

THE **V** LIST

BUY + SELL + RENT + MANAGE



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Aly Jiwani
Vice President, Regional Operations

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Contact Aly Jiwani at aly.jiwani@openroadautogroup.com

A Word From Karim Virani



Our beautiful fall and winter months are here once again on the West Coast. There is an emphasis on home as this season's best friend becomes the fireplace. In Metro Vancouver, activities turn indoors – and to the stunning mountain slopes that surround our city.

We are currently moving towards a more balanced real estate market as more listings become available. There is 28.4 percent more detached, attached and apartment properties newly listed for sale on the Multiple Listing Service (MLS) from this time last year. Residential home sales were up 13.2 percent from the same time last September, suggesting sellers are participating in the market.

With all this interest, now is an excellent time to call one of our highly experienced **VIRANI** advisors to list your home or receive a complimentary comparative market analysis. The MLS Home Price Index composite benchmark price for all residential properties in Metro Vancouver is currently \$1,203,300, up 4.4 Percent from September 2022. The benchmark price for a detached home is up 5.8 percent to \$2,017,100. You may be pleasantly surprised to discover what your home is worth in today's market.

If you are interested in a comprehensive, one-stop solution to all your real estate needs, we invite you to talk to one of our advisors about our **RENT + MANAGE** division. Whether leasing an individual property, purchasing a selection of homes or buying an entire building for your investment portfolio, we will take care of all the property management requirements. We take pride in offering the best, most individualized service possible, and **RENT + MANAGE** is another way in which we strive to serve our clients.

In this issue, we offer many exciting listings and opportunities to own and invest in our spectacular city. The properties found in these pages are some of the finest available in Greater Vancouver and beyond.

While the trees turn crimson and gold, and our local North Shore mountain peaks whiten with fresh snow, we hope you will enjoy our latest issue. I truly hope these pages bring inspiration and possibilities.

Karim

Karim Virani,
Founder

VIRANI REAL ESTATE ADVISORS

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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 MODERN ESTATE

1760 29th St.



Situated on a 26,311 Sq. Ft. estate lot, this 7 bed home offers over 11,500 Sq. Ft. Every aspect has been meticulously crafted with exquisite attention to detail. The gourmet kitchen is a culinary masterpiece, with high-end Gaggenau appliances, large format Italian countertops, St. Martin cabinetry, & separate wok kitchen. Enjoy a 4K 128in theatre, a temp-controlled 600 bottle cellar, wet bar, & resort-like indoor pool with hot tub.
\$12,800,000 **WEST VANCOUVER**

WATERFRONT VIEW HOME

3120 Travers Av.



One of the most desirable Waterfront properties in West Vancouver, and an opportunity to renovate or rebuild on this magnificent lot! Experience the quintessential northwest coast lifestyle. On a level property enjoy the unobstructed panoramic water view offering over 22,000 Sq. Ft. with 83 Ft. of ocean frontage. A Waterfront property like this is rarely available. Don't miss this truly fine offering! Call for private viewing!
\$19,880,000 **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 & 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 & custom finishings.
\$7,998,000 WEST VANCOUVER

NEW WATERFRONT LUXURY

239 Shore Ln.



This stunning property sits in the island's warmest and sunniest area, offering breathtaking water and island views from every angle. Boasting over 3,600 Sq. Ft. of living space and nearly 1,400 Sq. Ft. of outdoor areas, you'll relish watching ferries and cruise ships sail by. Nature enthusiasts can savor seasonal salmon fishing and the thrill of visits from Orcas and Humpback whales. Don't miss the opportunity to make this your dream home!
\$4,488,000 BOWEN ISLAND

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

CHARACTER HOME ON THE PEAK

986 Esquimalt Av.



In desirable Sentinel Hill this home features panoramic views of city, Lions Gate Bridge and the ocean. Close to 10,000 Sq. Ft. lot and 3,000 Sq. Ft. of living space with 4 beds, 3 updated baths, updated kitchen and floors, gas and wood burning fireplaces, a large south facing deck and a double car detached garage. Walking distance to Ambleside park and beach and a few minutes to Park Royal and quick access to Lions Gate Bridge.
\$3,998,000 WEST VANCOUVER

Ambleside, West Vancouver

"Ambleside is more than a neighbourhood; it's a coastal haven where natural beauty converges with urban sophistication"

Nestled along the scenic coastline of West Vancouver, Ambleside beckons with a perfect blend of coastal tranquility and urban sophistication. Renowned for its breathtaking views of the Pacific Ocean, majestic mountains, and vibrant cityscapes, Ambleside provides an idyllic backdrop for a lifestyle that is elegant and exciting.

Ambleside is distinguished by its unparalleled views of the Pacific Ocean. Perched on the shores of the Burrard Inlet, residents are treated to sweeping vistas that stretch from the Lions Gate Bridge to the open waters of the Pacific. Each day unfolds against a backdrop of ever-changing seascapes, providing an immersive experience of coastal living that is unique and awe-inspiring.

The real estate landscape of Ambleside is marked by luxurious waterfront residences that redefine upscale living. These elegant homes, with their contemporary designs and premium amenities, offer residents a front-row seat to the natural wonders that surround them.

Ambleside is not only a feast for the eyes but also a cultural hub. The neighbourhood is home to art galleries, theaters, and cultural institutions that provide a vibrant and sophisticated atmosphere. Residents can enjoy art exhibitions, live performances, and community events, creating a dynamic cultural tapestry that adds to the allure of Ambleside.

For those with a love for the outdoors, Ambleside offers an abundance of recreational opportunities. The iconic seawall invites residents to stroll, jog, or cycle along the waterfront, while nearby parks provide serene spaces for relaxation and picnics. Ambleside Beach, with its sandy shores and stunning views, is a popular destination for sunsets and family gatherings.

Despite its coastal tranquility, Ambleside is adjacent to the urban amenities of West Vancouver, providing access to upscale boutiques, gourmet restaurants, and unique shops, ensuring the best of both worlds – the serenity of coastal living and the sophistication of city conveniences.

Ambleside is more than a neighbourhood; it's a coastal haven where natural beauty converges with urban sophistication. From its luxurious waterfront residences to its vibrant cultural scene and recreational offerings, Ambleside offers a lifestyle that is both refined and rejuvenating.

DETACHED HOMES

SNAPSTATS®	AUGUST	SEPTEMBER	VARIANCE
INVENTORY	434	465	7%
SOLD	34	31	-9%
SALE PRICE	\$2,892,500	\$3,150,000	9%
SALE TO LIST SQFT	\$792	\$904	14%
SALE TO LIST PRICE RATIO	95%	93%	-2%
DAYS ON MARKET	17	11	-35%

MARKET SUMMARY	
BUYERS MARKET	7% Sales Ratio Average
AVERAGE SELLING PRICE	7% Below List Price
ACTIVE PRICE BAND	\$2,500,000 to \$2,750,000 with Average 19% Sales Ratio (Balanced Market)
BUYERS BEST BET	\$7,500,000, Chartwell, and 5-6 Bedroom Properties
SELLERS BEST BET	Selling Homes in Bayridge and 3-4 Bedroom Properties

CONDOS AND TOWNHOMES

SNAPSTATS®	AUGUST	SEPTEMBER	VARIANCE
INVENTORY	103	105	2%
SOLD	19	21	11%
SALE PRICE	\$1,238,000	\$1,349,900	9%
SALE TO LIST SQFT	\$1,203	\$1,059	-12%
SALE TO LIST PRICE RATIO	95%	98%	3%
DAYS ON MARKET	21	44	110%

MARKET SUMMARY	
BALANCED MARKET	20% Sales Ratio Average
AVERAGE SELLING PRICE	2% Below List Price
ACTIVE PRICE BAND	\$1,250,000 to \$1,500,000 with Average 25% Sales Ratio (Sellers Market)
BUYERS BEST BET	\$1,000,000 to \$1,250,000, Dunderave, Park Royal, and 3 Bedroom Properties
SELLERS BEST BET	Selling Homes in Ambleside, and up to 1 Bedroom Properties



West Vancouver **Gone!**[®]

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

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 digital marketing strategies and innovative use of technology resonates with clients both locally and globally.



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

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.

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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.

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 4,200 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.
\$3,659,000 NORTH VANCOUVER

BELLA VISTA ESTATES

3715 30th Av.



Welcome to this extraordinary lakeview property offering total privacy in the East Bench of Osoyoos. This grand home encompasses over 6,000 Sq. Ft. of pure luxury, featuring stunning lake views, surrounded by vineyards. The estate boasts unparalleled amenities incl. pool, sauna, tennis court, 3-car heated garage and putting green, all set within an award-winning landscape. It's a private resort and your dream home!
\$3,388,900 OSOYOOS

STUNNING REBUILD

494 Craigmohr Dr.



Breathtaking ocean and city views from this sunny SE facing home. Fully rebuilt in 2010 with new plumbing, electrical, roof, drainage, drywall, hardwood, driveway with EV charger, kitchen, and baths. This 4 bed, 4 bath home offers cozy gas fireplaces, AC, and premium appliances. The expansive patio is perfect for family gatherings, while the private backyard provides a tranquil retreat. Don't miss out on the rare opportunity!
\$3,598,000 WEST VANCOUVER

AN INCREDIBLE RECENTLY UPDATED HOME

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

LARGE PRIVATE LOT

3039 Bewicke Av.



This incredible property offers a massive 14,490 Sq. Ft. lot, with over 3,000 Sq. Ft. of living space. The main floor features 3 Beds, office, and additional bed and rec room in lower level. The fully equipped kitchen, complete with stainless steel appliances, offers a sleek and modern aesthetic. Western-facing private backyard, allowing residents to enjoy abundant natural light and beautiful sunsets.

\$2,399,000

NORTH VANCOUVER

BEAUTIFUL THREE LEVEL SPLIT HOME

1707 Medwin Pl.



Beautiful 3 level split style home on quiet cul-de-sac, walking distance to schools, transit and recreation. Great floor plan with family room off kitchen opening onto the west facing patio and backyard, perfect for sunset gazing. This is a cul-de-sac within a cul-de-sac so is a perfect family home with huge, private back yard in a great neighbourhood with great schools! This is the perfect Blueridge Family home!

\$2,299,900

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 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!

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PROFILE



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/TheVList

Edgemont, North Vancouver

"Edgemont is surrounded by the natural wonders of North Vancouver."

Within the vibrant landscape of North Vancouver, Edgemont emerges as a neighborhood effortlessly marrying local charm and contemporary elegance. Celebrated for its tree-lined streets, welcoming atmosphere, and exceptional amenities, Edgemont has evolved into a highly coveted destination for those in pursuit of a dynamic and harmonious lifestyle. Boasting a flourishing village centre and surrounded by natural marvels, Edgemont stands as a living testament to the seamless integration of tradition and modernity.

Edgemont Village serves as a charming focal point at the heart of the community. Lined with boutique shops, cozy cafes, and family-owned businesses, the village creates a warm and inviting atmosphere that encourages residents to stroll through its streets and immerse themselves in the genuine hospitality of the area. It's not just a shopping destination; it's a social hub where neighbours become friends and community bonds are strengthened.

Edgemont offers a diverse array of architectural styles, ranging from classic bungalows to modern masterpieces. The neighbourhood's character is defined by a balanced mix of traditional and contemporary homes, resulting in an aesthetically pleasing landscape that caters to a variety of tastes.

Families are drawn to Edgemont for its proximity to top-rated schools, providing children with access to excellent education in the comfort of a close-knit community. The neighbourhood's commitment to education enhances its family-friendly appeal, making it an ideal setting for those looking to raise children in a supportive and academically enriched environment.

Edgemont is surrounded by the natural wonders of North Vancouver. Residents enjoy easy access to hiking and biking trails, providing a seamless transition from urban living to outdoor adventures. From Grouse Mountain to Capilano Suspension Bridge Park, the recreational options are diverse and satisfy both nature enthusiasts and thrill-seekers.

Edgemont, North Vancouver, is not merely a neighbourhood; it's a thriving community where tradition intertwines with modernity, and the vibrancy of urban living meets the tranquility of nature. With its charming village core, architectural diversity, top-rated schools, and abundant opportunities for outdoor recreation, Edgemont is a haven for those seeking a well-rounded, enriched lifestyle.

DETACHED HOMES

SNAPSTATS®	AUGUST	SEPTEMBER	VARIANCE
INVENTORY	191	243	27%
SOLD	36	53	47%
SALE PRICE	\$2,335,000	\$2,007,500	-14%
SALE TO LIST SQFT	\$843	\$830	-2%
SALE TO LIST PRICE RATIO	98%	96%	-2%
DAYS ON MARKET	10	11	10%

MARKET SUMMARY	
SELLERS MARKET	22% Sales Ratio Average
AVERAGE SELLING PRICE	4% Below List Price
ACTIVE PRICE BAND	\$1,500,000 to \$1,750,000 with Average >100% Sales Ratio (Sellers Market)
BUYERS BEST BET	\$3,500,000 to \$4,000,000, Deep Cove, and Minimum 7 Bedroom Properties
SELLERS BEST BET	Selling Homes in Boulevard, Dollarton and 3-4 Bedroom Properties

CONDOS AND TOWNHOMES

SNAPSTATS®	AUGUST	SEPTEMBER	VARIANCE
INVENTORY	260	322	24%
SOLD	119	112	-6%
SALE PRICE	\$900,000	\$894,000	-1%
SALE TO LIST SQFT	\$954	\$907	-5%
SALE TO LIST PRICE RATIO	100%	99%	-1%
DAYS ON MARKET	8	7	-13%

MARKET SUMMARY	
SELLERS MARKET	35% Sales Ratio Average
AVERAGE SELLING PRICE	1% Below List Price
ACTIVE PRICE BAND	\$800,000 to \$900,000 with Average 84% Sales Ratio (Sellers Market)
BUYERS BEST BET	\$1,500,000 to \$1,750,000, Lower Lonsdale, Lynnour, Seymour and 4+ Bedroom Properties
SELLERS BEST BET	Selling Homes in Lynn Valley, Roche Point, Upper Lonsdale and 2 Bedroom Properties



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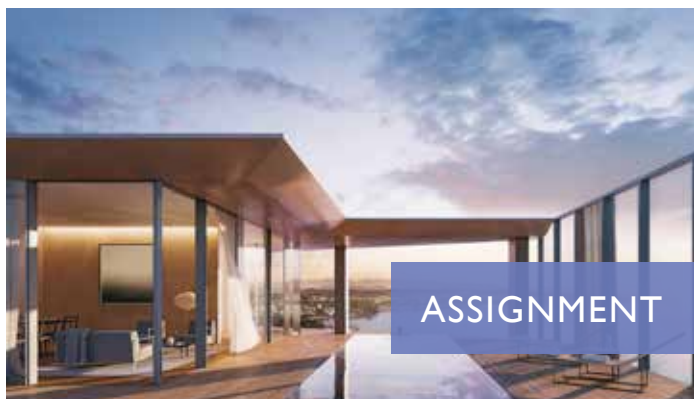
3634 Glenview Crescent	Gone! [®]	2292 Whitman Avenue	Gone! [®]
958 Devon Road	Gone! [®]	739 E Keith Road	Gone! [®]
3240 Calder Avenue	Gone! [®]	2836 Violet Street	Gone! [®]
933 Beaumont Drive	Gone! [®]	11-2425 Edgemont Boulevard	Gone! [®]
4769 Pheasant Place	Gone! [®]	406 E 2nd Street	Gone! [®]
219 W Balmoral Road	Gone! [®]	695 E 29th Street	Gone! [®]
1150 W 23rd Street	Gone! [®]	4327 Ruth Crescent	Gone! [®]
1229 W 23rd Street	Gone! [®]	855 Ruckle Court	Gone! [®]
351 E 26th Street	Gone! [®]	24-4055 Indian River Drive	Gone! [®]
1658 Orkney Place	Gone! [®]	29-2688 Mountain Highway	Gone! [®]
1368 Coleman Street	Gone! [®]	1308 118 Carrie Cates Court	Gone! [®]
603 E Osborne Road	Gone! [®]	3340 Mt Seymour Parkway	Gone! [®]
2237 Larson Road	Gone! [®]	102-2035 Glenaire Drive	Gone! [®]
316 E 4th Street	Gone! [®]	204-650 Evergreen Place	Gone! [®]
255 Sandringham Crescent	Gone! [®]	301-3088 Highland Boulevard	Gone! [®]

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

PH1-1568 Alberni St.



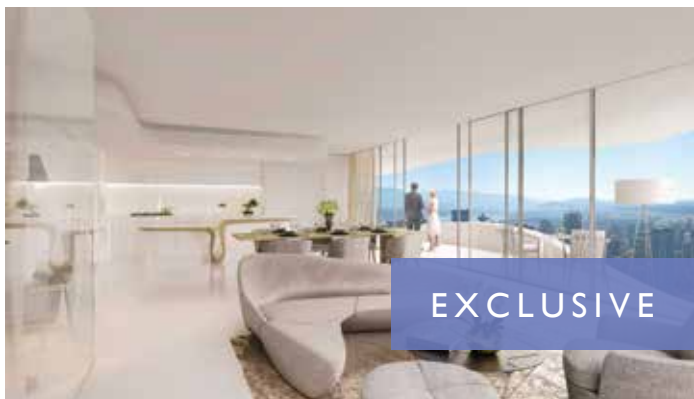
One-of-a-kind incredible PENTHOUSE home at Alberni by Kengo Kuma designed by Japanese architect Kengo Kuma. This custom designed 3-storey view home with private rooftop glass bottom pool is over 6,707 total Sq. Ft. with over 4,400 Sq. Ft. of interior living and over 2,301 Sq. Ft. of outdoor living. Upgrades include 2 private garages, 2 storage lockers, 4 wine vaults, customized interior, and bike storage.

\$31,880,800

VANCOUVER

THE BUTTERFLY - SUB PENTHOUSE

5501-1033 Nelson St.



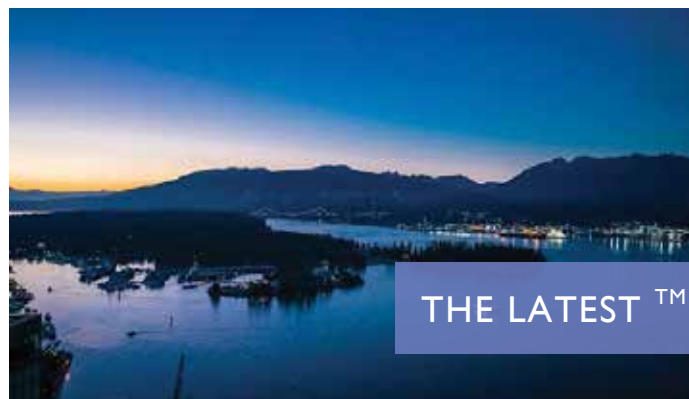
The Butterfly, located on the highest geographical point in Downtown Vancouver, is an architecturally beautiful building filled with 331 world-class homes in the sky. Sub Penthouse 5501 spans over 4,282 total Sq. Ft. with 3,788 Sq. Ft. of indoor space and 494 Sq. Ft. of outdoor space. The grand amenities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

\$14,500,800

VANCOUVER

ROGERS TOWER - PENTHOUSE

PH-1077 W Cordova St.



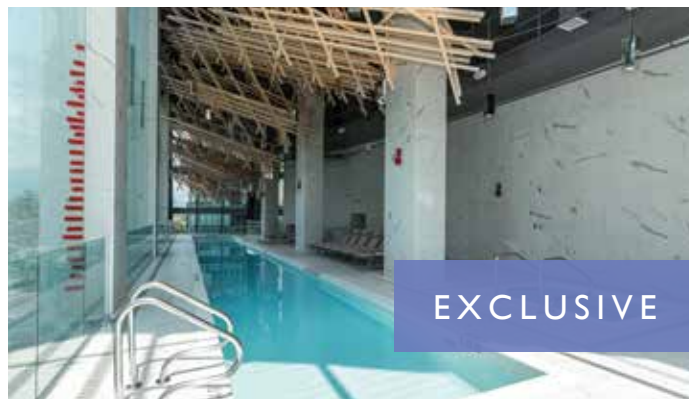
This unparalleled 360-degree penthouse spans the 42nd floor of Rogers Tower (formerly Shaw Tower) with 6,041 Sq. Ft. of interior living space and almost 2,100 Sq. Ft. of exterior living with panoramic views of Coal Harbour, Stanley Park, English Bay, & mountains. This custom penthouse features heated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

\$19,988,000

VANCOUVER

ALBERNI BY KENGO KUMA - SUB PENTHOUSE

3901-1568 Alberni St.



The design of 1568 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 SMITHE - SUB PENTHOUSE

2500-885 Cambie St.



FULL FLOOR sub penthouse at The Smithe with over \$2,000,000 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.

\$9,990,000

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

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

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

HORSESHOE BAY - OCEANFRONT VILLAS

602-6707 Nelson Av.



A rarely available Oceanfront View Villas 2 bed, 3 bath home with 1,998 Sq. Ft of total living. The 1,772 Sq. Ft. of interior living features Miele appliances, Italian cabinetry, 10 Ft. ceilings, large island with corian countertops, and a travertine fireplace. The 226 Sq. Ft balcony offers S facing exposure towards the mountains and the marina. With limited homes remaining, don't let this opportunity slip away.

\$4,298,000 WEST VANCOUVER

ONE HARBOUR GREEN - TOWNHOME

1161 W Cordova St.



This over 2,290 Sq. Ft. home features 2 beds and a large open den with full bath. Main floor offers open plan living/dining and chef's kitchen outfitted with Snaidero cabinets, large custom island, high-end appliances, gas fireplace, & sound system. Features include a huge rooftop patio with views of North Shore and Coal Harbour. Private 2-car garage provides storage space and ultimate convenience of direct access to your home.

\$4,350,000 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



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VIRANI RENT + MANAGE

VIRANI RENT + MANAGE is a specialized division focused on rental property and property management. In keeping with VIRANI'S renowned tradition of exemplary service, it was established to offer clients a complete range of rental services, providing buyers with a convenient, one-stop solution for all their real estate needs.

Whether you're considering leasing a single property, purchasing a selection of homes, or investing in an entire building, **VIRANI** is your comprehensive solution for all occupancy and operational needs. Our property management services encompass tenant selection, vetting, and procurement, as well as the day-to-day management of both furnished and unfurnished properties.

VIRANI RENT + MANAGE was established in response to the consistent requests from clients over the course of VIRANI'S two decades in the real estate industry. With the addition of **RENT + MANAGE**, buyers can anticipate a seamless journey from purchase to rental and property management, streamlining the real estate acquisition and ownership process for a more effortless 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 it's best value, so you will get the best return."

Innovation, experience, knowledge, and exceptional service are the cornerstones of **VIRANI**, one of Vancouver's most successful real estate companies. Proudly founded in Canada, **VIRANI** has become an international brokerage with a full-service team of expert advisors. Dedicated to serving a diverse clientele including buyers, sellers, developers, and investors, the addition of the **RENT + MANAGE** division represents another strategic move for **VIRANI**, who's unwavering commitment to strong social values underscores their





“With the addition of Rent + Manage, VIRANI is at the forefront of innovation and evolution.”



mission to excel not only in the real estate industry but also in making a positive impact on society.

As industry leaders, **VIRANI** possesses a deep understanding of both local and global market dynamics, ensuring that clients receive the most informed counsel across all aspects of real estate. Their commitment to offering a diverse range of services under a single roof exemplifies their dedication to delivering highly personalized solutions.

With the addition of **RENT + MANAGE**, **VIRANI** is at the forefront of innovation and evolution. We extend a warm welcome to both new and longstanding clients to reach out to our trusted advisors to learn more about this exciting offering. Call 604.695.1000 to speak with a RENT + MANAGE specialist.



ALBERNI BY KENGO KUMA - DREAM HOME

2002-1568 Alberni St.



An architectural masterpiece by master architect Kengo Kuma. The design of home 2002 at 1568 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 - LUXURY 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. Enjoy a private two car garage with EV and storage.

\$3,388,000

VANCOUVER

THE BUTTERFLY - STUNNING NEW HOME

2703-1033 Nelson St.



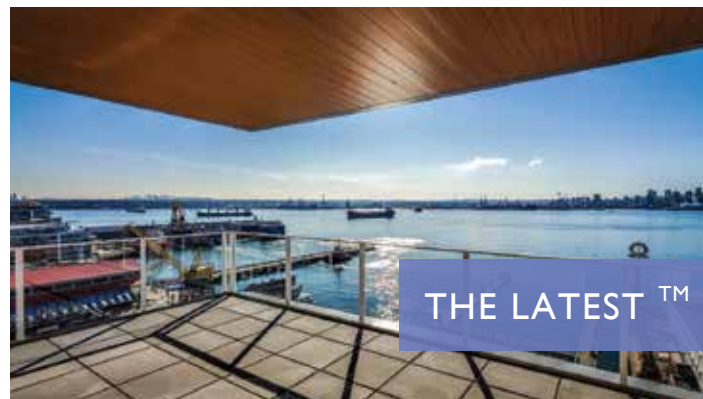
An architecturally beautiful building by world famous architect Bing Thom. This home spans 1,230 total Sq. Ft. with over 1,070 Sq. Ft. of indoor space and 157 Sq. Ft. of outdoor. With a custom interior by Bing Thom Architects you'll enjoy large format white porcelain flooring throughout all living areas,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

\$3,588,000

VANCOUVER

PROMENADE - PENTHOUSE

1401-118 Carrie Cates Ct.



This exceptional penthouse features uninterrupted 180-degree VISTAS that encompass Downtown, Stanley Park, the Lions Gate Bridge, and Burrard Inlet. With 3 beds, 3 baths and a wraparound S facing patio, this home is adorned with top-tier finishes. Upgrades include 2-car private garage, storage locker, and access to world-class amenities, including a state-of-the-art gym, a billiard lounge, and convenient bike storage.

\$3,288,000

NORTH VANCOUVER

HORSESHOE BAY - OCEANFRONT VILLAS

707-6707 Nelson Av.



Waterfront CORNER 2 bed, 2 bath, and family room home with over 1,900 Sq. Ft. of total living - This oceanfront view home has a 1,591 Sq. Ft. interior with 313 Sq. Ft. of private terrace and balcony. Amenities include 24-hr concierge, private Chris Craft boat with captain, The Boat House amenity space, full gym, private beach, paddle boards and kayaks! Upgrades include 2 Parking, 1 storage and 1 Bicycle Storage! \$2,988,800 WEST 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. \$2,978,000 VANCOUVER

VANCOUVER HOUSE - WATER VIEW HOME

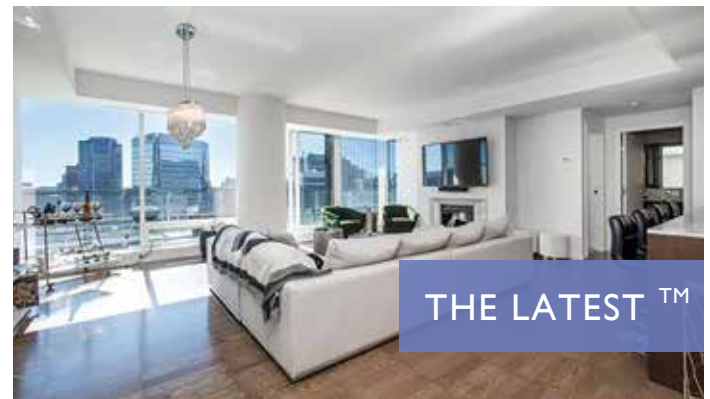
3302-1480 Howe St.



Stunning open concept 3 bed, 2,043 Total Sq. Ft. home featuring over 1,566 Sq. Ft. of indoor and almost 500 Sq. Ft. of wraparound outdoor living with breathtaking SW views of English Bay, Mountains, Granville Island and Stanley Park - never miss a sunset and fireworks! The chef's kitchen boasts a copper backsplash, Italian cabinetry, wine fridge and Miele appliances. A rare opportunity at Vancouver House that is not to be missed! \$2,988,000 VANCOUVER

FAIRMONT PACIFIC RIM - LUXURY LIVING

3904-1011 W Cordova St.



This magnificent Fairmont home boasts over 1,300 Sq. Ft. with stunning hardwood throughout, over-height ceilings and floor to ceiling windows that capture the open, airy feel of Vancouver. Hotel-like amenities include an indoor pool, hot tub, media room, gym, concierge services, and much more! 1 parking stall included. Incredible location with fabulous restaurants and unique shops right outside your door. \$2,890,000 VANCOUVER

HORSESHOE BAY - OCEANFRONT VILLAS

705-6707 Nelson Av.



Be one of the first to experience this brand new 2 bed and den, 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

PROFILE



Ali Eshghi

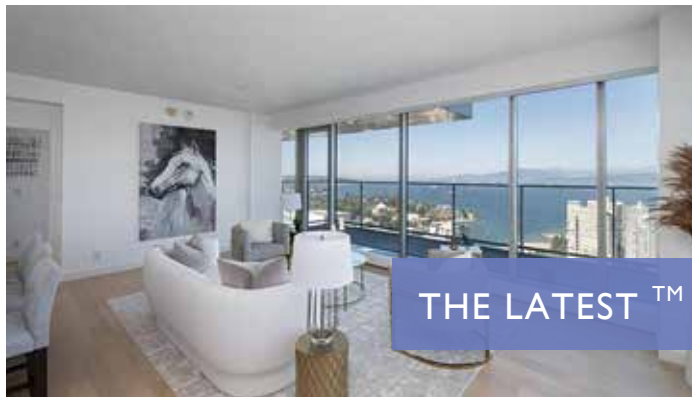
SENIOR ADVISOR

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.

VANCOUVER HOUSE - STUNNING VIEWS

4206-1480 Howe St.



Enjoy one of the best views of English Bay, Point Grey, Stanley Park and Lions Gate Bridge from this incredible, one-of-a-kind Vancouver House Architect Series corner home with 1,332 Sq. Ft. of indoor living space and 126 Sq. Ft. of outdoor living. This home boasts breathtaking views from all rooms and features a W facing terrace which embraces the grand living room, dining room and master chef's kitchen!
\$2,598,000 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.
\$2,290,000 VANCOUVER

ALBERNI BY KENGO KUMA - VIEW HOME

1504-1568 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

HORSESHOE BAY - OCEANFRONT VILLAS

305-6707 Nelson Av.



This 3 bed, 2 bath home features breathtaking, unobstructed water views towards Horseshoe Bay and Sewells Marina, over 1,200 Sq. Ft. of interior living, and over 200 Sq. Ft. of outdoor living. Resort-like amenities include Boathouse with a 26 Ft. Chris Craft Boat, paddleboards, Kayaks, private beach front, state-of-the-art gym, and 24-hr concierge. 2 Parking, 1 storage! Don't miss this rare opportunity!
\$1,988,000 WEST VANCOUVER

PACIFIC BY GROSVENOR - LUXURY VIEWS

2702-889 Pacific St.



This 2 Bed, 2 Bath home features 892 Sq. Ft. of interior living space and an over 100 Sq. Ft. balcony, with dazzling views of the City, English Bay, and False Creek. A stunning home with an expertly designed floorplan, high-end finishings, luxurious interior design and hotel-like amenities. This home's central location in Yaletown is a walker's paradise, close to unique shops and amazing restaurants such as Autostrada and Giardinis!
\$1,938,800 VANCOUVER

THE BUTTERFLY - LIVE OR INVEST

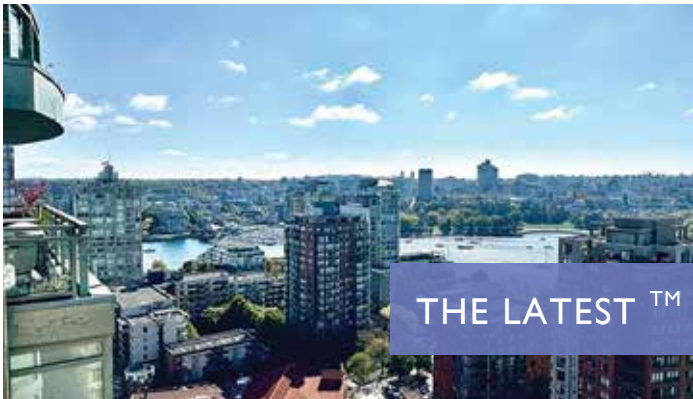
1608-1033 Nelson St.



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

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

ALBERNI BY KENGO KUMA - INVESTOR ALERT

708-1568 Alberni St.



Welcome to Vancouver's Newest Luxury Building! Designed by world renowned Architect Kengo Kuma and Developed by Westbank, this stunning 43-storey tower brings Japanese culture to the forefront on Vancouver's exclusive Alberni Street. This remarkable home features 1 bed, 1 bath, over 845 total Sq. Ft. with 781 Sq. Ft. of interior living. Upgrades include 1 parking stall, 1 storage room, & 1 bike room.
\$1,880,000 VANCOUVER

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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

BRAND NEW - STUNNING HALF DUPLEX

1648 E 20th Av.



Introducing a stunning, brand-new luxury 3 bed, 3 bath ½ duplex in one of the most vibrant neighbourhoods! This exquisite S facing home with a flat backyard, designed by award-winning Architrix Design Studio, showcases high-end finishes throughout, including an open floor plan, European Tilt and Turn windows, high-end appliance package, wine fridge, hardwood floors, gas fireplace, radiant heating, AC & more.

\$1,649,000

VANCOUVER

ALBERNI BY KENGO KUMA - INVESTOR ALERT

1406-1568 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

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!

\$1,599,000

VANCOUVER

BRAND NEW - HALF DUPLEX

1650 E 20th Av.



Introducing a stunning, brand-new luxury 3 bed, 3 bath ½ duplex in one of Vancouver's most vibrant neighbourhoods! This exquisite home, designed by award-winning Architrix Design Studio, showcases high-end finishes, including an open floor plan, high-end appliance package, wine fridge, hardwood floors, gas fireplace, radiant heating, AC and much more. Don't miss the opportunity to call this your dream home!!
\$1,549,000 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

THE BUTTERFLY - INVESTOR ALERT

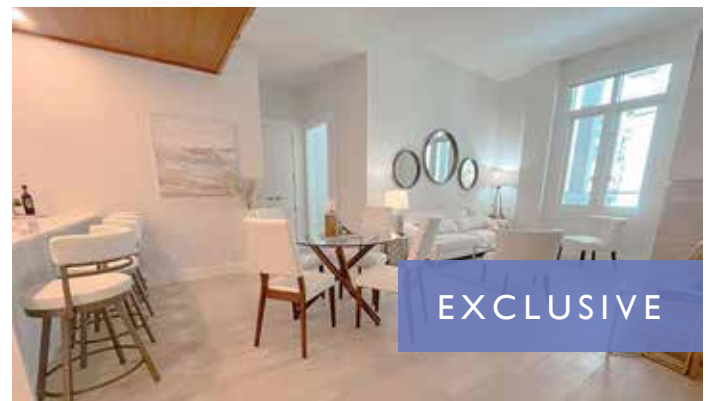
1203-1033 Nelson St.



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

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 ensuite 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



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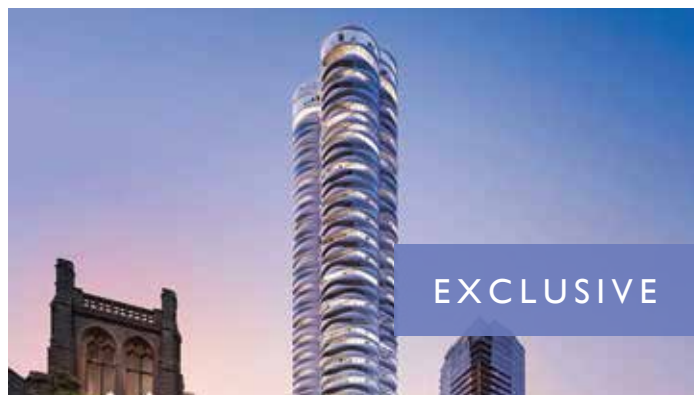
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THE BUTTERFLY - VIEW HOME

1505-1033 Nelson St.

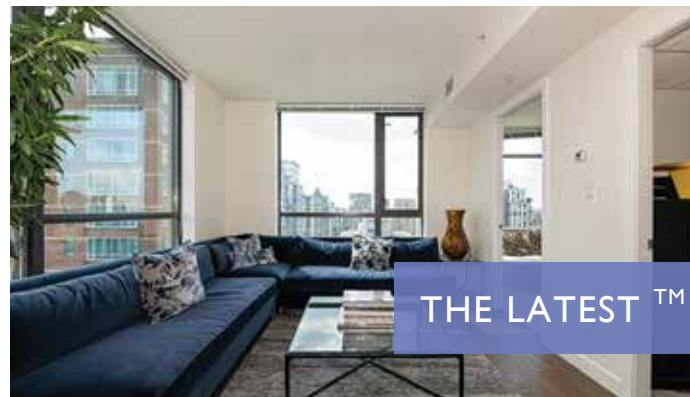


An exclusive opportunity for a 509 Sq. Ft, 1 bed, 1 bath home with 112 Sq. Ft. of outdoor space in this new Vancouver landmark – The Butterfly by Westbank. With a custom interior by Bing Thom Architects you'll enjoy large format white porcelain flooring throughout all living areas, white painted interior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

\$1,488,000 **VANCOUVER**

L'HERMITAGE - HOTEL LIVING

2501-788 Richards St.



Immerse yourself in the ultimate hotel experience with this stunning home at L'Hermitage! This 2-bed, 2-bath home features dazzling views overlooking the city, over 1,000 Sq. Ft. of interior living, with a SE facing balcony. Enjoy the privacy of a spacious den area and office space for all your work from home needs. Hotel-like amenities include a 24-hour concierge, fitness centre, steam room, & sauna. 1 Parking & 1 Storage included!

\$1,288,000 **VANCOUVER**

Anahita Farzan

PROPERTY MANAGER & ADVISOR

Anahita (Ana) Farzan is a dedicated Property Manager and Real Estate Advisor, and an award winning negotiator. Primarily serving the vibrant Vancouver area in Sales and Lease of Residential and Commercial properties.

Her Master's degree in Linguistics and certificate in Business have provided a strong foundation for her success in the dynamic real estate industry. Fluent in both English and Farsi, she possesses a unique ability to bridge cultures and communicate effectively with people from diverse backgrounds. Ana is a loving wife and mother and is passionate about traveling the world.

Her diverse talents, unwavering dedication, and enduring enthusiasm for both her profession and the world around her have consistently fueled her professional and personal achievements. Ana is looking forward to working with VIRANI clients to achieve their real estate goals.



PROFILE

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

PARADOX - BRAND NEW LUXURY HOME

2508-1151 W Georgia St.



The private residences at the Paradox Hotel redefines ultraluxury! Rare opportunity to own a brand new, one-of-a-kind home. \$62K in upgrades: Built-in Lutron lighting, Crestron Smart Home System, Gaggenau appliances, bespoke Arclinea kitchen, quartz countertops. Exquisite bath with radiant floors. Breathtaking floor-to-ceiling windows immerse the home with natural light. Resort-style amenities, 24-hr concierge.
\$899,000 VANCOUVER

MADDOX - LOFT HOME

603-1351 Continental St.



Step into this stunning 1 bed loft suite with its impressive double-height ceilings. This 1-bed, 2-bath suite showcases a wealth of upscale features - you'll truly be living in your dream home. Exceptional amenities includes exclusive floor access, fitness centre, lounge, concierge, & ample storage. Steps away from the False Creek Waterfront, Granville Island, Yaletown, and the heart of Downtown Entertainment.
\$829,000 VANCOUVER

PROFITABLE BUSINESS FOR SALE

Jewelry Boutique.



This profitable and growing family owned business Jewelry Boutique specializes in highly desirable handcrafted and imported fine jewelry, offering complete jewelry repair, custom designs, and cash for gold. The store is located in the heart of an exclusive, family-oriented, safe shopping center in beautiful North Vancouver. Security system, top website on google search and online store, extensive client data base.
\$380,000 NORTH 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!
\$338,800 NORTH VANCOUVER

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Coal Harbour, Vancouver

"Residents of Coal Harbour enjoy access to a wide array of world-class amenities"

Between the stunning backdrop of the North Shore Mountains and the vibrant cityscape of Vancouver, Coal Harbour stands as a testament to the harmonious coexistence of urban living and natural beauty. This waterfront neighborhood is a jewel in the city's crown, offering residents and visitors a unique blend of luxury, convenience, and breathtaking views.

A defining feature of Coal Harbour is its picturesque waterfront. The neighbourhood is bordered by the Burrard Inlet, providing residents with unobstructed views of the ocean and the majestic mountains beyond. The marina is dotted with sleek yachts and sailboats, creating a sense of elegance and sophistication. Imagine waking up to the gentle sounds of lapping waves and enjoying a morning coffee on your balcony while taking in the panoramic views – this is the daily reality for those fortunate enough to call Coal Harbour home.

Residents of Coal Harbour enjoy access to a wide array of world-class amenities. The Seawall, a scenic pathway that winds along the waterfront, invites joggers, cyclists, and walkers to embrace an active lifestyle with unparalleled views. Stanley Park, one of the largest urban parks in North America, is just a stone's throw away and provides a verdant escape from the hustle and bustle of city life. Fine dining establishments, upscale boutiques, and cultural attractions contribute to the vibrant and cosmopolitan atmosphere that defines Coal Harbour.

Beyond its physical beauty and luxury offerings, Coal Harbour fosters a strong sense of community. The neighborhood is home to a diverse population that appreciates the convenience of urban living without sacrificing a connection to nature. Residents can stroll to nearby cafes, engage in community events, and form lasting connections with their neighbours. The proximity to downtown Vancouver ensures that cultural events, business hubs, and entertainment options are always within reach.

Coal Harbour is more than just a neighborhood; it's a lifestyle. It's where the rhythm of the city meets the tranquility of nature, creating a harmonious balance that is truly unparalleled. For those seeking a sophisticated urban experience with a backdrop of natural beauty, Coal Harbour stands as an exquisite example of what Vancouver has to offer – a place where dreams of luxurious living and breathtaking views become a daily reality.

DETACHED HOMES

SNAPSTATS®	AUGUST	SEPTEMBER	VARIANCE
INVENTORY	530	578	9%
SOLD	70	56	-20%
SALE PRICE	\$4,035,000	\$3,402,500	-16%
SALE TO LIST SQFT	\$1,212	\$1,121	-8%
SALE TO LIST PRICE RATIO	92%	97%	5%
DAYS ON MARKET	22	20	-9%

MARKET SUMMARY	
BUYERS MARKET	10% Sales Ratio Average
AVERAGE SELLING PRICE	3% Below List Price
ACTIVE PRICE BAND	\$2,500,000 to \$2,750,000 with Average 56% Sales Ratio
BUYERS BEST BET	\$7,500,000 to \$7,000,000, SW Marine Drive, Up to 2 Bedroom / Minimum 7 Bedroom Properties
SELLERS BEST BET	Selling Homes in Kerrisdale, and 3 to 6 Bedroom Properties

CONDOS AND TOWNHOMES

SNAPSTATS®	AUGUST	SEPTEMBER	VARIANCE
INVENTORY	899	1,066	19%
SOLD	167	125	-25%
SALE PRICE	\$810,000	\$780,000	-4%
SALE TO LIST SQFT	\$1,108	\$1,132	2%
SALE TO LIST PRICE RATIO	98%	99%	1%
DAYS ON MARKET	16	17	6%

MARKET SUMMARY	
BALANCED MARKET	12% Sales Ratio Average
AVERAGE SELLING PRICE	1% Below List Price
ACTIVE PRICE BAND	\$400,000 to \$500,000 with Average 75% Sales Ratio
BUYERS BEST BET	\$3,500,000 to \$4,00,000, Coal Harbour, and Minimum 3 Bedroom Properties
SELLERS BEST BET	Selling Homes Downtown, West End, Yaletown and Up To 1 Bedroom Properties



Vancouver Gone!®

VIRANI REAL ESTATE ADVISORS

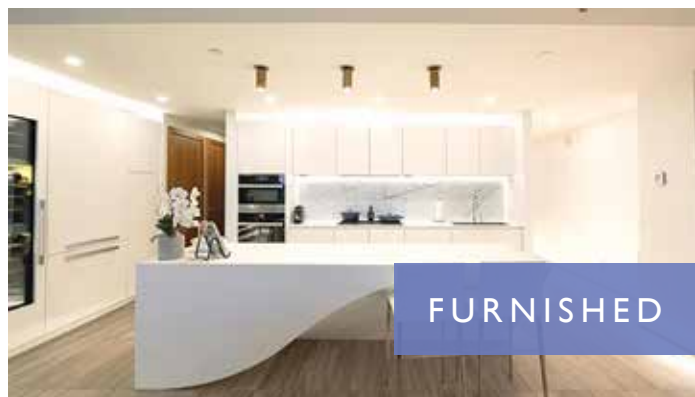
2501-620 Cardero Street	Gone!®	3403-1189 Melville Street	Gone!®
PH-1050 Burrard Street	Gone!®	48-520 W 28th Avenue	Gone!®
4301-1189 Melville Street	Gone!®	1601 Balsam Street	Gone!®
5201-1480 Howe Street	Gone!®	202-1600 Howe Street	Gone!®
2101-1515 Homer Mews	Gone!®	804-1925 Alberni Street	Gone!®
5601-1480 Howe Street	Gone!®	2412 Pine Street	Gone!®
608 W 51st Avenue	Gone!®	2101-1228 W Hastings Street	Gone!®
5704-1128 W Georgia Street	Gone!®	2403-1228 W Hastings Street	Gone!®
4802-1480 Howe Street	Gone!®	2002-1228 W Hastings Street	Gone!®
1511 Barclay Street	Gone!®	902E-1365 Davie Street	Gone!®
1901-1372 Seymour Street	Gone!®	903E-1365 Davie Street	Gone!®
1502-1468 W 14th Avenue	Gone!®	1007-189 Davie Street	Gone!®
PH-2101 1003 Pacific Street	Gone!®	2109-1239 W Georgia Street	Gone!®
1403-1925 Alberni Street	Gone!®	607-1077 Marinaside Crescent	Gone!®
3101-1111 Alberni Street	Gone!®	1706-1495 Richards Street	Gone!®

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.

VANCOUVER HOUSE - ESTATE HOME

5006-1480 Howe St.



Fully furnished Estate Home at Vancouver House. Offering unobstructed E and SE views of False Creek and Mount Baker on the 235 Sq. Ft. balcony, this 1,634 Sq. Ft. home features 2 beds and a large flex/room that can be converted to an office or 3rd bed, and 3 full baths. The expert upgrades include limestone flooring, custom wood doors, and custom LED lighting. Includes a 2-car private garage and bike locker.
\$14,000 / MONTH **VANCOUVER**

ALBERNI BY KENGO KUMA - BRAND NEW

1201-1568 Alberni St.



This brand-new 2-bed, 2-bath unfurnished home is located on the 12th floor of the world-class Alberni by Kengo Kuma developed by Westbank. The home features 1,364 Sq. Ft. of interior living space plus 85 Sq. Ft. balcony. Residents have access to premium amenities including an indoor swimming pool, fitness center, music room, wine room and 24-hr concierge. Includes 1 parking and 1 bike storage.
\$7,200 / MONTH **VANCOUVER**

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**

STUNNING HALF DUPLEX

5617 Oakglen Dr.



This BRAND- NEW home in a quiet, family-oriented neighbourhood is centrally located, with quick access to all parts of Vancouver. This stunning brand new home is nestled in a quiet and desirable location on the high side of the street, offering you the perfect combination of tranquility and accessibility. Enjoy the beauty of nature with picturesque mountain views from the bedroom balcony, downstairs room, and main living room.
RENTED **BURNABY**

CASCADE AT THE PIER - VIEW HOME

401-185 Victory Ship Wy.



This unfurnished 3 bed, 3 bath condo is located on the 4th floor with a magnificent view of Downtown. With an interior of 1,480 Sq. Ft., this property promises luxury with an open-floor concept. The custom-designed kitchen includes Bosch appliances, marble countertops with Scavolini cabinetry, and a wine fridge. This unit also 1 parking spot, and 1 bike storage locker.

RENTED

NORTH VANCOUVER

ALBERNI BY KENGO KUMA - PERFECT HOME

1406-1568 Alberni St.



Alberni by Kengo Kuma – Move in Ready! Characterized by two emphatic scoops which form deep balconies with wood finishings, is Vancouver's most luxury and exclusive residence. Residents are steps away from the finest of what Downtown Vancouver has to offer: the Coal Harbour Marina, an escape to the outdoors with Stanley Park, luxury dining, and quick access to the many shops along Robson, Alberni and Denman streets.

RENTED

VANCOUVER

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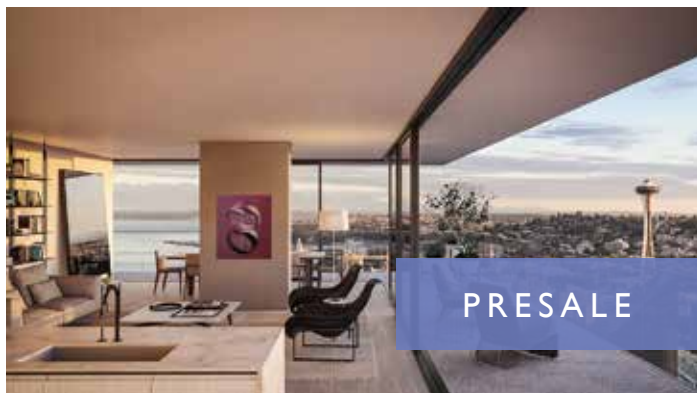
Expires December 31st 2023



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FIRST LIGHT - SUB PENTHOUSE

4304-2000 Third Av.



First Light, by Westbank, presents a new level in Seattle Luxury and Fine Living, an exceptional tower epitomizing beauty, elegance and modern amenities. 4304 is a 3 bed / 3 bath sub-Penthouse that features open floorplan, high-end finishes, wrap around balcony, Miele appliances, Terrazzo tile in bathrooms with heated flooring, and Triple pane floor-to-ceiling windows. Approximate completion Mid-Late 2024.
 \$4,053,777 USD SEATTLE

FIRST LIGHT - VIEW HOME

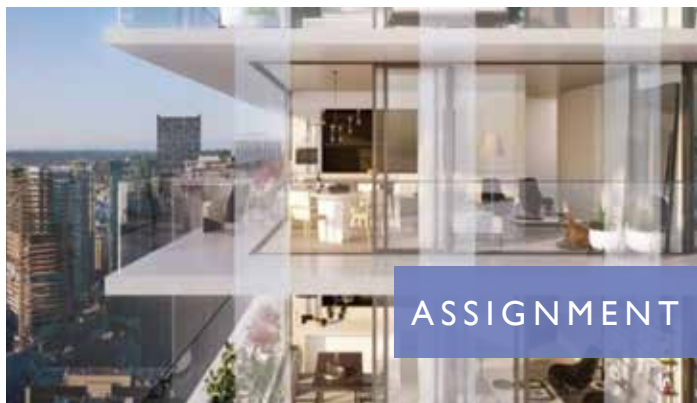
3602-2000 Third Av.



3602 is a 1 bed / 1 bath assignment at iconic First Light in Seattle. It presents a new level in Seattle Luxury and Fine Living. This incredible corner home features 669 Sq. Ft. of interior living with additional 295 Sq. Ft. of the exterior living with high-end finishes, custom Kohler fixtures, Miele appliances, Terrazzo tile in bathrooms with heated flooring, and Triple pane floor-to-ceiling windows. 1 Parking included.
 \$1,198,800 USD SEATTLE

FIRST LIGHT - SUB PENTHOUSE

2810-2000 Third Av.



This 1 bed/1 bath home features an open floorplan of 586 Sq. Ft. of interior living at the luxury new development by Westbank, First Light in Seattle. Designed by Architect James K.M. Cheng and Glass artist John Hogan, this exceptional tower epitomizes beauty, elegance and modern amenities. Luxury amenities include rooftop pool, wellness center and residents' lounge on floors 46 & 47 with breathtaking panoramic views.
 \$1,058,800 USD SEATTLE

FIRST TIME ON THE MARKET

10318 NE Ravenna Av.



This beautiful sun filled 4 bed, 3.5 Bath, 3-car garage home is truly a rare find in the coveted Ravenna community. This special home has a huge flat lot, uncusomary and unique in the Seattle area. The home sits on an off the street lot for extra privacy. Walking distance to Meadowbrook Park Playground and Tennis Courts and just minutes away from Lake Washington, parks, shopping, and dining that Seattle has to offer.
 \$1,010,000 USD LAKE CITY



/ViraniHomes



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/TheVList

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FIRST LIGHT - URBAN 1 BEDROOM

2708-2000 Third Av.



Urban 1 bed home embodies true luxury living in Seattle. It features an open floorplan, high-end Miele appliances, custom Kohler fixtures, and luxury finishes. First Light is located centrally between Belltown and Downtown Seattle, it is the perfect location offering easy access to luxury restaurants, boutique shops, cafes, high-end retailers, the business district and the brand-new waterfront pavilion.

\$828,000 USD

SEATTLE

MODERN MEETS FUNCTIONAL

1968 S Grand St.



This unique 2 bed, 2 bath townhome is centrally located. Featuring a living room with lots of windows to let in all the sun light and the nicely designed kitchen even has a walk in pantry! The private master bedroom opens up to the amazing rooftop deck where you can enjoy your morning cup of coffee in the city. Great location for city dwellers and perfect for investors! Don't miss out on this gem in the emerald city!

\$660,000 USD

SEATTLE

FIRST LIGHT - STUDIO HOME

1103-2000 Third Av.



Home 1103 features an open floorplan, high-end finishes, Miele appliances, Terrazzo tile bathrooms with heated flooring, and Triple pane floor-to-ceiling windows. The bedroom, with custom built in Murphy bed designed by the developer, is separated from living area. The building includes over 17,000 Sq ft of amenities such as rooftop pool, wellness Center, residents' lounge on floors 46 & 47 with breathtaking panoramic views.

\$788,000 USD

FEDERAL WAY

RARE RANCHER

2221 SW 332nd St.



Rare rancher features 3 beds and 1 bath with a bonus room you can use as an office space. The kitchen has a separate dining area and the living room is bright and airy. This home has a huge flat lot, perfect for gardeners and people with green thumbs. There is a large shed and RV Parking space for those handy folks and travelers. This property is so versatile in many ways! Investors this may also be a good opportunity for you!

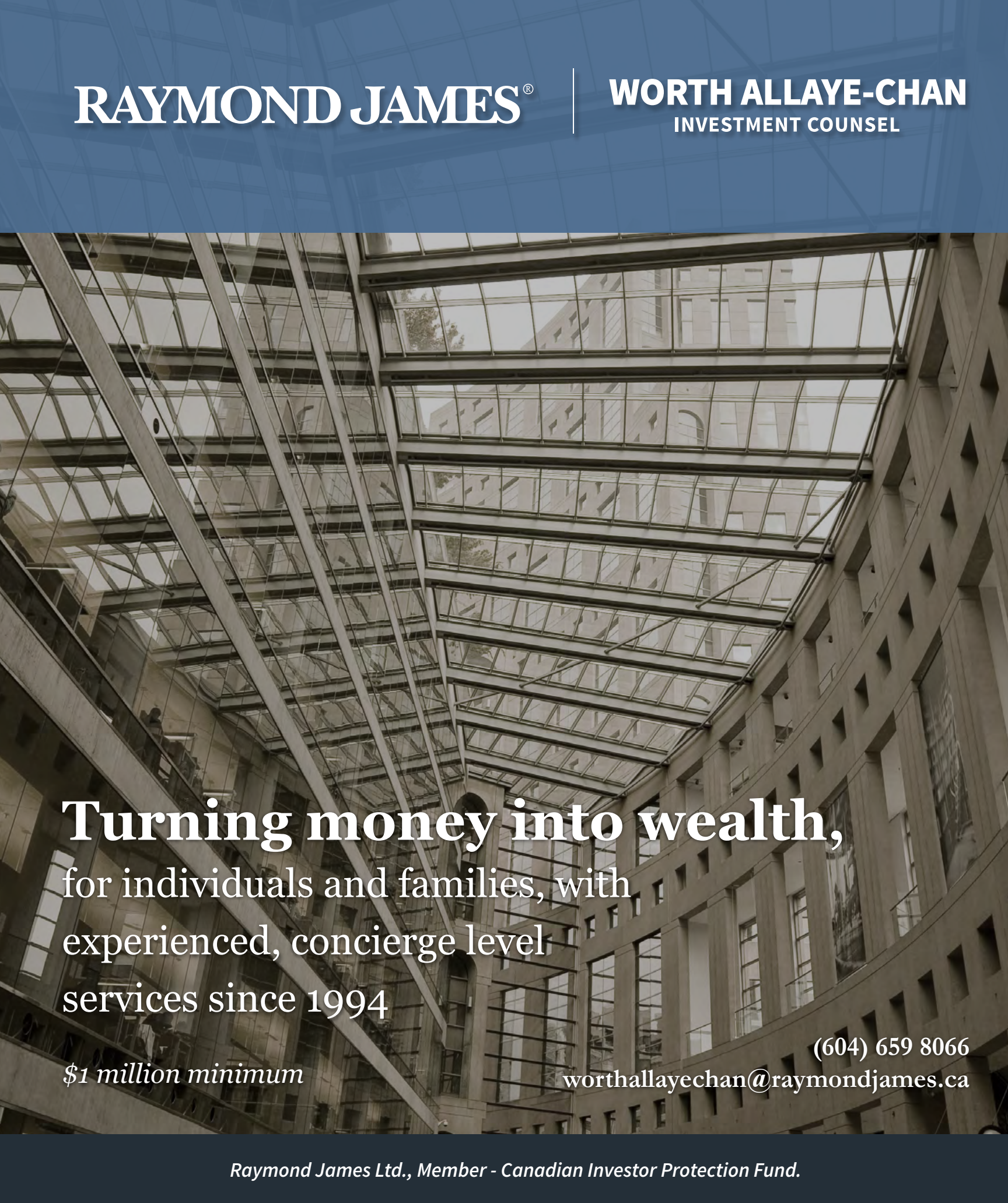
\$420,000 USD

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control and refine its microstructure prior to machining it. Improving the mechanical properties of the alloy along the way. Finally, we reveal its unique shine thanks to the know-how of our polishers. Only then can one call it "Oystersteel." That being said, its greatest test is not our minute analysis of its structure, nor its polishing. The true challenge is the one which awaits it out in the world, facing the vagaries of everyday life as much as those of the most extreme conditions nature can muster.

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