

THE **V** LIST

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HABITAT BY AEON

466 Howe St, Vancouver, BC V6C 3L5

aeonhabitat.com

KITCHEN LIVING BATH OUTDOOR

A Word From Karim Virani

The magnificent days of spring and summer are here on the West Coast. As we enjoy sunny backyard barbeques, relaxed patio dining and exhilarating outdoor adventures, Metro Vancouver's real estate market is active. With high inventory levels, there are many exceptional properties to choose from.

I am excited about our latest spring/summer edition of the V List magazine and hope you find inspiration in the following pages. VIRANI has many exclusive offerings in this issue and some of the finest homes in Greater Vancouver and beyond. We take pride in showcasing this stunning collection.

Homes newly listed on the Multiple Listing Service are 38% above the 10-year seasonal average. Extensive selection and lower borrowing costs provide favorable conditions for both buyers and sellers.

Now is an excellent time to contact one of our expert advisors to receive a complimentary comparative market and rental evaluation. Vancouver's rental market continues to be very busy. Our [VIRANI RENT + MANAGE](#) At [VIRANI REAL ESTATE ADVISORS](#) division offers clients a full spectrum of outstanding property and tenant placement



to keep your property at its best value so you will get the best return. Whether leasing an individual property, purchasing a selection of homes or expanding your portfolio, we will take care of it all for you. Striving to exceed expectations defines all we do for our clients.

Have a wonderful warm-weather season filled with fun and adventure on the West Coast. Vancouver is known as the lifestyle capital of the world. We are one of the only cities where you can enjoy spectacular scenic views, swim in the ocean, hike a mountain and play a round of golf all in one day.

While exploring the curated offerings within this issue, I hope you are able to turn each page at leisure and allow our city's beauty and splendour to unfold before you.

Warmest regards,

Karim Virani,
Founder

VIRANI REAL ESTATE ADVISORS

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WATERFRONT VIEW HOME

5202 Marine Dr.



EXCLUSIVE

The Laxton Residence stands among the most extraordinary waterfront estates in the Pacific Northwest, dramatically set into the shoreline with over 330 Ft. of ocean frontage and complete privacy. A masterwork of architecture and nature. Spanning four parcels, this iconic estate offers breathtaking views, unrivaled scale, waterfront access and a once-in-a-generation opportunity.

\$49,880,000

WEST VANCOUVER

BRITISH PROPERTIES ESTATE HOME

620 St. Andrews Rd.



EXCLUSIVE

Estate-style home in the British Properties offering 9,113 Sq. Ft. with 7 beds and 8 baths on a gated 26,870 Sq. Ft. lot with panoramic city, mountain, and ocean views. Features include a chef's kitchen, covered BBQ deck, and main-level secondary primary. Upstairs offers 5 beds, while the lower level includes a rec room, bar, theatre, gym, wok kitchen, and additional guest suite - entertainers paradise!

\$8,480,000

WEST VANCOUVER

BRITISH PROPERTIES ESTATE HOME

2965 Altamont Cr.



THE LATEST™

A spectacular classic-style home on an estate-sized, double-gated lot with breathtaking city, mountain, and ocean views. Features soaring ceilings, superb craftsmanship, and grand living spaces. Gourmet kitchen, covered BBQ deck, and second master on the main. Upper level has 5 oversized beds with walk-in closets. Lower level offers a rec room, bar, theater, gym, wok kitchen, and guest suite.

\$10,000,000

WEST VANCOUVER

UNMATCHED COASTAL LUXURY

1408 31st St.



Altamont estate offering over 5,000 Sq. Ft. with 6 beds and 6 baths, showcasing ocean views and refined finishes throughout. Open-concept living is enhanced by large windows, multiple kitchens with premium appliances, and over 1,200 Sq. Ft. of terraces. Outdoor features include landscaped gardens, a private pool, and sunlit decks, all ideally located near top schools, beaches, and amenities!

\$4,788,000

WEST VANCOUVER

GOLDEN OPPORTUNITY

764 Eyremount Dr.



A golden opportunity to acquire gorgeous over half-acre south-facing property with over 120 feet of frontage in a prime West Vancouver location. The gently sloping lot offers an excellent opportunity to build a custom estate. Existing home is livable while planning redevelopment. Walking distance to top schools and Hollyburn Country Club, with easy access to Park Royal, Highway 1, and Lions Gate Bridge! **\$3,288,000** WEST VANCOUVER

SPECTACULAR OCEAN & VIEWS

1181 Keith Rd.



Enjoy south-facing ocean and city views that fill this beautifully maintained home with natural light. Offering 4 beds and 4.5 baths, the open-concept layout is designed for effortless entertaining. Features include Miele appliances, thoughtful updates, and a double garage. The vaulted primary suite opens to a covered deck, while a 1 bed legal suite adds flexibility. Set on a 200 Ft. deep lot with lush gardens! **\$3,280,000** WEST VANCOUVER

SPECTACULAR SOUTH FACING VIEWS

1343 Tyrol Rd.



South-facing 2-level home offering over 5,000 Sq. Ft. on a 14,280 Sq. Ft. lot with 90 feet of frontage in the British Properties. This 6 bed home features spacious entertaining areas, a lovely outdoor pool, and a gardeners dream greenhouse. Ideal for renovation or redevelopment - bring your design ideas. Located near top schools and Hollyburn Country Club with easy access to major routes! **\$3,249,000** WEST VANCOUVER

PRESTIGIOUS FAIRFIELD ESTATES

1261 Eldon Rd.



This fully renovated 6 bed home offers rich hardwood floors, designer baths, and premium appliances throughout. The expansive primary suite is a true retreat, complemented by a main-level office, wine cellar, workshop, and private theatre. Enjoy a new oversized TREX deck with lighting, double BBQs, and a pizza oven, overlooking a flat backyard. Quiet cul-de-sac near top schools and Edgemont Village! **\$3,198,000** NORTH VANCOUVER

CYPRESS PARK OCEAN VIEWS

4579 Woodgreen Crt.



Updated home in Cypress Park Estates offering 3 beds and 3 baths on a 19,600 Sq. Ft. lot with stunning ocean views. The open-concept layout flows to a large deck and pool, ideal for entertaining. Features include a modern kitchen, updated lower level with recreation space, and over 2,800 Sq. Ft. of living. Centrally located near top West Vancouver schools and amenities.

\$2,980,000

WEST VANCOUVER

EXPERIENCE LUXURY LIVING

3595 Princess Av.



Renovated Princess Park home offering 5 beds with premium Italian finishes, custom cabinetry, and high-end appliances. The main level features open-concept living with seamless access to a private backyard and patio. The lower level includes additional beds and a second kitchen. Upgrades include new electrical, plumbing, drainage, and EV-ready garage, offering a move-in ready lifestyle.

\$2,875,000

NORTH VANCOUVER

TOTALLY REFRESHED

5747 Telegraph Tr.



Breathtaking marina, ocean, and mountain views. This 6 bed, 4 bath residence features 3,544 Sq. Ft. of living space on an 8,276 Sq. Ft. lot overlooking Fisherman's Cove and Thunderbird Marina. Highlights include stainless steel appliances, AC, 3 gas fireplaces, vaulted ceilings, skylights, and expansive windows. Includes a 1 bed suite, double garage, level backyard, multiple decks, and a hot tub, just steps to the marina and trails.

\$2,848,000

EAGLE HARBOUR

REFINED WATERFRONT LIVING

239 Shore Ln.



Waterfront living at Seymour Landing, where coastal beauty meets city views. Just 125 feet from the shoreline, this rare Bowen Island offering enjoys front-row views toward Vancouver, with whales often passing by. This newly built 3,600 Sq. Ft. home features a dramatic double-height entry, open living, dining, kitchen, and a main-level primary suite with steam shower, all designed to capture stunning ocean views!

\$2,799,000

BOWEN ISLAND

METICULOUSLY RENOVATED HOME

2023 Hill Dr.



Brody Built on one of Blueridges most coveted streets. Renovated 3-level home offering 3 beds above and a legal suite below. Features include a covered patio with outdoor kitchen, south-facing yard, sports court, media room, and double garage with EV hookup. Thoughtfully upgraded with premium finishes, this home offers a complete family lifestyle in a sought-after neighbourhood. **\$2,799,000** NORTH VANCOUVER

BUILD A LUXURY CUSTOM HOME

750 Kenwood Rd.



Expansive 21,334 Sq. Ft. lot in the British Properties offering 185 feet of frontage and a flat, easy-to-build site with bright southern exposure. Ideal for a custom estate with potential views from the upper level. Located near Capilano Golf Club, Hollyburn Country Club, and top schools, this is a rare opportunity to secure prime land in a prestigious neighbourhood. Act now and let your vision come to life in this prestigious enclave! **\$2,698,000** WEST VANCOUVER

GOLDEN OPPORTUNITY

285 Rabbit Ln.



Rare opportunity to acquire an extensively updated 2-level home on over 1.2 acres in the British Properties, offering 230 feet of frontage. This private 5 bed residence sits on a quiet cul-de-sac and features hardwood floors, skylights, vaulted ceilings, and expansive outdoor space with a large patio and sport court. Includes a 1 bed in-law suite, double garage, and strong future redevelopment potential. **\$2,788,000** WEST VANCOUVER

CONTEMPORARY WEST COAST HOME

6290 Maple Rd.



Private West Coast home set on over 20 acres with low-bank waterfront access and stunning inlet views. Floor-to-ceiling windows and a partially covered deck capture the natural surroundings. Built off-grid with solar and well water, offering sustainable living. Opportunity to complete the lower level to your preference. Just around the corner, explore the natural wonder of the World Famous Skookumchuk Rapids, making this property a perfect haven for nature lovers. **\$2,499,000** EGMONT



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/TheVList



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, Haneef brings more than 28 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 Greater Vancouver Real Estate Board.

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

MSC, INTERNATIONAL MARKETING & SALES

Alyssa is a highly skilled real estate marketing professional and licensed broker in British Columbia, Canada and Washington State, USA. She has extensive experience in sales and project marketing, having worked on numerous iconic developments in Vancouver and Seattle.

With a Master's degree in Strategy from Imperial College London, and a Bachelor of Arts degree in International Relations from the University of British Columbia, Alyssa brings a comprehensive global perspective to the VIRANI team.

As a valuable member of the VIRANI team, Alyssa plays a key role in overseeing the expansion of VIRANI, overseeing the opening of their global offices in Seattle, London and Beijing. Alyssa's professionalism, dedication, attention to detail, and modest personality are reflective of her vast experience in academic and professional fields of work.

*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.

West Vancouver **Gone!**[®]

VIRANI REAL ESTATE ADVISORS

2690 Chelsea Court	Gone! [®]	5747 Telegraph Trail	Gone! [®]
1437 Chartwell Drive	Gone! [®]	285 Rabbit Lane	Gone! [®]
1103 Gilston Road	Gone! [®]	750 Kenwood Road	Gone! [®]
4110 Burkehill Road	Gone! [®]	482 Keith Road	Gone! [®]
137 Stevens Drive	Gone! [®]	570 Barnham Road	Gone! [®]
318 Moyne Drive	Gone! [®]	1141 Ottaburn Road	Gone! [®]
1588 Pinecrest Drive	Gone! [®]	6330 Argyle Avenue	Gone! [®]
2070 Queens Avenue	Gone! [®]	6670 Wellington Avenue	Gone! [®]
1276 Haywood Avenue	Gone! [®]	4428 Marine Drive	Gone! [®]
132 Stevens Drive	Gone! [®]	1259 3Rd Street	Gone! [®]
2173 Argyle Avenue	Gone! [®]	105-6687 Nelson Avenue	Gone! [®]
2175 Argyle Avenue	Gone! [®]	12C-328 Taylor Way	Gone! [®]
1343 Tyrol Road	Gone! [®]	2171 Argyle Avenue	Gone! [®]
2314 Folkestone Way	Gone! [®]	1-2110 Marine Drive	Gone! [®]
4624 Woodburn Road	Gone! [®]	504-6687 Nelson Avenue	Gone! [®]

Where Exceptional Properties Meet Strategic Execution

At VIRANI REAL ESTATE ADVISORS, each listing is managed with precision, elevated marketing, and a deep understanding of the luxury market. We position properties to attract the right audience, generate demand, and deliver strong, measurable results.

PRIVATE FAMILY HOME

1170 Kendal Pl.



Family home in a quiet cul-de-sac near Edgemont Village offering open-concept living and a gourmet kitchen with oversized island. The layout flows seamlessly to a 1,000 Sq. Ft. sundeck, ideal for entertaining. Set on a private lot close - great for families with easy access to Cleveland Elementary, parks, and Handsworth Secondary, this home offers a strong combination of location and functionality.

\$2,498,800

NORTH VANCOUVER

TROPHY PROPERTY

963 Belmont Av.



Oversized 10,925 Sq. Ft. south-facing lot with 95 feet of frontage in lower Edgemont Village. This 4 bed home is in livable condition, ideal as an investment while planning a future build. Located steps to shops, restaurants, and Highlands Elementary, this is a rare opportunity to secure a trophy property in one of North Vancouver's most desirable neighbourhoods. Do not miss this rare opportunity!

\$2,298,000

NORTH VANCOUVER

STUNNING SOUTH-FACING VIEWS

706 Blueridge Av.



Tremendous potential in this classic Canyon Heights location, 7,540 Sq. Ft. lot offering south-facing views of the city, Stanley Park, Lions Gate Bridge, and English Bay. Includes plans, surveys, and renderings, providing significant time savings for redevelopment. Backing onto Alpine Park for added privacy and located within top school catchments, this is an excellent opportunity to build in a sought-after area.

\$2,250,000

NORTH VANCOUVER

BUILD YOUR CUSTOM DREAM HOME

4006 W 18th Av.



FIRE SALE!!! Literally. Fire-damaged home professionally remediated and stripped to the studs on a desirable Dunbar corner lot. Fantastic location in a quiet neighbourhood within walking distance to schools, parks, cafes, eateries and shopping. This is a rare opportunity to build a custom your custom dream home at a reduced cost in a strong location. Property sold as is, where is. RS1-1 ZONING.

\$2,199,900

VANCOUVER

DESIRABLE LOCATION IN BAYRIDGE

3895 Southridge Av.



Golden Opportunity for this south-facing view property in West Vancouver with plans submitted for a new 6,000 Sq. Ft. modern home plus 500 Sq. Ft. suite. Offering potential ocean views and significant time and cost savings for development. Located in a desirable neighbourhood near top schools with easy access to Highway 1. Private consultation with a Builder is available upon request.
\$2,198,000 WEST VANCOUVER

PERFECT FAMILY HOME

2150 Hill Dr.



Family home offering approximately 3,000 Sq. Ft. on a 7,000+ Sq. Ft. lot in Blueridge. Features include 5 beds, vaulted ceilings, skylights, hardwood floors, and a double garage. This child-friendly neighbourhood boasts excellent schools like Blueridge Elementary and Windsor High School nearby. Enjoy outdoor activities such as hiking, biking, skiing, and easy access to golf courses and boating.
\$2,179,000 NORTH VANCOUVER

PRIVATE SANCTUARY

6670 Wellington Av.



A private sanctuary awaits you from this unassuming family home with views overlooking Horseshoe Bay. 3-level home with 5 beds set on a 15,000 Sq. Ft. lot with 100 feet of frontage overlooking Horseshoe Bay. Features include original character details and over 3,400 Sq. Ft. of outdoor decks, pool, and landscaped grounds. A unique opportunity offering privacy, views, and strong value in a desirable coastal setting.
\$2,198,000 WEST VANCOUVER

IMMACULATE CONDITION

2472 Belloc St.



This solid original home is in immaculate condition and ready for the next family to make it their own! With strong renovation potential on a quiet cul-de-sac. Features include large windows, vaulted ceilings, spacious rooms, and suite potential. Set on an oversized lot with a private backyard and western exposure, this is an ideal opportunity to renovate or build in a desirable neighbourhood.
\$1,999,900 NORTH VANCOUVER

North Vancouver **Gone!**[®]

VIRANI REAL ESTATE ADVISORS

3634 Glenview Crescent	Gone! [®]	1261 Eldon Road	Gone! [®]
958 Devon Road	Gone! [®]	1381 E 18th Street	Gone! [®]
3240 Calder Avenue	Gone! [®]	2472 Belloc Street	Gone! [®]
933 Beaumont Drive	Gone! [®]	2292 Whitman Avenue	Gone! [®]
2408 Bridgman Avenue	Gone! [®]	766 Calverhall Street	Gone! [®]
219 W Balmoral Road	Gone! [®]	2836 Violet Street	Gone! [®]
1150 W 23rd Street	Gone! [®]	1298 Brantwood Road	Gone! [®]
1229 W 23rd Street	Gone! [®]	11-2425 Edgemont Boulevard	Gone! [®]
1658 Orkney Place	Gone! [®]	406 E 2nd Street	Gone! [®]
1368 Coleman Street	Gone! [®]	855 Ruckle Court	Gone! [®]
1170 Kendal Place	Gone! [®]	4327 Ruth Crescent	Gone! [®]
603 E Osborne Road	Gone! [®]	24-4055 Indian River Drive	Gone! [®]
2237 Larson Road	Gone! [®]	29 2688 Mountain Highway	Gone! [®]
316 E 4th Street	Gone! [®]	101-1591 Bowser Avenue	Gone! [®]
2150 Hill Drive	Gone! [®]	409-580 Raven Woods Drive	Gone! [®]

Driven by Insight, Defined by Results

VIRANI REAL ESTATE ADVISORS brings a focused, strategic approach to every transaction, backed by market intelligence and proven execution. We guide each client with clarity and precision, ensuring every sale is positioned to achieve optimal results locally and beyond.



Natural De Beers Desert Coloured Diamonds


LUGARO

EST. 1986

PARK ROYAL SOUTH METROPOLIS AT METROTOWN DOWNTOWN VICTORIA CALGARY
LUGARO.COM

WELCOME TO THIS CUSTOM BUILT HOME
2522 Bronte Dr.



Custom-built Blueridge home with bright interiors, large rooms, hardwood floors, and solid oak kitchen. Set on an oversized lot with over 400 Sq. Ft. of sundeck and landscaped yard. This family home is located on a small, quiet street walkable to schools, parks, trails and the coffee shop. Blueridge is a fantastic community and is comprised of a series of cul-de-sacs linked together by walking paths.
\$1,899,000 NORTH VANCOUVER

MAJESTIC CREEKSIDE SETTING
341 W 19th St.



A majestic creekside setting is featured from this prime Central Lonsdale property offering a deep 140 feet of depth in land. This west facing home currently offers 2 levels, 2 bedrooms and a large unfinished lower level. This property offers many different opportunities for new development. The amazing location is within steps to Lonsdale Avenue shops and restaurants, great schools and parks and easy access to HWY 1.
\$1,598,000 NORTH VANCOUVER

Brian Rybchinsky, PREC
MANAGING 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 lifelong resident of the North Shore, Brian's knowledge and understanding of its various neighbourhoods 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

ROGERS TOWER - PREMIER PENTHOUSE

PH1-1077 W Cordova St.



The Rogers Tower Penthouse spans the entire 42nd floor with 6,041 Sq. Ft. of interior and 2,100 Sq. Ft. of outdoor space with true 360 degree panoramic views. This 4 bed estate features a custom chef's kitchen, wok pantry, limestone finishes, home theatre, and full automation. Expansive terraces feature a hot tub and BBQ. Includes 4 parking and private storage, with hotel-style amenities in the heart of Coal Harbour.

\$15,880,000

VANCOUVER

ALBERNI BY KENGO KUMA - ESTATE HOME

3702-1568 Alberni St.



Perched high above the city on the 37th floor, this residence at Alberni by Kengo Kuma offers 1,902 Sq. Ft. with 3 beds and 3 baths plus 215 Sq. Ft. of outdoor space. Features include a Miele kitchen, spa-inspired baths, and floor-to-ceiling windows with panoramic views. Residents enjoy concierge, indoor pool, fitness centre, and premium amenities in a prime Alberni Street location. A rare and truly special offering.

\$6,880,000

VANCOUVER

TWO HARBOUR GREEN - EXECUTIVE HOME

2101-1139 W Cordova St.



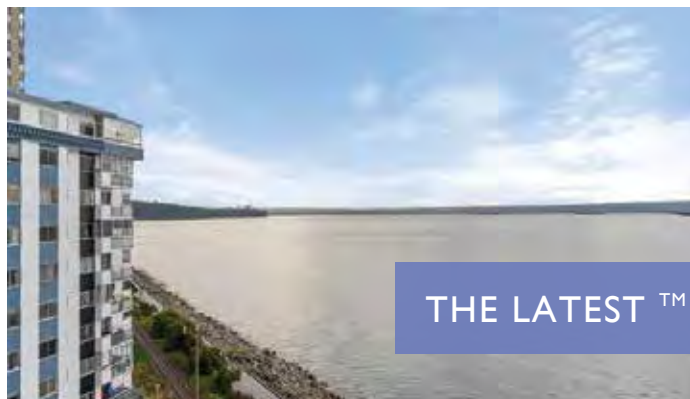
Opportunity at Two Harbour Green - a rare waterfront estate home offering over 3,635 Sq. Ft. with 3 beds and 3.5 baths and nearly 300 Sq. Ft. of outdoor space. Showcasing unobstructed water, city, and mountain views, this home features an open layout, premium appliances, and a spa-inspired primary suite. Includes private 3-car garage and access to resort-style amenities near Stanley Park and the Seawall.

\$8,988,000

VANCOUVER

LES TERRACES - FULL FLOOR VIEW HOME

5-2250 Bellevue Av.



Rare waterfront living in the heart of Dundarave. This beautifully updated 3 bed, 3.5 bath residence offers ocean views from every principal room. Open-concept layout with a gourmet kitchen, new appliances, hardwood floors, and floor-to-ceiling windows. Enjoy sunsets from your private balcony. Boutique building with only 8 suites, indoor pool, sauna, secure parking, plus a private 2 car garage and third stall.

\$6,598,000

VANCOUVER

KINGS LANDING - SUB PENTHOUSE

2002-1515 Homer Me.



Sub-Penthouse offering over 2,600 Sq. Ft. with 3 beds and 2.5 baths plus nearly 500 Sq. Ft. of outdoor space. Features include hardwood, marble finishes, premium appliances, and 10 Ft. ceilings. Includes private 2-car garage, large in storage and access to resort-style amenities with a fitness centre, pool, sauna, Billards room, theatre, outdoor patio, & guest suites. Located steps from Yaletown dining, shops, and the marina.

\$5,988,000

VANCOUVER

VANCOUVER HOUSE - ESTATE HOME

5203-1480 Howe St.



Vancouver House estate series home offering over 2,393 Sq. Ft. with 3 beds and 3 baths plus 189 Sq. Ft. of outdoor space. Spanning the north façade with panoramic south west views, this home features a custom kitchen, built-in bar, and flexible library space. The primary suite occupies a full wing with balcony and dressing room. Includes private garage and access to world-class amenities.

\$5,988,000

VANCOUVER

FAIRMONT PACIFIC RIM - LUXURY HOME

2908-1011 W Cordova St.



An exceptional, meticulously curated renovation elevates this Fairmont Pacific Rim residence offering over 2,300 Sq. Ft. of renovated living with premium finishes throughout. Features include hardwood flooring, custom cabinetry, and high-end appliances, complemented by a spacious terrace. Includes 2 parking and storage, with access to luxury hotel-style amenities in one of Vancouver's most prestigious buildings.

\$5,749,000

VANCOUVER

BAYSHORE GARDENS - PENTHOUSE

PH3-1790 Bayshore Dr.



Prestine waterfront penthouse at Bayshore Gardens offering 2,514 Sq. Ft. with 3 beds and 4 baths plus 342 Sq. Ft. across 5 balconies. Enjoy panoramic inlet and mountain views through floor-to-ceiling windows. Located steps to the Seawall with access to concierge, fitness centre, and sauna. Escape to the serene nature of Stanley Park, or explore renowned boutiques and exquisite dining options.

\$4,388,000

VANCOUVER

THE BOULDERS - PENTHOUSE LIVING

PH1-2210 Chippendale



The Boulders, a boutique building of just 11 residences offering exceptional privacy. This refreshed home features fresh paint, hardwood floors, 10 Ft. ceilings, and floor-to-ceiling windows with panoramic views of Vancouver and the Harbour. Spacious layout with a large office or optional 3rd bed. Luxurious primary suite with spa-inspired ensuite. Expansive terrace, 3 secured parking stalls, and storage locker complete the offering.
\$3,188,000 WEST VANCOUVER

VANCOUVER HOUSE - ESTATE HOME

4906-1480 Howe St.



This estate residence offers 2 beds, 2.5 baths, and a den across over 1,550 Sq. Ft., plus 235 Sq. Ft. of outdoor space with access from all principal rooms. Enjoy unobstructed southeast views over False Creek to Mount Baker. Features a Boffi kitchen with Miele appliances and a custom Corian island. Amenities include 24-hour concierge, a Fazioli piano library, BMW car share, golf simulator, and a 10,000 Sq. Ft. fitness facility.
\$2,488,000 VANCOUVER

ALBERNI BY KENGO KUMA - VIEW HOME

2902-1568 Alberni St.



Elevated design meets refined living at Alberni by Kengo Kuma, developed by Westbank. This 2 bed, 2 bath home offers 1,400 Sq. Ft. plus a 438 Sq. Ft. Japanese-inspired outdoor retreat with soaker tub. Features include Miele appliances, curated interiors, and floor-to-ceiling windows with ocean, mountain, and city views. Steps to Cartier, Tiffany & Co., Hermès, Joe Fortes Seafood & Chop House, Black + Blue, and Stanley Park.
\$2,988,000 VANCOUVER

LAGUNA PARKSIDE - RECENTLY RENOVATED

2004-1568 Alberni St.



Architectural distinction defines Alberni by Kengo Kuma. This 2 bed, 2 bath home offers 1,072 Sq. Ft. plus 70 Sq. Ft. of outdoor space. Featuring a Miele kitchen, refined Japanese detailing, and floor-to-ceiling windows with city and ocean views. Enjoy curated five-star hotel amenities. Steps to Cartier, Tiffany & Co., Hermès, Joe Fortes Seafood & Chop House, Black + Blue, and Stanley Park.
\$2,388,000 VANCOUVER

Alberni

by
Kengo
Kuma

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ONE, TWO & THREE BEDROOMS

**One Bedroom Homes Starting from
\$1,388,000**



604.695.1000 WWW.VIRANI.CA

This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O.E.

ALBERNI BY KENGO KUMA - LUXURY VIEW

1902-1568 Alberni St.



Alberni by Kengo Kuma residence offering 1,059 Sq. Ft. with 2 beds and 2 baths plus 445 Sq. Ft. of outdoor space. Features include a Miele kitchen, refined Japanese design, and floor-to-ceiling windows with panoramic views. Enjoy resort-style amenities including concierge, fitness centre, indoor pool, and wine room in a prime downtown location. Don't miss out on this exceptional opportunity! Call today before it's too late!
\$2,188,000 VANCOUVER

ONE BURRARD - SKY HIGH VIEWS

5105-1289 Hornby St.



Enjoy breathtaking views from the North Shore Mountains to False Creek from the 51st floor of One Burrard Place, designed by IBI Group. This 2 bed + flex home features 9 Ft. ceilings, floor-to-ceiling windows, hardwood floors, AC, and a European kitchen with Gaggenau. Every room captures panoramic views, with large balconies and 2 parking. Enjoy 30,000 Sq. Ft. of amenities including pool, gym, spa, and concierge.
\$1,988,000 VANCOUVER

CASCINA 1 - WATERFRONT TOWNHOME

206-560 Nicola St.



Rarely available 2 level townhome at Cascina I. This exceptional 2 bed, 2.5 bath home offers nearly 1,400 Sq. Ft. plus over 350 Sq. Ft. of outdoor space. Features a gourmet kitchen with Bosch, Frigidaire, and Panasonic, granite counters, and elegant finishes throughout. Resort-style amenities include a pool, hot tub, sauna, fitness centre, theatre, library, and car wash. Complete with 2 parking and storage.
\$2,098,800 VANCOUVER

BAYSHORE GARDENS - WATERFRONT LIVING

404-1790 Bayshore Dr.



Experience unmatched luxury with panoramic views of the marina, mountains, and Stanley Park. This fully renovated 2 bed, 2 bath home features hardwood, a state-of-the-art kitchen with Miele and Blomberg, Italian marble countertops, and premium fixtures. South-facing beds offer spa-like ensuites. Enjoy 24-hour concierge, gym, sauna, and access to neighbouring amenities.
\$1,998,000 VANCOUVER

THE VANTAGE - FULLY RENOVATED

3306-1111 W Pender St.



Fully renovated 2 bed, 2 bath residence at The Vantage, offering stunning views of Coal Harbour, the North Shore Mountains, and Lions Gate Bridge. Perched above the Vancouver Marriott Pinnacle Downtown Hotel, this home features a gourmet kitchen, custom finishes, and a spacious layout. Enjoy private elevator access, resort-style amenities including pool, spa, and gym, plus an extra wide, ideally located parking stall.

\$1,980,000

VANCOUVER

TWO BURRARD PLACE - ASSIGNMENT

3007-1277 Hornby St.



Experience elevated living at 2 Burrard Place. This refined residence features soaring ceilings, wide plank hardwood floors, and a MITON kitchen with Gaggenau appliances. Residents enjoy access to Club One, a 50,000 Sq. Ft. amenity space with fitness centre, pool, and spa. Includes EV-ready parking and bike storage, steps to False Creek, English Bay, dining, shopping, and entertainment.

\$1,900,900

VANCOUVER

NAVIO NORTH - VIBRANT FALSE CREEK

506-1678 Pullman Porter.



Welcome to Navio North! This 2 bed, 2 bath corner home offers 1,320 Sq. Ft. with over 1,200 Sq. Ft. of interior space and a 115 Sq. Ft. balcony with water views. Features include hardwood floors, a chef's kitchen with quartz and granite, and Bosch appliances. Spa-inspired baths with Nuheat flooring. Steps to Science World, Olympic Village, the Seawall, dining, and shops. Includes parking and storage.

\$1,958,000

VANCOUVER

TELUS GARDEN - UNOBSTRUCTED VIEWS

4007-777 Richards St.



Take in breathtaking, unobstructed ocean, city, and mountain views from this luxurious 3 bed + den corner home at Telus Garden, developed by Westbank. Thoughtfully designed with floor-to-ceiling windows, 3 balconies, and central A/C. Features a gourmet kitchen with Miele appliances and a large island. Enjoy pool, gym, lounge, and 24-hour concierge. Includes 2 parking, steps to shopping, dining, and transit.

\$1,888,000

VANCOUVER

THE BUTTERFLY - BRAND NEW HOME

707-1033 Nelson St.



Introducing The Butterfly by Westbank, envisioned by Bing Thom. This elegant 2 bed, 1 bath home offers over 1,100 Sq. Ft. total with a 140 Sq. Ft. outdoor retreat. Features a sleek kitchen with Miele appliances, custom cabinetry, and refined finishes. Enjoy 24-hour concierge, spa, indoor pool, fitness centre, and a Fazioli piano lounge, steps to English Bay, Stanley Park, and the Seawall. **\$1,799,800** VANCOUVER

THE BUTTERFLY - STUNNING VIEWS

2602-1033 Nelson St.



Welcome to the world famous The Butterfly by Westbank, designed by Bing Thom Architects, and situated at the highest point of Downtown Vancouver. This 1 bed, 1 bath home offers 877 Sq. Ft. plus 92 Sq. Ft. of outdoor space. Curved glass architecture maximizes light and views. Enjoy 24-hour concierge, sky spa pool, fitness centre, and a Fazioli piano lounge. Steps to English Bay, Stanley Park, False Creek, and premium shopping. **\$1,688,000** VANCOUVER

LILIBET - HOMES AT QUEEN ELIZABETH PARK

584 W 28th Av.



Discover refined living at Lilibet Homes at Queen Elizabeth by Intergulf. This 2 bed, 2 bath two level townhome offers over 1,100 Sq. Ft. plus a 470 Sq. Ft. rooftop deck with city and mountain views. Features include Miele appliances, quartz counters, Riobel fixtures, and white oak flooring. Steps to Queen Elizabeth Park, Cambie Street, and Main Street. Includes parking and bike storage. **\$1,598,800** VANCOUVER

ALBERNI BY KENGO KUMA - SOUTHERN VIEW

1504-1568 Alberni St.



This 2 bed, 2 bath home offers 900 Sq. Ft. plus a 98 Sq. Ft. Japanese-inspired outdoor retreat. Features include Miele appliances, curated interiors, and floor-to-ceiling windows with city views. Enjoy 24-hour concierge, fitness centre, indoor lap pool, music room, and wine lounge. Steps to Cartier, Tiffany & Co., Hermès, Joe Fortes Seafood & Chop House, Cardero's Restaurant, and Stanley Park. **\$1,588,000** VANCOUVER

BRAND NEW HALF DUPLEX
2-2260 E 25th Av.



Brand new south-facing 3 bed, 2.5 bath half-duplex in a quiet, central location. Thoughtfully designed over 3 levels with white oak hardwood floors, 10 Ft. ceilings, A/C, radiant heating, and a feature fireplace. Kitchen features Fisher & Paykel appliances and custom millwork. Enjoy a large south-facing deck with garage access, private parking, and ample storage. Steps to shops, dining, schools, SkyTrain, and Trout Lake.
\$1,548,000 VANCOUVER

MARINA POINTE - WATERWORKS
1028 Cambie St.



This fully renovated 3 level, 2 bed, 2 bath townhome offers a private entry and bright open layout. Features include engineered hardwood floors, A/C, a redesigned kitchen with quartz counters, premium appliances, and a feature fireplace wall. Enjoy a spacious patio, floor-to-ceiling windows, and a private 2 car garage. Resort-style amenities include pool, gym, squash court, and concierge, steps to the Seawall, dining, and shops!
\$1,388,800 VANCOUVER

OBSERVATORY - LONSDALE QUAY VIEWS
2201-120 W 2nd St.



Experience elevated living with sweeping views of Downtown Vancouver and the Inner Harbour. This 2 bed, 2 bath home features hardwood floors, stone accents, stainless steel appliances, and recent upgrades. Enjoy a covered patio plus access to outdoor pool, hot tub, and gym. Complete with 2 side-by-side parking and storage, just steps to Lower Lonsdale, Lonsdale Quay Market, and SeaBus access.
\$1,398,000 NORTH VANCOUVER

ALBERNI BY KENGO KUMA - RARE ONE BED
802-1568 Alberni St.



Architectural elegance at Alberni by Kengo Kuma, developed by Westbank. This 1 bed, 1 bath home offers 655 Sq. Ft. plus 87 Sq. Ft. of Japanese-inspired outdoor space. Features include Miele appliances, refined interiors, and floor-to-ceiling windows with city views. Enjoy 24-hour concierge, fitness centre, indoor lap pool, music room, and wine lounge. Steps to Cartier, Tiffany & Co., Hermès, Black + Blue, Carlino, and Stanley Park!
\$1,388,000 VANCOUVER



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HALF DUPLEX - BRAND NEW

1-773 E 61st Av.



Offering over 1,500 Sq. Ft. of well-designed living. Each bedroom features its own full ensuite, plus a convenient powder room for guests. Open-concept layout with radiant heating, A/C, and Fisher & Paykel appliances. Enjoy southwest views from the top-floor balcony, a private backyard, and an attached garage with EV hookup and additional parking, all near shops, schools, and amenities! \$1,349,000 VANCOUVER

HALF DUPLEX - JUST BUILT

2-773 E 61St Av.



Brand new 1/2 duplex in South Vancouver offering over 1,500 Sq. Ft. of refined living. Spacious bedrooms each feature full ensuites, plus a guest powder room. Open-concept design with radiant heating, A/C, and Fisher & Paykel appliances. Enjoy northwest views from the top-floor balcony, a private backyard, and an EV-ready garage with extra parking. Ideally located near schools, shopping, and everyday amenities! \$1,299,000 VANCOUVER

ISLAND PARK WALK - GRANVILLE ISLAND

404-1502 Island Park Wk.



Welcome to Suite 404 at 1502 Island Park Walk in the heart of False Creek. This bright, renovated home offers a functional layout with spacious living and dining, abundant natural light, and a spa-like primary bath. Enjoy a peaceful residential outlook just steps to the Seawall, Granville Island, Olympic Village, parks, cafés, and transit. Prepaid lease through 2066, plus 2 parking and storage included! \$1,249,000 VANCOUVER

SALT - WESTERLY WATER VIEWS

2801-1308 Hornby St.



Enjoy stunning westerly views from this 2 bed, 2 bath + den southwest corner home at Salt. Bright open layout with bedrooms on opposite sides and panoramic city, mountain, and water views. Features California Closets throughout. Steps to Sunset Beach, English Bay, shops, dining, and transit. Includes parking, pets and rentals allowed. Perfect for investors or end users seeking a vibrant downtown lifestyle! \$1,099,000 VANCOUVER

THE MAX - PENTHOUSE LEVEL VIEW HOME

3705-928 Beatty St.



Renovated penthouse level 2 bed home at The Max by Concord Pacific in Yaletown offering 710 Sq. Ft. plus balcony with sweeping views of False Creek and the North Shore Mountains. Features Caesarstone counters, heated tile floors, and modern upgrades. Enjoy 24-hour concierge, pool, gym, and more, steps to BC Place and Rogers Arena. Perfect for investors or end users seeking vibrant downtown living.
\$928,800 VANCOUVER

HORSESHOE BAY SANCTUARY - WATERFRONT

402-6699 Nelson Av.



Rare waterfront offering at Horseshoe Bay Sanctuary. This 1 bed, 1 bath home offers 642 Sq. Ft. with a south-facing balcony and marina and mountain views. Features Miele appliances, hardwood floors, copper backsplash, Corian counters, and a limestone fireplace. Enjoy 24-hour concierge, gym, private beach, and Boathouse amenities with watercraft access. A truly exceptional lifestyle opportunity on the West Coast..
\$798,800 WEST VANCOUVER

NORFOLK PLACE - BRENTWOOD

304-4181 Norfolk St.



Enjoy stunning, unobstructed views of Brentwood's skyline and the North Shore Mountains from this updated 3 bed home at Norfolk Place. Spacious open-concept living with gas fireplace and covered balcony for year-round use. Features stainless appliances, in-suite laundry, and a primary with ensuite. Close to schools, parks, and amenities. A strong option for families or investors in a growing community.
\$799,000 BURNABY

THE ELLISON - MODERN RENOVATION

406-1228 Homer St.



Boutique loft living at The Ellison in the heart of Yaletown. This 1 bed, 1 bath home offers 800 Sq. Ft. with an open layout, in-suite storage, and floor-to-ceiling west-facing windows. Features a kitchen with JennAir appliances, quartz counters, and a large island. Spa-style 5 piece bath with premium fixtures. Steps to dining, shops, and transit. A perfect blend of character and modern design in a prime location.
\$749,000 VANCOUVER

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1501-89 W 2nd Avenue	Gone!®	3302-1480 Howe Street	Gone!®
1161 W Cordova Street	Gone!®	2203-1616 Bayshore Drive	Gone!®
1037 Odium Drive	Gone!®	1670 W 8th Avenue	Gone!®
2103-212 Davie Street	Gone!®	312-5077 Cambie Street	Gone!®
1648 E 20th Avenue	Gone!®	202-1616 Bayshore Drive	Gone!®
1650 E 20th Avenue	Gone!®	584 W 28th Avenue	Gone!®
2-2260 E 25th Avenue	Gone!®	1102 1690 W 8th Avenue	Gone!®
1-2260 E 25th Avenue	Gone!®	503 638 Beach Crescent	Gone!®
1-773 E 61st Avenue	Gone!®	2501 788 Richards Street	Gone!®
2-773 E 61st Avenue	Gone!®	75-570 W 28th Avenue	Gone!®
404-1502 Island Park Walk	Gone!®	406-1228 Homer Street	Gone!®
2801-1308 Hornby Street	Gone!®	502-1200 W Georgia Street	Gone!®
301-2365 W 3rd Avenue	Gone!®	410-1330 Hornby Street	Gone!®
603-1351 Continental Street	Gone!®	C543 16-1480 Howe Street	Gone!®

Connecting Properties with the Right Audience

VIRANI REAL ESTATE ADVISORS leverages targeted marketing and a global network to position each property effectively. Our approach ensures meaningful exposure, attracting qualified buyers and delivering results through a seamless and well executed process.



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Photo © Steve McCurry for Stefano Ricci

STEFANO RICCI

VANCOUVER 1139 West Georgia Street • T. +1 (604) 559 7800

THE LEGEND- RENOVATED

317-630 Roche Point Dr.



Bright south-facing 1 bed + den home at The Legend offering over 660 Sq. Ft. of airy living space filled with natural light. Features a well-appointed kitchen with stainless steel appliances and passthrough, ideal for entertaining. Enjoy a fitness centre and private courtyard with BBQ. Conveniently located near Parkgate Village, Deep Cove, and Mount Seymour. Includes parking and storage!
\$539,800 NORTH VANCOUVER

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.



PROFILE

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Defining What's Next in Real Estate

NAVIGATE TODAY'S MARKET WITH CLARITY, PRECISION, AND A STRATEGY BUILT FOR RESULTS. VIRANI REAL ESTATE ADVISORS DELIVERS TAILORED SOLUTIONS, EXPERT GUIDANCE, AND ACCESS TO OPPORTUNITIES THAT POSITION YOUR INVESTMENT FOR LONG TERM SUCCESS.

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- > PROFESSIONAL PROPERTY MANAGEMENT
- > TARGETED TENANT PLACEMENT
- > INVESTMENT FOCUSED OPPORTUNITIES



ALBERNI BY KENGO KUMA - PENTHOUSE
PH3-1568 Alberni St.



Alberni by Kengo Kuma skyhome offering expansive living with soaring ceilings and panoramic views of Coal Harbour, English Bay, and the North Shore Mountains. Features include dramatic open living spaces, multiple terraces totaling over 2,200 Sq. Ft., and a private elevator. The primary suite offers a private outdoor retreat. Residents enjoy concierge and world-class amenities in a landmark building!
\$35,000 / MONTH VANCOUVER

ALBERNI BY KENGO KUMA - SUB PENTHOUSE
3801 1568 Alberni St.



Sub-penthouse living at Alberni by Kengo Kuma, developed by Westbank. This brand new 3 bed, 3 bath home offers over 3,000 Sq. Ft. total, including 2,115 Sq. Ft. of interior space and over 900 Sq. Ft. of terraces with sweeping 300-degree views of English Bay, Stanley Park, and the North Shore Mountains. Features world-class amenities, 24-hour concierge, and extensive parking and storage.
\$20,000 / MONTH VANCOUVER

ROGERS TOWER - PENTHOUSE
PH1-1077 W Cordova St.



The Rogers Tower Penthouse, occupying the entire 42nd floor, offers 6,041 Sq. Ft. of refined living with 2,100 Sq. Ft. of outdoor space and sweeping views of Coal Harbour, Stanley Park, English Bay, and the North Shore Mountains. Designed by Robert Ledingham, it features a chef's kitchen, limestone floors, and home theatre. Private hot tub, BBQ, multiple terraces, and full-service amenities complete this exceptional offering!
\$25,000 / MONTH WEST VANCOUVER

TWO HARBOUR GREEN - VIEW HOME
2101-1139 W Cordova St.



Waterfront estate living at the prestigious Two Harbour Green. This 3,636 Sq. Ft. home offers 3 beds and 3.5 baths with an open layout, hardwood floors, and a chef's kitchen with Miele and Sub-Zero appliances. Enjoy 180-degree northwest views of the water, mountains, and city. Amenities include concierge, pool, spa, golf simulator, and a private 3 car garage. Steps to Stanley Park and the Seawall.
\$18,000 / MONTH VANCOUVER



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HYATT - FULLY FURNISHED ESTATE

4501-1128 W Georgia St.



Luxury living at the Hyatt Regency Vancouver. This 2 bed, 2.5 bath residence offers over 2,400 Sq. Ft. with southwest views of English Bay and Stanley Park. Features Sub-Zero and Miele appliances, Boffi cabinetry, marble finishes, and premium fixtures. Fully furnished with access to 5-star amenities including concierge, pool, spa, and fitness centre. Includes parking. An exceptional turnkey residence offering hotel living!

\$18,000 / MONTH

VANCOUVER

VANCOUVER HOUSE - FURNISHED ESTATE

5203-1480 Howe St.



Stunning estate living at Vancouver House. This fully furnished 3 bed, 3 bath home offers 2,393 Sq. Ft. plus outdoor space with panoramic views of English Bay, False Creek, and the North Shore Mountains. Features include a gallery entry, oversized island, built-in bar, and a full east wing primary suite. Includes private 2-car garage. A rare opportunity for expansive luxury living in one of Vancouver's most iconic building.

\$15,000 / MONTH

VANCOUVER

BAYSHORE GARDENS - PENTHOUSE

PH1-1717 Bayshore Dr.



Experience ultimate waterfront living at Bayshore Gardens. This 3 bed + den furnished penthouse offers 2,382 Sq. Ft. plus over 1,900 Sq. Ft. of outdoor space with gardens, koi pond, and panoramic views of the marina and Stanley Park. Soaring 11 Ft. to 15 Ft. ceilings and seamless indoor-outdoor living define this one-of-a-kind home. A truly irreplaceable waterfront residence in one of Vancouver's most prestigious locations!

\$16,000 / MONTH

VANCOUVER

THE CONCORD - SUNSET MARINA VIEWS

110-1328 Marinaside Cr.



2,832 Sq. Ft. with 3 beds and 4 baths. Floor-to-ceiling windows frame unobstructed views of False Creek and the Seawall. Over 1,600 Sq. Ft. of landscaped patios with lighting and irrigation plus a private 2-car garage. Flexible unfurnished offering. Exceptional indoor-outdoor living in a premier waterfront setting. Ideal for those seeking space, privacy, and a true luxury waterfront lifestyle.

\$14,000 / MONTH

VANCOUVER



CUSTOM BUILT CAPITOL HILL HOME

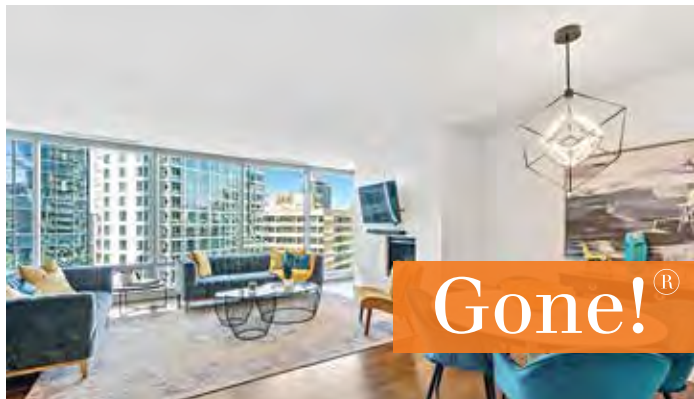
107 N Hythe Av.



Custom-built residence by Naikoon Construction. This 4 bed, 4 bath home offers panoramic west-facing views of Downtown Vancouver and Burrard Inlet. Features include custom millwork, Miele appliances, radiant heating, A/C, and energy-efficient design. Georgie Award finalist with elevated craftsmanship throughout. A standout modern home combining design, performance, and location.
\$9,000 / MONTH VANCOUVER

LIVING HYATT - FULLY FURNISHED

2009-1111 Alberni St.



This 2 bed, 2 bath 1,447 Sq. Ft. fully furnished Living Hyatt Regency home features floor-to-ceiling windows, Miele and Sub-Zero appliances, interior designer furniture and refined interiors. Located in the West End at West Georgia and Thurlow, steps to luxury retail and dining. A turnkey residence with 5-star hotel-calibre service including 24-hour concierge, pool, spa, and juice bar and location convenience.
\$7,150 / MONTH VANCOUVER

YACHT HARBOUR POINTE - MARINA VIEWS

303-1600 Hornby St.



This fully furnished Yacht Harbour Pointe grand 3 bed, 3 bath + den home offers 1,774 Sq. Ft. with stunning southwest marina and ocean views. Designed by LivingSpace, it features an Arclinea kitchen with Sub-Zero and Wolf appliances. A refined waterfront residence offering exceptional design and lifestyle. Perfect for those seeking a turnkey luxury home in one of Vancouver's most prestigious marina communities.
\$9,000 / MONTH VANCOUVER

ELEVATED WEST COAST LIVING

494 Craigmohr Dr.



This beautifully furnished 4 bed, 4 bath home offers stunning city and water views. Enjoy a heated balcony, expansive patio with jacuzzi, gas fireplaces, A/C, and premium appliances throughout. Spacious layout ideal for entertaining, with a private backyard and double garage with EV charging. Located near Capilano Golf and Country Club, parks, trails, and top schools. A perfect blend of comfort, and privacy.
\$7,000 / MONTH WESTVANCOUVER

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PH3-1568 Alberni Street	Gone! [®]	2308-1033 Nelson Street	Gone! [®]
2101-1139 W Cordova Street	Gone! [®]	1808-1033 Nelson Street	Gone! [®]
110-1328 Marinaside Crescent	Gone! [®]	2108-1033 Nelson Street	Gone! [®]
107 N Hythe Avenue	Gone! [®]	3902-1033 Nelson Street	Gone! [®]
303-1600 Hornby Street	Gone! [®]	1802-1033 Nelson Street	Gone! [®]
602-6707 Nelson Avenue	Gone! [®]	811 Westview Crescent	Gone! [®]
2009-1111 Alberni Street	Gone! [®]	1507-1033 Nelson Street	Gone! [®]
1501-1568 Alberni Street	Gone! [®]	304-38 W 1st Avenue	Gone! [®]
2106-1033 Nelson Street	Gone! [®]	1004-1033 Nelson Street	Gone! [®]
2904-1033 Nelson Street	Gone! [®]	1006-1500 Howe Street	Gone! [®]
2903-1500 Hornby Street	Gone! [®]	1004-1033 Nelson Street	Gone! [®]
1706-1033 Nelson Street	Gone! [®]	402-6699 Nelson Avenue	Gone! [®]
1504-1568 Alberni Street	Gone! [®]	407-422 E 3rd Street	Gone! [®]
1701-1455 Howe Street	Gone! [®]	1013-1325 Rolston Street	Gone! [®]
1508-1033 Nelson Street	Gone! [®]	402-4181 Norfolk Street	Gone! [®]

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VIRANI RENT + MANAGE delivers a seamless, full service approach to rental property management. From tenant placement and screening to maintenance coordination and rent collection, our team ensures your property is professionally managed with care, efficiency, and attention to detail at every stage.



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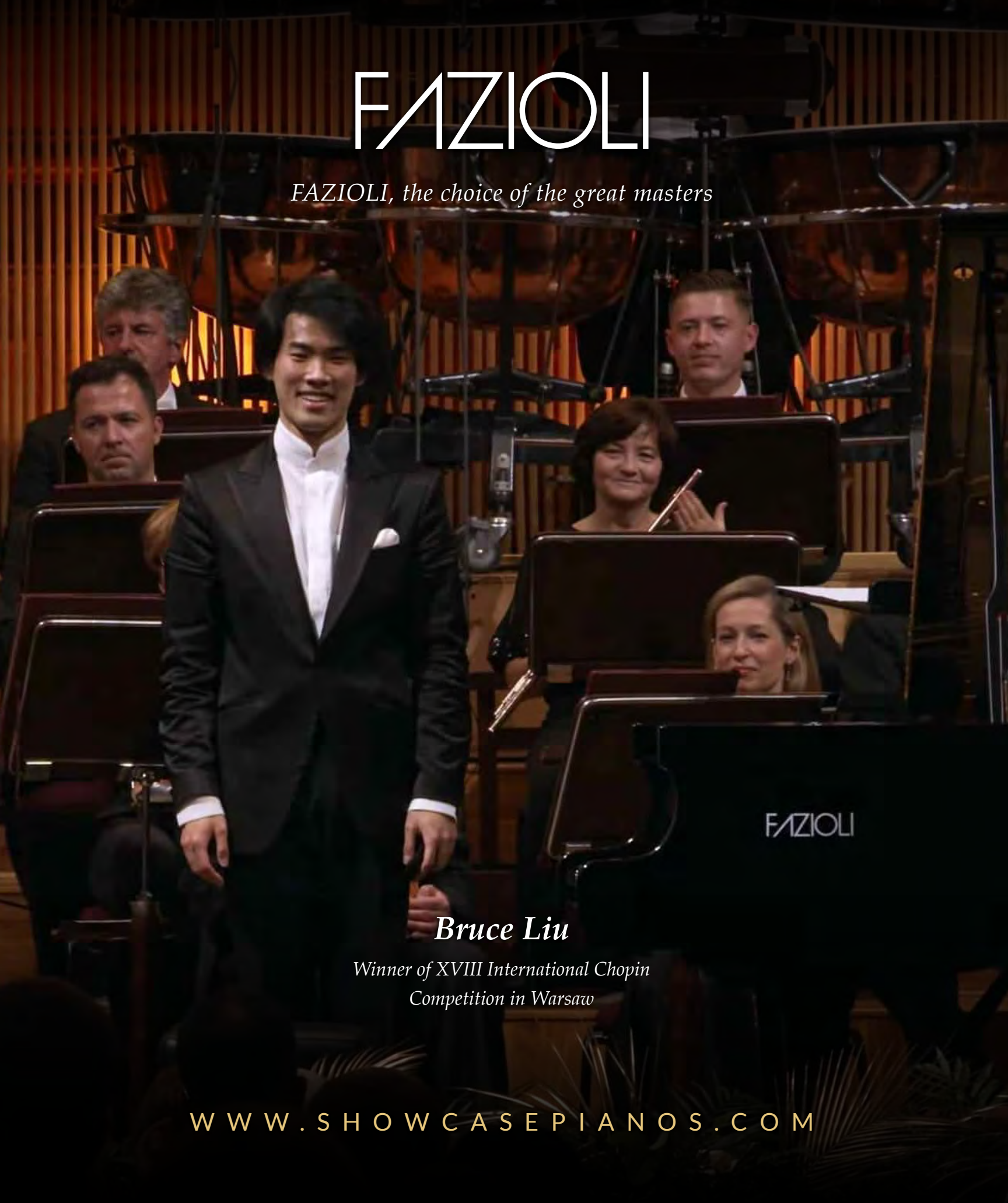
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ONE BURRARD PLACE - SEMI FURNISHED

4505-1289 Hornby St.



2 bed, 2 bath condo on the 45th floor of One Burrard Place, boasting top-of-the-line Gaggenau appliances, engineered hardwood, A/C, and smart home controls for temperature and lighting. The building offers some of the best amenities around, including 24/7 concierge service, a swimming pool, sauna, steam room, hot tub, gym, indoor/outdoor dining areas, a yoga room, and even a guest suite.
\$5,150 / MONTH VANCOUVER

WORDSWORTH RESIDENCE - BRAND NEW

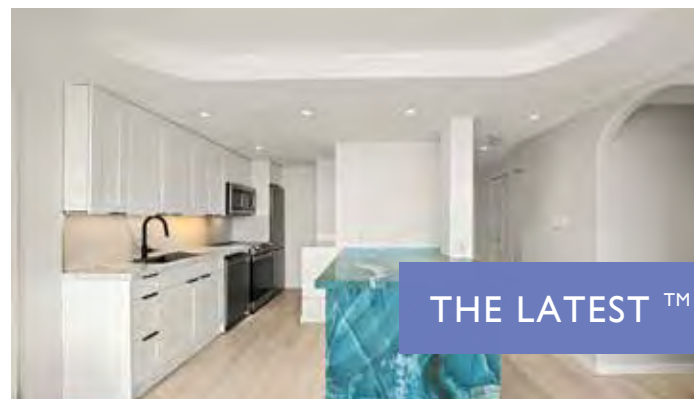
1513-6138 Birney Av.



This newly completed 1 bed + den, 1 bath home offers 590 sq. ft. of thoughtfully designed interior space. Built by Polygon Homes, Wordsworth rises along the edge of Mundell Park in the vibrant community of Westbrook Village. The home features a walk-in closet, in-suite laundry A/C, and a gas stove. Enjoy 9 Ft. ceilings, European appliances, and a stylish, modern kitchen designed for both comfort and functionality.
\$3,995 / MONTH VANCOUVER

THE DISCOVERY - RENOVATED WATERFRONT

2005-1500 Howe St.



Renovated two bed home at The Discovery! This 2 bed, and 2 full bath home boasts over 970 Sq. Ft. of living with a large south facing patio and picturesque windows showcasing breathtaking, expansive views of the marina, downtown, Granville Island, and the mountains. One of the most amazing locations in Vancouver, walking distance to shops, cafes, restaurants, and the seawall! Sorry no pets per bylaws.
\$4,950 / MONTH VANCOUVER

ALBERNI BY KENGO KUMA - RARE FIND

802-1568 Alberni St



Rarely available, this 1 bed 1 bath home features 655 Sq. Ft. of living space and 87 Sq. Ft. of beautiful Japanese inspired outdoor space. Enjoy city views with a high-end Miele appliance package, beautiful, designed Japanese inspired features, and floor-to-ceiling windows. Experience resort like living with 5-star high-end amenities 1 Parking stall, 1 Bike Locker, 1 Storage Locker, & 1 Red Wine Locker.
\$3,650 / MONTH VANCOUVER



Karim Virani
FOUNDER



Haneef Virani, PREC
C.O.O.



Brian Rybchinsky, PREC
MANAGING BROKER



Shari Song
MANAGING BROKER SEATTLE



Jenni Kim
ADVISOR/MANAGING BROKER SEATTLE



Monica Virani, PREC
C.F.O.



Alyssa Virani, MSC. PREC
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GENEVE



EPIC X SKELETON

The Epic X is a collection defined by its unmistakable design, contemporary style and high-end watchmaking solutions. Every Epic X is a statement-piece: a bold combination of traditional and high-tech materials, exclusive and highly refined calibers, and a truly Epic aesthetic that is immediately recognizable and yet remarkably versatile. From sporty and rugged to precious and elegant, every Epic X is as striking as it is multifaceted.


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