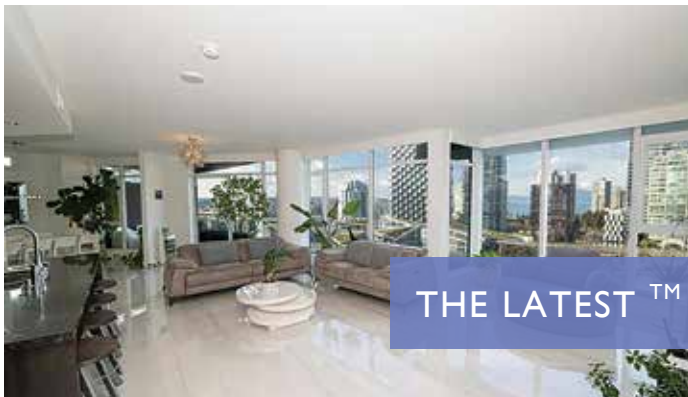
Designed and curated by world renowned Japanese architect Kengo Kuma and developed by Westbank Corp. This home features 1,070 Sq. Ft. of living space with 2 beds, 2 baths, intimate interiors clad in wood, fully integrated Miele appliances and a one-of-a-kind custom Kengo Kuma kitchen island. Home 2005 has amazing upgrades including 1 parking stall, 1 bicycle storage, and a red wine storage room.

\$3,399,000

VANCOUVER

THE MARK - CITY & WATER VIEWS

1701-1372 Seymour St.



Beautiful 2,174 Sq. Ft. home with incredible water, mountain and city views! This 3 bed, 3 bath + office home features designer upgrades! Enjoy the hotel-like amenities: full gym, yoga studio, large pool, hot tub, steam room, sauna, outdoor BBQ, children's play area, party room, EV, two guest rental suites, meeting rooms and full time 24 hour concierge. Rare two private garages (4 stalls total) and two large storage rooms!

\$2,998,000

VANCOUVER

VANCOUVER HOUSE - ESTATE HOME

4906-1480 Howe St.



This Estate Home features 2 beds, 2.5 baths, and den with over 1,550 Sq. Ft. of interior living space, and 235 Sq. Ft. of outdoor space. Enjoy amazing unobstructed southeast, and east views of the length of False Creek and Mount Baker. The Boffi kitchen features Miele appliances, and a custom BIG Corian island. This brand new home at Vancouver House includes 24-hour 5-star concierge services, golf simulator, and a fitness facility.

\$2,988,900

VANCOUVER

HORSESHOE BAY - OCEANFRONT VILLAS

705-6707 Nelson Av.



Be one of the first to experience this brand new 2 bed, 2 bath, and family room with over 1,400 Sq. Ft. of total living - This view home has over 1,240 Sq. Ft. interior living with 156 Sq. Ft. of private terrace. Amazing features include Miele appliances, hardwood, designer carpets, copper satin brushed backsplash, corian, over-height ceilings, and laundry. Upgrades include 2 Parking, 1 storage and 1 Bicycle Storage! **\$2,888,800** WEST VANCOUVER

HORSESHOE BAY - OCEAN PAVILION VILLAS

403-6697 Nelson Av.



Brand-new waterfront 2 bed, 2 bath home with almost 1,300 Sq. Ft. interior with 202 Sq. Ft. of balcony. This home comes with premium appliances such as Miele kitchen appliances. With this resort like style, unbelievable amenities such as the boathouse, a private 26 Ft. Chris Craft boat with Captain, a full-time concierge, and a gym. This home's location in Ocean Pavilion Villas guarantees unobstructed water views! **\$2,788,800** WEST VANCOUVER

THE MELVILLE - HEART OF COAL HARBOUR

3403-1189 Melville St.



Stunning Melville residence professionally designed & fully remodeled with 400k spent offering City and Water views with endless luxury finishing that one can only find in some of the top Penthouses. The epitome of luxury throughout this 3-bed, 2.5 bath suite featuring custom high-end upgrades. All this plus Roof top Pool & Jacuzzi and 2 side by side parking. Walking distance to the Business District and chic shops! **\$2,848,000** VANCOUVER

ALBERNI BY KENGO KUMA - VIEW HOME

1504-1550 Alberni St.



The most prestigious new development in Vancouver's West End. This 2 bed, 2 bath home features a total of 998 Sq. Ft. of living space with 901 Sq. Ft. of interior living and 97 Sq. Ft. of exterior space. With southern views this home is designed with fully integrated Miele appliances and one-of-a-kind custom Kengo Kuma kitchen. Interwoven layers of overlapping textures define the experience of Alberni. **\$2,488,900** VANCOUVER



ALBERNI BY KENGO KUMA - ESTATE HOME

2904-1550 Alberni St.



This water view south facing home on the 29th floor features 2 beds, 2 baths and spans over 1,021 total Sq. Ft. with 816 Sq. Ft. of indoor living and over 200 Sq. Ft. of outdoor living with a unique Japanese wet garden. The stunning exposure offers unparalleled city, water and mountain views of Vancouver. Amazing opportunity to own in the SOLD OUT world-renowned Alberni by Kengo Kuma. Upgrades include 1 parking and 1 storage. **\$2,438,888** VANCOUVER

THE BUTTERFLY - LIVE OR INVEST

1608-1033 Nelson St.



This unique 2 bed, 2 bath home boasts a total of 1,130 Sq. Ft. with 1,006 Sq. Ft. of interior living and 124 Sq. Ft. of exterior living. The custom interior by Bing Thom, includes Italian-crafted kitchen cabinets, custom Miele appliances, and floor-to-ceiling motorized sheer drapery. The grand amenities include 24-hour concierge, sky spa pool, and gym. Upgrades include 1 parking stall, 1 storage locker and 1 bicycle post. **\$1,990,000** VANCOUVER

8X ON THE PARK - DREAM HOME

2404-1111 Richards St.



Enjoy breathtaking views of False Creek & city from the 24th floor at 8X on the park. Be prepared to get mesmerized by the ultramodern interiors with floor to ceiling windows, hardwood, Geothermal AC & Heating, Italian cabinetry with Miele & sub-zero appliance package. Spectacular views from every room of this 3bd + flex suite with an oversized balcony, two parking spaces + 2 Bike & 1 Storage Locker. **\$2,398,000** VANCOUVER

PARKVIEW GARDENS - SUB PENTHOUSE

2103-212 Davie St.



Stunning views of the water, mountain, and city from every corner of this corner Sub-penthouse. Over the years this 3 bed home has been renovated and remodeled extensively with high-end finishings throughout. Relax and enjoy the many amenities such as the large indoor pool, fitness centre, hot tub, and sauna. Incredible location steps away from the Marina side Seawall, Yaletown - Roundhouse and David Lam Park. **\$1,898,000** VANCOUVER



ESKER LANE - TOWNHOME

1259 3rd St.



Exquisite 4 bed residence in Esker Lane, a secure and gated boutique community in the Lower British Properties. This beautiful townhome is spacious and gives you the feel of a single home. Gorgeous bright & open main level living with a large kitchen. You can find yourself steps away from the beautiful Hugo Ray Park, West Vancouver Cricket Club, and a drive away from Park Royal Shopping.  
\$1,888,000 WEST VANCOUVER

THE BUTTERFLY - ESTATE HOME

3107-1033 Nelson St.



This 1 bed, 1 bath 07 home on the 31st floor spans over 739 total Sq. Ft. with 666 Sq. Ft. of interior living featuring large format white porcelain flooring throughout, white painted interior walls and back-painted glass cladding to seamlessly integrate with the high-end kitchen outfitted with Miele appliances, Italian cabinetry and gold finishings. Upgrades include 1 parking, 1 storage locker and 1 bicycle storage.  
\$1,850,000 VANCOUVER

HORSESHOE BAY - OCEANFRONT VILLAS

608-6707 Nelson Av.



BRAND-NEW unobstructed water view 2 beds, 2 baths, over 1,030 Sq. Ft. home. Exterior living exceeds 180 Sq. Ft. - perfect for entertaining on the waterfront! Features include a Miele appliance package, corian countertops, copper satin brushed backplash, over-height ceilings with wood accents, a full laundry room, and a travertine gas fireplace. Guaranteed oceanfront views of Horseshoe Bay and Sewell's Marina.  
\$1,850,000 WEST VANCOUVER

ALBERNI BY KENGO KUMA - INVESTOR ALERT

1406-1550 Alberni St.



Alberni by Kengo Kuma - Designed and curated by Japanese architect Kengo Kuma. This amazing view home features 843 total Sq. Ft. with 781 Sq. Ft. of interior living space with 1 bed, and 1 bath. Residents will enjoy luxurious amenities and services such as 24-hour concierge, private wine-tasting room, art gallery, music room, fitness centre, and indoor pool. Upgrades include 1 parking, 1 storage locker and 1 bicycle post.  
\$1,800,000 VANCOUVER

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## HORSESHOE BAY - FOREST VILLAS

105-6687 Nelson Av.



This stunning Forest Villas 2-level townhome offers over 1,700 Sq. Ft. of luxurious living space with ground-level access to a courtyard. Features include a family room/den, high-end Miele appliances, Corian countertops, and engineered hardwood in living areas. Enjoy breathtaking southeast views of the surrounding mountains and lush greenery. Don't miss out on this rare opportunity to live in paradise.  
\$1,699,900 WEST VANCOUVER

## THE WATERWORKS - TOWNHOME

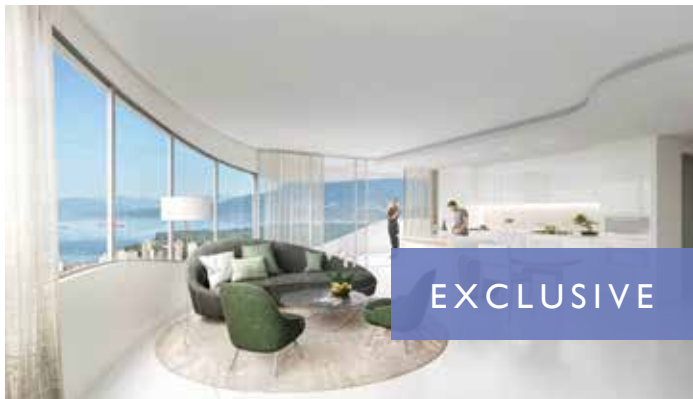
1028 Cambie St.



Renovated bright 2-level private townhouse in The Waterworks at Marina Pointe! This 1,230 Sq. Ft., 2 bed, 2 bath home has been extensively renovated with a modern feel. Perfectly centered near high-end trendy restaurants, shops, close access to the Seawall, and Parks! Pull in to your own PRIVATE two-car garage accessible right from your home with extra storage! This townhome won't last long. Call today!  
\$1,688,000 VANCOUVER

## THE BUTTERFLY - INVESTOR ALERT

1203-1033 Nelson St.



The Butterfly is a world-class building filled with 331 one-of-a-kind homes in the sky. This rarely available 1 bed, 1 bath home boasts a total of 841 Sq. Ft. with a custom interior by Bing Thom Architects. Designed LEED Gold Certified, the Butterfly excels in new sustainability techniques. The grand amenities include 24-hour concierge, sky spa pool, state-of-the-art-gym and luxurious \$1 Million dollar Fazioli custom piano.  
\$1,498,000 VANCOUVER

## THE BUTTERFLY - EMERGING ICON

702-1033 Nelson St.



This unique 1 bed, 1 bath home boasts a total of 869 Sq. Ft. with 759 Sq. Ft. of interior living and 110 Sq. Ft. of exterior living. This world-class building filled with 331 homes in the sky is an emerging icon in the city. The pure white interiors with hints of gold accents dissolve structural confines creating a beautiful state of motion. The amenities include concierge, sky spa pool, and gym. Includes 1 parking, 1 storage locker and bicycle post.  
\$1,498,000 VANCOUVER



PALLADIO - COAL HARBOUR HOME

2002-1228 W Hastings St.



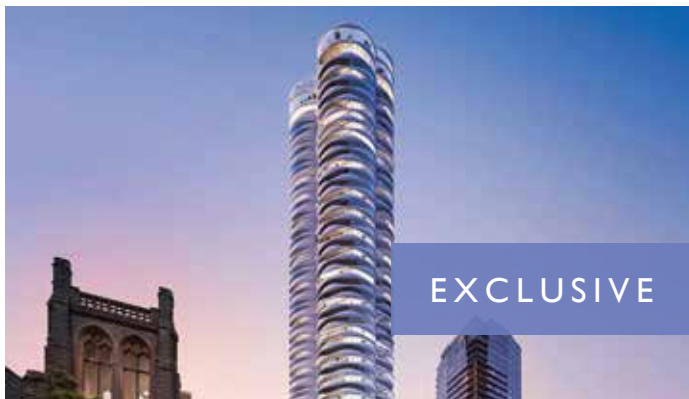
Indulge in breathtaking vistas of Coal Harbour and the North Shore mountains through expansive floor-to-ceiling windows. Situated on the 20th floor offering a spacious open floor plan with only 3 units. Boasting 2 beds, 2 baths with almost 1,300 Sq. Ft. with a den perfect for home office with a view. The unit comes with EV parking & storage. Take advantage of the amazing building's amenities in the heart of Coal Harbour.

\$1,498,000

VANCOUVER

THE BUTTERFLY - VIEW HOME

1505-1033 Nelson St.



An exclusive opportunity for a 509 Sq. Ft, 1 bed, 1 bath home with 112 Sq. Ft. of outdoor space in this new Vancouver landmark – The Butterfly by Westbank. With a custom interior by Bing Thom Architects you'll enjoy large format white porcelain flooring throughout all living areas, white painted interior walls and back-painted glass cladding to seamlessly integrate with the kitchen cabinetry.

\$1,388,900

VANCOUVER

HORSESHOE BAY - CHERRY BLOSSOM VILLAS

203-6693 Nelson Av.



BRAND NEW 1,402 Total Sq. F, 2 bed, 2 bath townhome in Horseshoe Bay Sanctuary. This home comes with 1,098 Sq. Ft. of interior and 304 Sq. Ft. of exterior terrace space. Features include Miele appliances, hardwood, full laundry room with insuite storage, soaring 10 Ft. ceilings, and a travertine gas fireplace. Upgrades include 2 Parking, 1 Storage, & 1 Bike locker. Call today to book your private appointment!

\$1,488,800

WEST VANCOUVER

WESTROYAL - AMAZING OPPORTUNITY

14C-328 Taylor Way.



Close in panoramic views of Downtown Vancouver, inner Harbour and Lions Gate. This bright and open floor plan boasts a fully equipped kitchen, 1,313 Sq. Ft. of living space and 2 covered balconies. It features 2 bed plus solarium, and 2 full baths. Great amenities in the building, including a fabulous party room, indoor pool and jacuzzi, Gym and 2 side by side parking spaces. Westroyal is known for its amazing location!

\$1,230,000

WEST VANCOUVER



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THE BUTTERFLY - LIVE OR INVEST

1501-1033 Nelson St.



The Butterfly by Westbank – An architectural marvel! This amazing 1 bed, 1 bath home is 653 Sq. Ft. with 532 Sq. Ft. of interior living and 121 Sq. Ft. of exterior living. The interior curved clear glass walls are appointed with floor-to-ceiling curtains to allow for maximum daylight distribution and a grand appearance. Upgrades include 1 parking, 1 bicycle post and 1 storage locker. Don't miss this home! **\$1,198,000** VANCOUVER

HORSESHOE BAY - BAY VIEW VILLAS

602-6699 Nelson Av.



A rarely available Bay View Villas 1 bed, 1 bath home with 642 Sq. Ft. of total living. The 613 Sq. Ft. of interior living features Miele appliances, hardwood, AC, and corian countertops. The balcony offers a southern exposure towards the mountains and the marina. The amenities include the Boathouse, private 26 Ft. Chris Craft Boat, boat captain, 24-hour concierge services, paddle boards, kayaks and a state-of-the-art gym. **\$888,000** WEST VANCOUVER

YALETOWN PARK 1 - SUB PENTHOUSE

3104-928 Homer St.



Stunning northerly views overlooking False Creek, Yaletown, downtown and the North Shore mountains. This bright and spacious home boasts 2 beds, 2 baths, den, and solarium with over 1,030 Sq. Ft. of living and ample insuite storage. Amenities include gym, private garden, guest suite, lounge area, a playground perfect for families with young children, quiet library, media room and concierge. **\$1,128,000** VANCOUVER

AZURA II - FIVE STAR LIVING

1706-1495 Richards St.



Located in Yaletown just steps away from False Creek Marina, False Creek Community Centre, George Wainborn Park, the Seawall, David Lam Park, boutique shops, restaurants and cafes. Enjoy a SE view of the park and marina from this over 750 Sq. Ft. one bed, one bath and den home. Relax outdoors on the large water view patio or work from home in the sunny den - the perfect home office! Incredible hotel inspired amenities! **\$885,800** VANCOUVER



HORSESHOE BAY - BAY VIEW VILLAS  
**402-6699 Nelson Av.**



Amazing waterfront and beautiful mountain views in Horseshoe Bay Sanctuary by Westbank! Be one of the first to live in this rarely available 1 bed, 1 bath, 642 total Sq. Ft. home! The breathtaking amenities include the Boathouse, private 26 Ft. Chris Craft Boat, captain, 24-hour concierge, paddle boards, kayaks and a state-of-the-art gym. Also includes two large parking stalls, one storage locker.  
**\$868,800** **WEST VANCOUVER**

ELEMENTS - INVESTOR ALERT  
**311-2515 Ontario St.**



Enjoy mountain and City views from this gorgeous 1 bed + flex Mount Pleasant home. Great layout featuring floor to ceiling windows, brick feature wall, 10' ceilings, reclaimed fir floors, gas fireplace and a bright, fully-equipped kitchen with gas range. The Elements building is an exceptionally well managed building, pets and rental friendly. Steps to vibrant Main St. and Cambie Corridor.  
**\$689,000** **VANCOUVER**

HORSESHOE BAY - FOREST VILLAS  
**504-6687 Nelson Av.**



Waterfront living at Horseshoe Bay Sanctuary by Westbank! Experience living by the water like never before from this rarely available Forest Villas 1 bed, 1 bath home with 651 Sq. Ft. of total living. The balcony offers south easterly sunny views towards the marina and mountains. Amazing water inspired amenities including Chris-Craft boat, paddle boards, high-end gym and 24-hr concierge. 1 Parking, 1 Storage.  
**\$798,900** **WEST VANCOUVER**

OCEAN VILLA - KITSILANO HOME  
**408-2234 W 1st Av.**



This 1 bed home in desirable Kitsilano is the perfect blend of convenience and location. A short walk from Kitsilano Beach and close to West 4th shopping, this south-facing unit is filled with natural light. Enjoy the benefits of this central location with easy access to public transportation and all the amenities that Kitsilano has to offer. Don't miss your opportunity to call this neighbourhood home. Rentals allowed!  
**\$510,000** **VANCOUVER**

AQUARIUS MEWS - PRIME LOCATION!

1168 Pacific Blvd.



High traffic, prime Yaletown location! This ground floor retail space is 505 sq. ft. which is currently operating as an environmentally friendly dry-cleaning company as a great long term tenant. High ceilings with floor to ceiling windows, glass door entrance and facade. Steps away from Yaletown – Round house Station and one block away from the busy sea walk on Marinaside Crescent. Prime location within the Aquarius Mews! \$1,299,000 VANCOUVER

EDGEWATER ESTATES - INVESTOR ALERT!

776 Premier St.



Commercial Unit for Sale in the convenient Edgewater Estates. With over 900 Sq. Ft. and great exposure. Only three commercial units available in this 323,200 Sq. Ft. lot residential complex. Great investment opportunity or holding property for possible future development potential. Strata Fee is \$517 per month (includes maint. fee and property taxes). Great opportunity in a great location with plenty of parking available for customers! \$399,000 NORTH VANCOUVER

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# Yaletown, Vancouver

"In the core of Yaletown, particularly on Mainland and Hamilton streets, distinctive architectural features serve as reminders of Yaletown's heritage."

**I**t's hard to imagine that the vibrant Yaletown neighbourhood brimming with chic boutiques, award-winning restaurants and elegant condos was once Vancouver's hardworking warehouse district. Yet the narrow enclave hemmed in between Robson and Homer streets and flowing toward the northern fringes of False Creek was once home to heavy industry, including a shingle mill and cooperage. The area was transformed just over 30 years ago, from featureless mud flats into a spectacular showcase for Expo 86, the World's Fair, which also marked the city's centennial.

In the core of Yaletown, distinctive architectural features serve as reminders of its heritage. During the 1980s the area was rezoned, allowing for an appealing mix of buildings for residential, commercial, and industrial use. Original elements such as sweeping picture windows, fir flooring and brickwork have been retained, giving these city homes a New York City vibe. Many condos also enjoy that ultimate urban escape: rooftop decks with views of the city.

Fine dining and casual haunts are literally on these doorsteps. Blue Water Cafe & Raw Bar lures people with its sustainable seafood served up in stunning surroundings. An amble away, the Opus Hotel attracts neighbourhood denizens to sip inventive cocktails in its sexy lobby bar, and Uva wine & cocktail bar is a popular option as an espresso bar by day, wine bar by night. Hello Goodbye offers a secretive, speakeasy-type gem with its unmarked doorway leading to one of the most unique bar experiences in Vancouver. Coffee aficionados have ample choices for a jolt of java at longtime local chain JJ Bean and neighbourhood statement, Small Victory Cafe and Bakery. Shopping abounds in Yaletown with boutiques for all tastes. Her Society Clothing offers a unique shopping experience, whether you're looking for something glamorous or fun and casual, you can find it here. Men will love Brooklyn Clothing, carrying prestigious men's clothing brands from USA, Canada, and Europe (and not to leave the women out, visit their sister store, West of Woodward). For the home decor lover there is interior designers' fave, The Cross Decor and Design.

There's little reason to leave the area, but the Yaletown Station on the Canada Line (a legacy from the 2010 Winter Olympic and Paralympic Games) handily whisks people south to Vancouver International Airport and north to the waterfront. From here, it's easy to take Harbour Air or Helijet to the islands, board a cruise ship to Alaska, or simply stroll the seawall to Stanley Park.

## DETACHED HOMES

SNAPSTATS*	MARCH	APRIL	VARIANCE
INVENTORY	476	478	0%
SOLD	95	95	0%
SALE PRICE	\$3,480,000	\$3,486,000	0%
SALE TO LIST SQFT	\$1,191	\$1,170	-2%
SALE TO LIST PRICE RATIO	99%	100%	1%
DAYS ON MARKET	21	19	-10%

MARKET SUMMARY	
BALANCED MARKET	20% Sales Ratio Average
AVERAGE SELLING PRICE	100% of List Price
ACTIVE PRICE BAND	\$2,500,000 to \$2,750,000 with Average 77% Sales Ratio
BUYERS BEST BET	\$6,500,000 to \$7,000,000, Cambie, Shaughnessy, University, and Minimum 7 Beds
SELLERS BEST BET	Selling Homes in Arbutus, Dunbar and 2 Beds

## CONDOS AND TOWNHOMES

SNAPSTATS*	MARCH	APRIL	VARIANCE
INVENTORY	795	805	1%
SOLD	160	189	18%
SALE PRICE	\$825,000	\$800,000	-3%
SALE TO LIST SQFT	\$1,093	\$1,064	-3%
SALE TO LIST PRICE RATIO	100%	100%	0%
DAYS ON MARKET	14	14	0%

MARKET SUMMARY	
SELLERS MARKET	23% Sales Ratio Average
AVERAGE SELLING PRICE	100% of List Price
ACTIVE PRICE BAND	\$600,000 to \$700,000 with Average 61% Sales Ratio
BUYERS BEST BET	\$2,500,000 to \$2,750,000, Coal Harbour, and Minimum 4 Beds
SELLERS BEST BET	Selling Homes Downtown and 1 Beds





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2501-620 Cardero Street	<b>Gone!</b> ®	2403-1228 W Hastings Street	<b>Gone!</b> ®
PH-1050 Burrard Street	<b>Gone!</b> ®	2003-1228 W Hastings Street	<b>Gone!</b> ®
5201-1480 Howe Street	<b>Gone!</b> ®	902E-1365 Davie Street	<b>Gone!</b> ®
2101-1515 Homer Mews	<b>Gone!</b> ®	903E-1365 Davie Street	<b>Gone!</b> ®
4802-1480 Howe Street	<b>Gone!</b> ®	802E-1365 Davie Street	<b>Gone!</b> ®
1901-1372 Seymour Street	<b>Gone!</b> ®	1007-189 Davie Street	<b>Gone!</b> ®
1502-1468 W 14th Avenue	<b>Gone!</b> ®	2109-1239 W Georgia Street	<b>Gone!</b> ®
PH2101-1003 Pacific Street	<b>Gone!</b> ®	306-1275 W 7th Avenue	<b>Gone!</b> ®
1403-1925 Alberni Street	<b>Gone!</b> ®	405-3595 W 18th Avenue	<b>Gone!</b> ®
3101-1111 Alberni Street	<b>Gone!</b> ®	3502-928 Beatty Street	<b>Gone!</b> ®
48-520 W 28th Avenue	<b>Gone!</b> ®	4B-1568 W 12th Avenue	<b>Gone!</b> ®
1601 Balsam Street	<b>Gone!</b> ®	2303-1480 Howe Street	<b>Gone!</b> ®
202-1600 Howe Street	<b>Gone!</b> ®	1706-1495 Richards Street	<b>Gone!</b> ®
2412 Pine Street	<b>Gone!</b> ®	1601-2055 Pendrell Street	<b>Gone!</b> ®
2101-1228 W Hastings Street	<b>Gone!</b> ®	311-2515 Ontario Street	<b>Gone!</b> ®

## Be Our Next Success Story

To reach local and global communities, VIRANI centres our selling and marketing strategy around innovation, experience, and knowledge. Our full-service team of experienced VIRANI Advisors takes the utmost care of our buyers, sellers and developers.

HORSESHOE BAY - OCEANFRONT VILLAS

707-6707 Nelson Av.



Waterfront living like never before! Brand new corner 2 bed, 2 bath, and family room home with over 1,500 Sq. Ft. of total living - This oceanfront view home has a private terrace and balcony. Amazing features include Miele appliances, designer hardwood, and over-height ceilings. Amenities include 24 hour concierge, private Chris Craft boat, Boat House, gym, public boardwalk, private beach, paddle boards and kayaks!

RENTED

WEST VANCOUVER

HORSESHOE BAY - OCEANFRONT VILLAS

705-6707 Nelson Av.



Be one of the first to experience this brand new 2 bed, 2 bath, and family room with over 1,400 Sq. Ft. of total living - This view home has over 1,240 Sq. Ft. interior living with 156 Sq. Ft. of private terrace. Amazing features include Miele appliances, hardwood, designer carpets, copper satin brushed backsplash, corian, over-height ceilings, and laundry. Upgrades include 2 Parking, 1 storage and 1 Bicycle Storage!

RENTED

WEST VANCOUVER

GLENMORE - RECENTLY RENOVATED

494 Craigmohr Dr.



This recently renovated home is an executive dream. The 4 bed and 3.5 bath furnished property is spread across 2-levels and 3,033 Sq.Ft. to offer both comfort and privacy. Both the living room and dining area have the best views West Vancouver can offer. The step-out patio, which is BBQ-ready, oversees West Vancouver, the Burrard inlet, and beyond. The kitchen is fully updated with new appliances.

RENTED

WEST VANCOUVER

AVILA - LIVE IN COAL HARBOUR

1701-560 Cardero St.



Welcome to the Avila! This Coal Harbour condo building sits in a place of convenience and luxury. This 17th floor unit provides stunning views of both Coal Harbour and the North Shore Mountains. The unfurnished 2 bed, 2 bath and den 1,175 Sq. Ft. home offers lots of natural sunlight. The kitchen features granite countertops and a gas stove. The living room has a gas fireplace to provide an extra cozy at-home feel.

RENTED

VANCOUVER

COZY HALF DUPLEX

4086 Dominion St.



Welcome to this brand new, renovated 2-storey duplex in the heart of Cascade Heights. This spacious 4 bed, 3 bath duplex offers over 2,000 Sq. Ft. of living space and is perfect for families of all sizes. This is a comprehensive package offer as a fully furnished home with cutlery, silverware, linens and towels provided making moving easy and straightforward. Steps away from Burnaby Hospital and AgeCare Carlton.  
RENTED BURNABY

WEST ROYAL - VIEW HOME

12C-328 Taylor Way.



Welcome to Westroyal! This 12th floor 2 bed, 2 bath and solarium home has a highly coveted layout that spans an unprecedented 1,324 Sq. Ft. of living space and a unique double-balcony providing the most awe-inspiring views of the Inner Harbour, Downtown, and beyond. The gas fireplace and hardwood floors add to both the touch of home and luxury. 2 side-by-side parking stalls available. Walking distance to local amenities!  
RENTED WEST VANCOUVER

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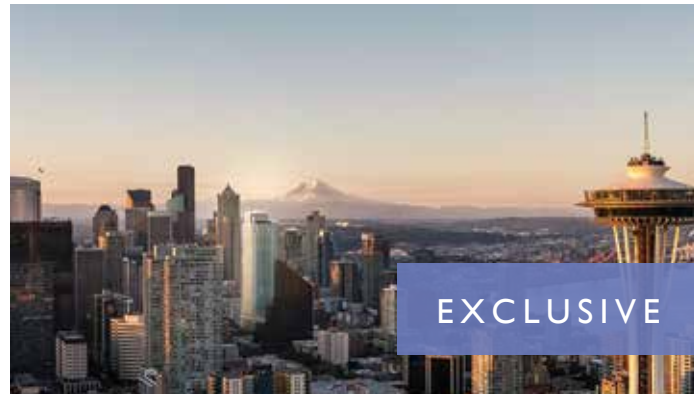
Gorgeous remodeled 1909 Craftsman with fabulous Portage Bay and Mountain views. A beautiful architectural classic with graceful modern updates. Elegant and expansive great room with high coffered ceilings, original wood floors, distinctive fireplace, adjoining sunroom and French doors to view deck. Many delightful spaces to enjoy the views and entertain. Most remodels done in 2017.

\$2,750,000 USD

SEATTLE

FIRST LIGHT - SEATTLE VIEW HOME

1510-2000 Third Av.



This home is an amazing 1 bed, 1 bath with 586 Sq. Ft. interior and 125 Sq. Ft. exterior living. This home features an open floorplan, high-end Miele appliances, custom matte white Kohler fixtures, and luxury finishes. Over 17,000 Sq ft of Amenities! Floating rooftop Pool, Wellness Center and Residents' Lounge on floors 46 & 47 feature breathtaking panoramic Sound and City Views. Approximate completion Mid-Late 2024.

\$1,088,000 USD

SEATTLE

FIRST LIGHT - LUXURY LIVING

2602-2000 Third Av.



SOLD OUT CORNER 1 bed at First Light Seattle, by Westbank, presents a new level of luxury. Indulge in an open floorplan of 669 Sq. Ft. of interior living with 295 Sq. Ft. of exterior living. This stunning corner suite features high-end finishes, a full wrap-around balcony, and triple-pane floor-to-ceiling windows showcasing breathtaking water and city views, including the iconic Space Needle. Approximate completion Mid-Late 2024.

\$1,033,200 USD

SEATTLE

FIRST LIGHT - URBAN LIVING

2601-2000 Third Av.



This Urban 1 bed home embodies true luxury living in Seattle. Featuring an open floorplan, high-end Miele appliances, custom Kohler fixtures, and luxury finishes. Over 17,000 Sq ft of modern amenities including a Floating rooftop Pool, Wellness Center and Residents' Lounge on the top floors of the building. Located centrally between Belltown and Downtown Seattle, it is the perfect location!

\$918,888 USD

SEATTLE

FIRST LIGHT - COMING SOON

3012-2000 Third Av.



First Light Seattle by Westbank coming soon to the Seattle skyline! Urban 1 bed featuring an open floorplan of 548 Sq. Ft. of interior living with 74 Sq. Ft. of exterior living. High-end finishes, full length balconies, custom matte-black Kohler fixtures, Miele appliances, Terrazzo tile bathrooms with heated flooring, and Triple pane floor-to-ceiling windows. 3012 home approximate completion date is Early 2024.  
\$849,800 USD SEATTLE

FIRST LIGHT - LIVE OR INVEST

1103-2000 Third Av.



This exceptional tower epitomizes beauty, elegance and modern amenities. Over 17,000 Sq. Ft. of Amenities! Floating rooftop Pool, Wellness Center and Residents' Lounge. This urban studio home features almost 500 Sq. Ft. of total living with custom built in murphy bed, high-end finishes, custom matte-black Kohler fixtures, Miele appliances, Terrazzo tile bathrooms with heated flooring, and triple pane floor-to-ceiling windows.  
\$788,000 USD SEATTLE

PROFILE



## Shari Song

DESIGNATED BROKER, SEATTLE

Shari Song is proud to join Virani Real Estate Advisors as designated broker for the Seattle office. She comes with extensive experience in real estate as a salesperson, managing broker and branch manager. Shari started her real estate career in 1993 with Windermere Real Estate followed by time at Skyline Properties and Berkshire Hathaway Home Services.

Shari is also very active in the local community and served in numerous community organizations including the Asian Counseling & Referral Service, Federal Way Diversity Commission, and the Korean American Coalition. She currently serves as the President of the Asian Real Estate Association of America Greater Seattle Chapter.

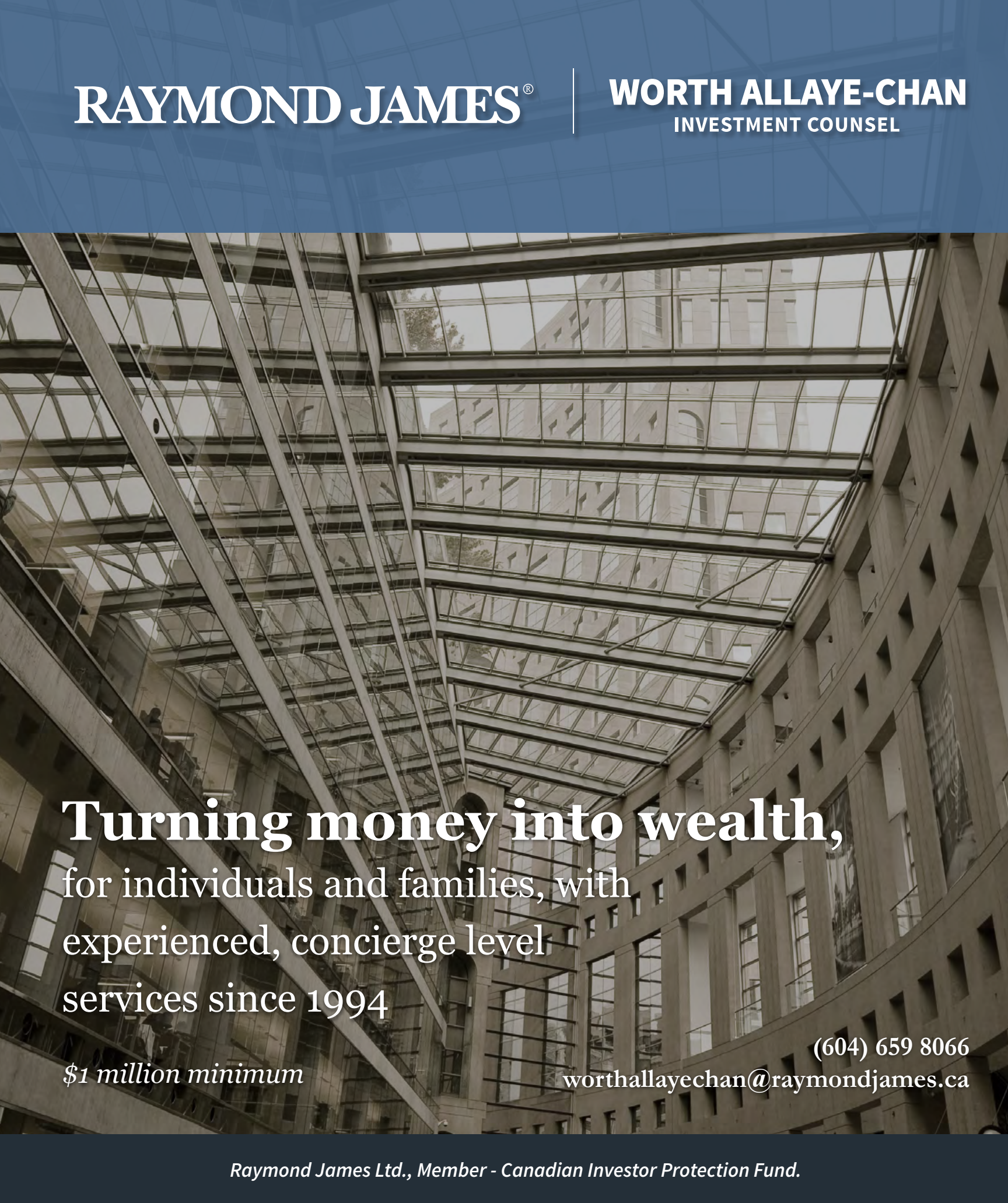
Shari grew up in Chicago and graduated from University of Illinois with a BA in Literature. She moved to the Pacific Northwest 31 years ago when she married her husband John. She has two grown sons and in her free time, Shari enjoys traveling, yoga and reading.





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