

THE **V** LIST

BUY + SELL + RENT + MANAGE



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Poliform

A Word From Karim Virani



With the change of seasons comes a renewal of activity in Metro Vancouver's real estate market. As the weather turns warmer and the days longer, home sales are on the rise and buyer demand is gaining momentum.

I am inspired by the many exceptional listings found in the following pages of our latest spring/summer edition of The V List magazine. Homes newly listed are significantly higher than last year and well above the 10-year seasonal average. VIRANI has many exclusive offerings to choose from in this issue and some of the finest homes in Greater Vancouver and beyond.

Now is the ideal time to contact one of our expert advisors to receive a complimentary comparative market analysis and rental evaluation. Vancouver's rental market is very active. Our **VIRANI RENT + MANAGE** division is a comprehensive property management solutions tailored to your needs. From individual residences to multi-property investments, our team is dedicated to handling every detail with precision and care.

At **VIRANI REAL ESTATE ADVISORS**, we specialize in

curating opportunities for buying, selling, and investing—not just in Vancouver, but globally. Our international reach allows us to connect clients with premium real estate opportunities around the world, ensuring that whether you are searching for your dream home, expanding your investment portfolio, or selling in this dynamic market, you have a trusted team by your side.

Market conditions are presenting exciting opportunities. Lower borrowing costs and a diverse selection of properties make this an excellent time for both buyers and sellers. We invite you to explore the possibilities and trust our team to guide you every step of the way.

As you take in the beauty of the new season, I hope the pages of this issue fill you with a sense of possibility and excitement.

Karim Virani,
Founder

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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!

\$13,500,000 **WEST VANCOUVER**

THE LATEST™ LUXURIOUS MODERN HOME

2690 Chelsea Crt.



Luxurious, modern home by award-winning Paramax Homes. This architectural masterpiece features expansive indoor-outdoor living, floor-to-ceiling glass doors, and stunning ocean views. The gourmet kitchen boasts high-end Gaggenau appliances. Smart home technology, a 150-bottle wine room, and a lavish master suite complete this home. Direct access to a deck, pool, and hot tub creates a seamless lifestyle of sophistication.

\$7,998,000 **WEST VANCOUVER**

BRITISH PROPERTIES ESTATE HOME

620 St. Andrews Rd.



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.

\$8,480,000 **WEST VANCOUVER**

STUNNING OCEAN VIEWS

768 Maskell Rd.



An exceptional 3-acre waterfront property in Roberts Creek on the golden mile offering endless possibilities to build your dream home. Experience breathtaking sunset views! Enjoy beach strolls, kayaking, or unwinding on your private deck. Ideally located near parks, golf courses, and Roberts Creek Pier, this property blends natural beauty with convenience. A rare opportunity for coastal living at its finest!

\$4,479,588 **ROBERTS CREEK**

EXCEPTIONAL PROPERTY

986 Esquimalt Av.



Stunning south-facing views of Lions Gate Bridge and Downtown Vancouver from this 3,000 Sq. Ft., 4-bed home on Sentinel Hill! Featuring original hardwood floors, fireplaces, and a sport court. Central location, walkable to Park Royal and Ambleside. The District allows for a coach house, adding future value. A rare offering in a sought-after neighborhood—don't miss out on this exceptional property!

\$3,798,000

WEST VANCOUVER

SPECTACULAR OCEAN VIEWS

2250 Nelson Av.



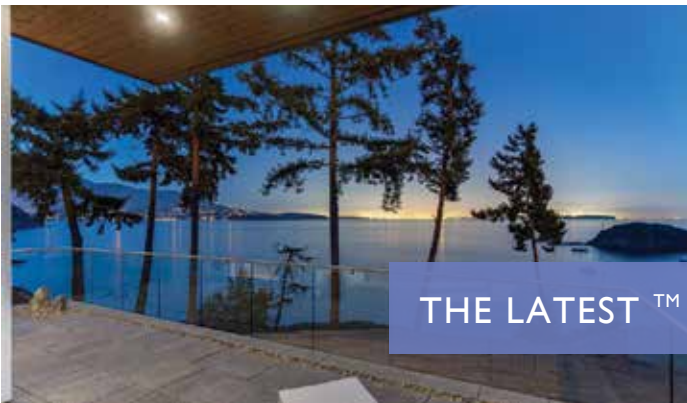
Spectacular ocean views in Dundarave's prime location! This charming home sits on a south-facing, virtually flat 9,600 Sq. Ft. lot. Features include hardwood floors, high ceilings, and a cozy fireplace. A private backyard offers a tranquil retreat. Walk to top schools, shops, and transit. Minutes from Park Royal, Ambleside, and Cypress Mountain. A rare opportunity in West Vancouver's most vibrant community!

\$3,758,000

WEST VANCOUVER

SEYMOUR LANDING WATERFRONT LIVING

239 Shore Ln.



Experience the epitome of waterfront living at Seymour Landing, which offers breathtaking views of the Vancouver skyline. This new 3,600 Sq. Ft. home is just 125 ft. from the water's edge. Featuring unique high-end finishes, a primary suite with a steam shower, and an open-concept design with ocean views. Walk to the golf course in minutes. A rare low-bank waterfront property on Bowen Island!

\$3,697,000

BOWEN ISLAND

CUSTOM BUILT CRAFTSMAN

2408 Bridgman Av.



Stunning 4,200 Sq. Ft. custom craftsman home on a south-facing corner lot. Features 6 beds + office, a gourmet kitchen with quartz countertops, high-end appliances, and a gas cooktop. Open floor plan, engineered hardwood, and granite fireplace. Spa-inspired ensuite, landscaped yard, legal 1-bed suite, AC, radiant heating, backup generator, irrigation, and security. Exceptional value in a prime location!

\$3,495,000

NORTH VANCOUVER

PRIME LOCATION

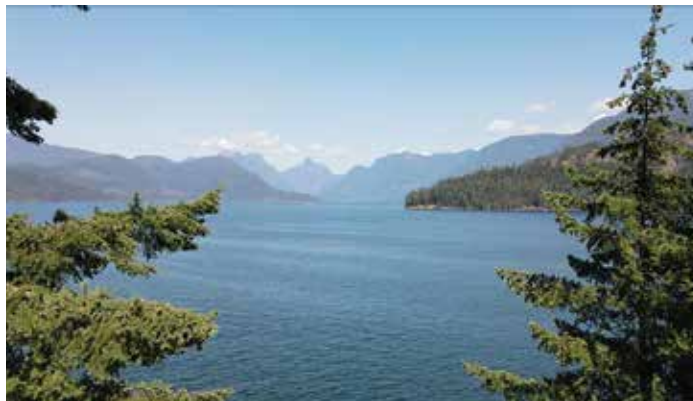
1343 Tyrol Rd.



Immaculate over 5,000 Sq. Ft. home with breathtaking views of Downtown, Lions Gate Bridge, and the ocean. Located in the prestigious British Properties, with 90 ft. frontage on a 14,280 Sq. Ft. lot. Features 6 beds, entertainment-sized rooms, an outdoor pool, and a greenhouse. Walking distance to Chartwell Elementary, Sentinel Schools, and Hollyburn Country Club. A rare opportunity in a prime location!
\$3,388,000 WEST VANCOUVER

BREATHTAKING WEST COAST

6290 Maple Rd.



A private 20+ acre retreat with floor-to-ceiling windows, ocean views, and a partially covered deck. Built off-grid with solar power and well water, offering sustainable living. Opportunity to finish the lower level to your preference. Minutes from Egmont's amenities and Skookumchuk Rapids. Ideal for nature lovers seeking peace, privacy, and a connection to the breathtaking West Coast.
\$2,899,000 EGMONT

FULLY RENOVATED WITH OCEAN VIEWS

4579 Woodgreen Crt.



This renovated 3-bed, 3-bath home on a 19,600 Sq. Ft. lot boasts spectacular ocean views. Open-concept living, a chef's kitchen, and seamless indoor-outdoor flow. Enjoy a spacious deck, pool, and entertainment areas. The lower level features a new bath and recreation room. Centrally located in West Vancouver, minutes from top schools. An exceptional opportunity for luxury coastal living!.
\$3,188,000 WEST VANCOUVER

BUILD YOUR CUSTOM DREAM HOME

750 Kenwood Rd.



Expansive 21,334 Sq. Ft. lot with 185 Ft. frontage and bright southern exposure offers a rare chance to build a luxury custom home. Ideal for building a luxury custom home with possible upper-level views. Located near Capilano Golf Club, Hollyburn Country Club, and top-rated schools. A rare opportunity in a prestigious neighborhood. Act now and bring your vision to life in this prime West Vancouver enclave!
\$2,888,000 WEST VANCOUVER

FULLY RENOVATED CONTEMPORARY HOME

5747 Telegraph Trl.



Fully renovated 3,544 Sq. Ft. contemporary home with breathtaking marina, ocean, and mountain views. Features 6 beds, 4 baths, stainless steel appliances, AC, vaulted ceilings, skylights, and 3 fireplaces. Includes a 1-bed suite with separate entry, detached double garage, level backyard, multiple decks, and a hot tub. Steps from Fisherman's Cove, Thunderbird Marina, and scenic trails. Luxury and convenience combined.
\$2,848,000 **WEST VANCOUVER**

PRIME SOUTH-FACING VIEW PROPERTY

3895 Southridge Av.



Prime south-facing VIEW property in Bayridge on of West Vancouver's most desired locations with plans for a 6,000 Sq. Ft. contemporary home + 500 Sq. Ft. suite. Ocean views, modern design, and cost/time savings with submitted plans. Close to top schools and easy access to Highway 1. A rare chance to build a dream home in one of West Vancouver's most desirable neighborhoods. Contact for more details.
\$2,780,000 **WEST VANCOUVER**

GOLDEN OPPORTUNITY

285 Rabbit Ln.



Golden opportunity on over 1.2 acres with 230 Ft. of street frontage in a quiet cul-de-sac. This extensively updated 5-bed home features vaulted ceilings, hardwood floors, skylights, a sport court, massive patio, and double garage. Includes a 1-bed in-law suite. A rare opportunity with redevelopment potential in one of West Vancouver's most sought-after neighborhoods. Unparalleled privacy and tranquility.
\$2,788,000 **WEST VANCOUVER**

THE PERFECT BLEND OF CHARM & COMFORT

570 Barnham Rd.



Charm and comfort in this 4 bed architectural home with vaulted ceilings, refinished hardwood floors, and south-facing backyard. Features exposed beams, updated kitchen and baths, and 3 wood-burning fireplaces. Private, tree-lined setting with stunning Grouse Mountain views. Long secluded driveway, minutes from Collingwood School and Capilano Golf Course. Tremendous value in a prestigious location.
\$2,490,000 **WEST VANCOUVER**



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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 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 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.

*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.

PERFECT FAMILY HOME

2150 Hill Dr.



Discover this perfect family home! 3,000 Sq. Ft. on a 7,000+ Sq. Ft. lot in a sought-after neighborhood. Features vaulted ceilings, 3 fireplaces, skylights, hardwood floors, and a double garage. Includes 5 beds, a spacious kitchen with stainless steel appliances, and a bright family room. Private backyard with patio and scenic trail access. Close to top schools, hiking, skiing, golf, and boating.

\$2,179,000

NORTH VANCOUVER

BEAUTIFULLY RENOVATED HOME

1465 Blaine Av.



Recently renovated with hardwood floors, two fireplaces, and an extra-large kitchen featuring granite counters and stainless steel appliances. Spacious primary suite with walk-in closet, balcony, and ensuite. Includes a legal suite and in-law studio. Large fenced backyard, covered parking, and additional storage. Close to SFU, Burnaby Mountain Golf Course, and Brentwood Mall. A fantastic investment opportunity.

\$2,098,000

BURNABY

FULLY TRANSFORMED

1381 E 18th St.



A stunning, fully transformed one-level home on a spacious south-facing lot. Features an open-plan kitchen with glass backsplash, skylights, heated floors, and fir wood accents. Luxurious bath with hot tub and steam sauna. Outdoor space includes a covered patio with gas fireplace, hot tub, and landscaped yard. Close to Lynn Valley Centre, parks, and schools. A perfect blend of luxury and tranquility.

\$2,099,000

NORTH VANCOUVER

STUNNING OCEAN VIEW

766 Calverhall St.



Stunning ocean, mountain, and bridge views from this fully renovated 5-bed, 3-bath home. Includes a licensed 2-bed suite for income or daycare. Expansive sundeck, new AC, gated carport, large yard, and storage shed. Recent upgrades include roofing, electrical, flooring, gas fireplace, and appliances. Prime location with quick access to Second Narrows Bridge, Vancouver, and North Shore amenities.

\$1,998,000

NORTH VANCOUVER

West Vancouver **Gone!**[®]

VIRANI REAL ESTATE ADVISORS

| | | | |
|---------------------------|---------------------------|---------------------------|---------------------------|
| 2690 Chelsea Court | Gone! [®] | 2173 Argyle Avenue | Gone! [®] |
| 1437 Chartwell Drive | Gone! [®] | 2175 Argyle Avenue | Gone! [®] |
| 1103 Gilston Road | Gone! [®] | 305 Stevens Drive | Gone! [®] |
| 4110 Burkehill Road | Gone! [®] | 301-2245 Twin Creek Place | Gone! [®] |
| 137 Stevens Drive | Gone! [®] | PH1-2210 Chippendale Road | Gone! [®] |
| 318 Moyne Drive | Gone! [®] | 1251 Marine Drive | Gone! [®] |
| 903 2289 Bellevue Avenue | Gone! [®] | 2314 Folkestone Way | Gone! [®] |
| 460 Hillcrest Street | Gone! [®] | 4624 Woodburn Road | Gone! [®] |
| 1588 Pinecrest Drive | Gone! [®] | 285 Rabbit Lane | Gone! [®] |
| 2070 Queens Avenue | Gone! [®] | 482 Keith Road | Gone! [®] |
| 1276 Haywood Avenue | Gone! [®] | 3895 Southridge Avenue | Gone! [®] |
| 132 Stevens Drive | Gone! [®] | 570 Barnham Road | Gone! [®] |
| 1136 Gordon Avenue | Gone! [®] | 1141 Ottaburn Road | Gone! [®] |
| 2250 Nelson Avenue | Gone! [®] | 6330 Argyle Avenue | Gone! [®] |
| 1701-1972 Bellevue Avenue | Gone! [®] | 4428 Marine Drive | Gone! [®] |

A New Standard in Global Real Estate

The VIRANI dynamic approach combines customized digital marketing and innovative technology to create lasting connections with clients locally and worldwide. Experience real estate that goes beyond transactions—delivering exceptional results and unique insights for every market.



/ViraniHomes



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/TheVList

HOTEL GEORGIA RESIDENCES - PENTHOUSE

PH4801-667 Howe St.



One of Vancouver's most exclusive homes, this Hotel Georgia penthouse spans the entire 48th floor with 8,000 Sq. Ft. of indoor and outdoor space. Designed by Mitchell Freedland, it includes full high-end furnishings, a 700-bottle wine cellar, entertainment-sized living areas, and a west terrace with a fire pit. Residents enjoy five-star amenities, world-class dining, and unparalleled luxury.

\$18,880,000

VANCOUVER

LANDMARK ON ROBSON - EXECUTIVE HOME

2901-1408 Robson St.



Sheer sophistication meets breathtaking design in this 4-bed, 4-bath residence with over 3,000 Sq. Ft. of living space. Floor-to-ceiling wraparound windows showcase spectacular views. Custom wood walls, integrated cove lighting, and a Gaggenau kitchen enhance the interiors. Club Robson offers 18,000 Sq. Ft. of amenities, including a pool, gym, and concierge. Includes two private garages and storage rooms.

\$8,880,000

VANCOUVER

ROGERS TOWER - PENTHOUSE

PH-1077 W Cordova St.



THE ROGERS TOWER PENTHOUSE formerly Shaw Tower - 6,041 Sq. Ft. luxurious penthouse spans the entire 42nd floor, with 2,100 Sq. Ft. of terraces offering panoramic views. Designed by Robert Ledingham, featuring a chef's kitchen, radiant limestone floors, and full home automation. Private hot tub, BBQ, 4 parking stalls, and hotel-like amenities. Steps from Coal Harbour Marina, Stanley Park, and luxury shopping.

\$18,880,000

VANCOUVER

VANCOUVER HOUSE - ESTATE HOME

5203-1480 Howe St.



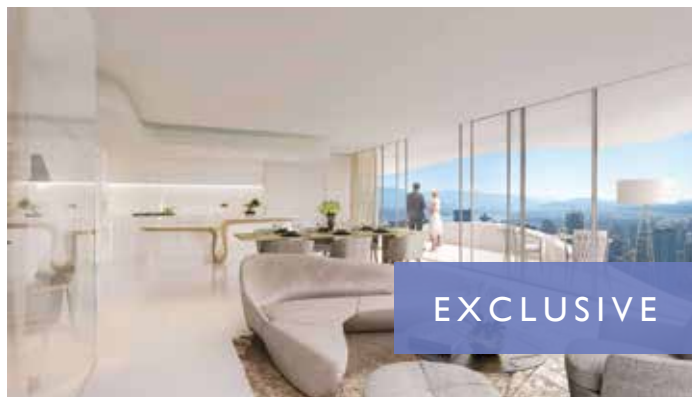
Vancouver House Estate Home! More than just a home, this architectural masterpiece offers 2,393 Sq. Ft. of luxury with a 189 Sq. Ft. balcony. Spanning the entire north façade, views stretch from English Bay to False Creek. A customized BIG island, built-in bar, and exclusive library add elegance. Amenities include a pool, concierge, gym, and golf simulator. Includes a private two-stall garage.

\$5,988,000

VANCOUVER

THE BUTTERFLY - THE LATEST™ ESTATE

4804-1033 Nelson St.



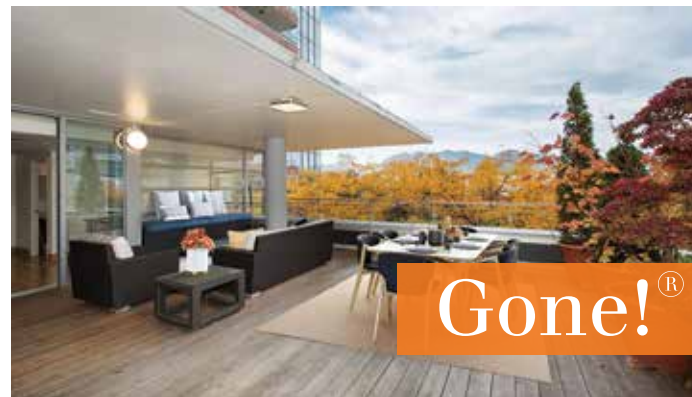
The Butterfly by Westbank Estate Home - A masterpiece designed by Bing Thom, this 3-bed, 2-bath home spans 1,509 Sq. Ft. with a curved 244 Sq. Ft. terrace. Interiors feature eucalyptus wood, Italian cabinetry, and gold hardware. Outstanding amenities include a 50-metre lap pool, spa, and a first-of-its-kind breezeway design. Comes with a two-stall private garage, parking, bike locker, and storage.

\$5,600,000

VANCOUVER

ONE HARBOUR GREEN - TOWNHOME

1161 W Cordova St.



House and condo living blend seamlessly in this corner townhome at One Harbour Green. A rare 500 Sq. Ft. rooftop patio offers stunning ocean and mountain views. Newly refreshed in 2022, this home features a Snaidero Italian kitchen, five-star baths, and a private double garage. Amenities include concierge service, an indoor pool, sauna, steam room, and a golf simulator. Experience refined living in this exclusive enclave.

\$3,998,000

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!

Life long resident of the North Shore, Brian has a 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

North Vancouver **Gone!**[®]

VIRANI REAL ESTATE ADVISORS

| | | | |
|-------------------------|---------------------------|-----------------------------|---------------------------|
| 3634 Glenview Crescent | Gone! [®] | 855 Ruckle Court | Gone! [®] |
| 2408 Bridgman Avenue | Gone! [®] | 24-4055 Indian River Drive | Gone! [®] |
| 1368 Coleman Street | Gone! [®] | 101-1591 Bowser Avenue | Gone! [®] |
| 603 E Osborne Road | Gone! [®] | 102-2035 Glenaire Drive | Gone! [®] |
| 316 E 4th Street | Gone! [®] | 301-1500 Fern Street | Gone! [®] |
| 963 Belmont Avenue | Gone! [®] | 602-719 W 3rd Street | Gone! [®] |
| 2382 Berkley Avenue | Gone! [®] | 407-3220 Connaught Crescent | Gone! [®] |
| 4007 Highland Boulevard | Gone! [®] | 301-3088 Highland Boulevard | Gone! [®] |
| 1381 E 18th Street | Gone! [®] | 409-3680 Banff Court | Gone! [®] |
| 3221 Wayne Drive | Gone! [®] | 902-158 W 13th Street | Gone! [®] |
| 693 E Kings Road | Gone! [®] | 518-2651 Library Lane | Gone! [®] |
| 2292 Whitman Avenue | Gone! [®] | 401-1555 Eastern Avenue | Gone! [®] |
| 766 Calverhall Street | Gone! [®] | 519-725 Marine Drive | Gone! [®] |
| 2836 Violet Street | Gone! [®] | 1001 Old Lillooet Road | Gone! [®] |
| 406 E 2nd Street | Gone! [®] | 1007-135 E 17th Street | Gone! [®] |

Innovation, Experience & Knowledge

VIRANI's strategy is built on innovation, experience, knowledge, and exceptional service. Our dedicated team of Advisors provides comprehensive support, ensuring that every client—buyer, seller, or developer—receives the highest level of care locally and globally.

VANCOUVER HOUSE - ESTATE HOME

4806-1480 Howe St.



A Georgie Award finalist offering 1,582 Sq. Ft. of luxurious living with 2 beds, 3 baths, a den, and 235 Sq. Ft. of outdoor space. Designed by Kalu Interiors with herringbone hardwood, brass-inlaid cabinetry, and a Boffi kitchen with Miele appliances. Amenities include concierge, fitness centre, pool, and golf simulator. Complete with a private 2-car EV garage, storage, and two bike lockers.
\$3,188,800 VANCOUVER

THE BUTTERFLY - THE LATEST™ IN LUXURY

2106-1033 Nelson St.



Designed by Bing Thom, this 2-bed, 2-bath home offers 1,366 Sq. Ft. of total living space, including a 173 Sq. Ft. terrace. Interiors feature eucalyptus wood, Italian cabinetry, and gold hardware. The 50-metre lap pool, spa, entertainment lounge, and breezeways on every third floor redefine luxury. Includes parking, a bicycle post, and a storage locker in Vancouver's most architecturally stunning tower.
\$2,888,000 VANCOUVER

TWIN CREEKS BY QUIGG - TOWNHOME

301-2245 Twin Creek Pl.



Experience elevated living in this thoughtfully designed Twin Creeks home. Featuring rich granite, marble, and limestone finishes. Flexible open-concept living, state-of-the-art kitchens, private elevators, and wine cellars enhance sophistication. Secure underground garages provide convenience. A rare opportunity to own a masterpiece that seamlessly combines modern luxury, and unparalleled scenery.
\$3,180,000 WEST VANCOUVER

VANCOUVER HOUSE - ESTATE HOME

4906-1480 Howe St.



This stunning Vancouver House Estate Home with 1,550 Sq. Ft. home offers 2 beds, 2.5 baths, a den, and 235 Sq. Ft. of outdoor space. Boffi chef's kitchen includes Miele appliances and a Corian island. Secluded library, spa-inspired ensuite, and stunning False Creek views complete this residence. Amenities include concierge, golf simulator, pool, and fitness centre. Comes with a tandem EV parking stall, storage, and two bike lockers.
\$2,788,000 VANCOUVER

VANCOUVER HOUSE - ARCHITECT SERIES

4206-1480 Howe St.



A rare Yaletown corner home with 1,332 Sq. Ft. of indoor living and 126 Sq. Ft. of outdoor space at Vancouver House by Westbank in the Beach District. Breathtaking views from all rooms, a west-facing terrace, and a grand chef's kitchen with marble backsplash and Miele appliances. Enjoy concierge services, a 25m heated pool, and a fitness centre. Includes parking and storage in a world-class development.
\$2,498,000 VANCOUVER

AQUARIUS ONE - TOWNHOME

THA-1199 Marinaside Cr.



Stunning 3-bed, 2.5-bath home with 1,500 Sq. Ft. of interior living and nearly 400 Sq. Ft. of outdoor patios. Featuring 10-ft ceilings, polished concrete floors, and a chef's kitchen with Viking and Miele appliances. Luxurious baths, natural stone finishes, and premium fixtures complete this home. Steps from the marina, Urban Fare, fine dining, and the Roundhouse Community Centre.
\$2,398,000 VANCOUVER

FIRENZE ONE - PENTHOUSE

2903-58 Keefer Pl.



This spectacular Firenze One view penthouse offers 1,750 Sq. Ft. of living space across two levels, featuring 2 bedrooms, 2.5 bathrooms, a den, and an office. Enjoy over 500 Sq. Ft. of outdoor living space, including two balconies and a rooftop deck with stunning views. Luxurious finishes, 9.5-ft ceilings, and a prime location near GM Place, Costco, and the SkyTrain make this an exceptional offering.
\$2,398,000 VANCOUVER

LAGUNA PARKSIDE - VIEW HOME

1203-1925 Alberni St.



Enjoy breathtaking views of Stanley Park and Coal Harbour from this 1,438 Sq. Ft. home. Features include Thermador appliances, granite counters, and a double-sided gas fireplace. Spa-inspired baths with European marble and Hansgrohe fixtures enhance luxury. Five-star amenities include concierge, pool, steam room, and gym. Steps from the Seawall, Lost Lagoon, and fine dining. Includes two parking stalls and storage.
\$2,198,000 VANCOUVER

DE BEERS
FOREVERMARK



Nature's Rarest Treasure
Unheated Sapphire, Timeless Diamond, 18K Gold

2 BURRARD PLACE - LUXURY AWAITS

3007-1277 Hornby St.



This premier residence offers a sophisticated lifestyle with soaring ceilings, wide plank hardwood floors, and a state-of-the-art MITON Italian kitchen featuring Gaggenau appliances. Residents enjoy access to Club One, a 30,000 Sq. Ft. private amenity space with a fitness centre, pool, and spa. EV-ready parking and secure bike lockers add modern convenience. Steps from False Creek, English Bay, and top dining.

\$2,150,000

VANCOUVER

THE VANTAGE - LUXURY LIVING

3306-1111 W Pender St.



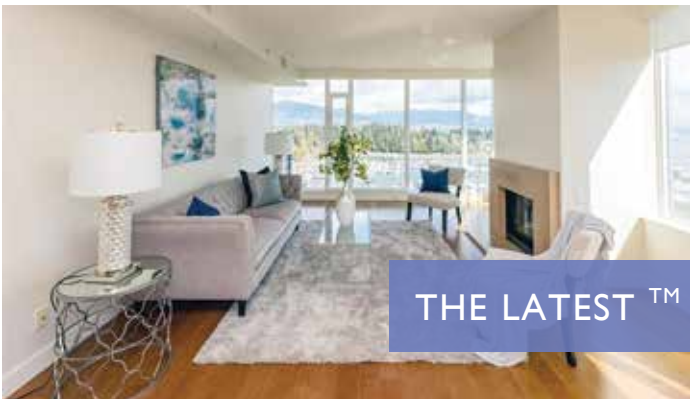
Perched above the Marriott Pinnacle Hotel, this exclusive residence offers panoramic views of Coal Harbour, the North Shore Mountains, and Lions Gate Bridge. Redesigned to perfection, the home features a gourmet kitchen, and custom-built interiors. Two private elevators provide seamless access, while resort-style amenities include a pool, spa, and state-of-the-art gym. Includes the best parking stall in the building.

\$2,149,000

VANCOUVER

LAGUNA PARKSIDE - VIEW HOME

1702-1925 Alberni St.



Panoramic views of the North Shore Mountains, Coal Harbour, and Lost Lagoon from this elegantly appointed 2-bed, 2-bath home. Over 1,300 Sq. Ft. of luxurious living with floor-to-ceiling windows, A/C, high-end appliances, and finishINGS. Enjoy resort amenities including a concierge, fitness centre, pool, sauna, and lounge. Located near Stanley Park and premier shopping. Comes with two parking stalls, storage, and bike room.

\$2,098,000

VANCOUVER

LAGUNA PARKSIDE - RECENTLY RENOVATED

1602-1925 Alberni St.



Sweeping views of Stanley Park, the Seawall, and Coal Harbour Marina define this recently renovated 2-bed, 2-bath residence. Spanning 1,300+ Sq. Ft., this thoughtfully designed home features hardwood, granite, SS appliances, A/C, and fresh updates. Five-star amenities include concierge service, an indoor pool, steam room, gym, and billiards. Steps from boutique shops, top dining, and Vancouver's waterfront.

\$2,098,000

VANCOUVER

THE BUTTERFLY - THE LATEST™ IN LUXURY

2602-1033 Nelson St.



An architectural masterpiece by Bing Thom, this 1-bed, 1-bath residence offers 877 Sq. Ft. of interior space and 92 Sq. Ft. of outdoor living. The striking curved design maximizes natural light. Steps from Stanley Park and Alberni Street shopping. Amenities include a sky spa pool, gym, concierge, and a Fazioli piano lounge. A rare opportunity to own in Vancouver's skyline-defining tower. **\$2,088,000** VANCOUVER

THE BUTTERFLY - THE LATEST™ IN THE CITY

1608-1033 Nelson St.



Bing Thom's visionary design comes to life in this 2-bed, 2-bath home with 1,130 Sq. Ft. of total living space. Features include eucalyptus wood finishes, Italian-crafted kitchen, and curved glass walls for maximum daylight. LEED Gold Certified with world-class amenities including a sky spa, gym, and Fazioli piano lounge. Includes parking, storage, and bicycle post in a landmark West End residence. **\$1,990,000** VANCOUVER

BAYSHORE GARDENS - MODERN LUXURY

404-1790 Bayshore Dr.



Panoramic views of the marina, mountains, and Stanley Park from this fully renovated 2-bed, 2-bath home. Featuring hardwood flooring, a gourmet Miele and Blomberg kitchen, and spa-like ensuites with Italian marble. Floor-to-ceiling windows enhance natural light. Amenities include concierge, gym, sauna, and meeting room. Steps from upscale boutiques and fine dining. Includes two parking stalls and storage. **\$1,998,000** VANCOUVER

ALBERNI BY KENGO KUMA - DESIGNER HOME

1504-1568 Alberni St.



Designed by world-renowned architect Kengo Kuma, this 2-bed, 2-bath residence spans 990 Sq. Ft. with a 98 Sq. Ft. Japanese-inspired terrace. Exquisite finishes include a Miele kitchen, floor-to-ceiling windows, and custom woodwork. Resort-style amenities include a pool, gym, music room, and private wine lounge. Steps from Cartier, Hermes, and Stanley Park. Includes parking, bike locker, and two wine storage lockers. **\$1,990,000** VANCOUVER



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/TheVList

VIRANI

RENT + MANAGE

VIRANI RENT + MANAGE is a specialized division launched by **VIRANI** to streamline property ownership. Providing a full suite of rental and management services, **RENT + MANAGE** is tailored for today's sophisticated real estate investors. Building on **VIRANI**'s well-established reputation for excellence, **RENT + MANAGE** serves as a one-stop solution, designed to meet the needs of both local and international clients seeking a comprehensive approach to property management.

From tenant selection and screening to the daily management of both furnished and unfurnished rentals, **RENT + MANAGE** handles every detail, ensuring seamless property operations and tenant satisfaction. The division provides a unique advantage, particularly for investors interested in

maximizing their returns without the complexities often associated with property management. Each property is carefully maintained to uphold and enhance its value, reinforcing **VIRANI**'s commitment to providing lasting, top-tier asset management.

As founder Karim Virani explains, the division was introduced to address the increasing client requests for a dedicated rental management service. "Our clients are looking for more than just transactions; they want a service that offers enduring value and ensures their properties perform at their best," he says. By including **RENT + MANAGE** under its umbrella, **VIRANI** not only meets this demand but also enhances the overall client experience through expert guidance across the property ownership lifecycle.

VIRANI is renowned as one of Vancouver's leading real estate firms, blending deep local market knowledge with a global outlook. The addition of **RENT + MANAGE** strengthens **VIRANI**'s offerings, positioning it as a trusted partner for all aspects of property ownership. This expansion into rental and management services is part of **VIRANI**'s long-standing commitment to





“We wanted to bring our clients the same level of dedicated care and attention in property management as we’ve established in real estate buying and selling.”

KARIM VIRANI

VIRANI REAL ESTATE ADVISORS



adapt and evolve, keeping pace with the dynamic real estate landscape while upholding values that prioritize quality, integrity and social responsibility.

Dedicated to client success, **VIRANI RENT + MANAGE** emphasizes a personalized approach, with each property carefully managed to align with the owner’s goals. Whether it’s a single-family residence or a multi-unit investment, **RENT + MANAGE** offers tailored solutions that cater to individual needs and preferences. This high-touch service model ensures that every property under management maintains its value, fostering client confidence and peace of mind.

To experience **VIRANI**’s renowned service firsthand, clients are invited to contact **VIRANI RENT + MANAGE** at 604.695.1000 to explore how this innovative division can simplify and elevate their real estate ownership experience. Through this division, **VIRANI** remains a pioneer in Vancouver real estate, offering solutions that bring together expertise, convenience and exceptional value for property owners.



THE BUTTERFLY - BRAND NEW HOME

3107-1033 Nelson St.



Striking 1-bed, 1-bath home spanning 739 Sq. Ft. with 666 Sq. Ft. of interior space. Features eucalyptus wood finishes, Italian cabinetry, and motorized sheer drapery following the tower's curvature. Sky spa, gym, and concierge offer five-star luxury. Moments from English Bay, Stanley Park, and world-class shopping. Includes parking, storage, and bike storage in Vancouver's most architecturally distinct tower. **\$1,850,000** VANCOUVER

BRAND NEW DUPLEX

1764 E 64th Av.



Contemporary 4-bed, 3.5-bath duplex with a 1-bed legal suite, spanning 1,842 Sq. Ft. plus a 152 Sq. Ft. patio. Features include a waterfall kitchen island, Fisher Paykel appliances, glass railings, and bi-folding doors to a private backyard. Single-car garage plus additional parking. Quick completion available with occupancy permit achieved. A luxurious and functional home with a 2-5-10 warranty. **\$1,798,888** VANCOUVER

35 PARK WEST - PINNACLE OF CAMBIE

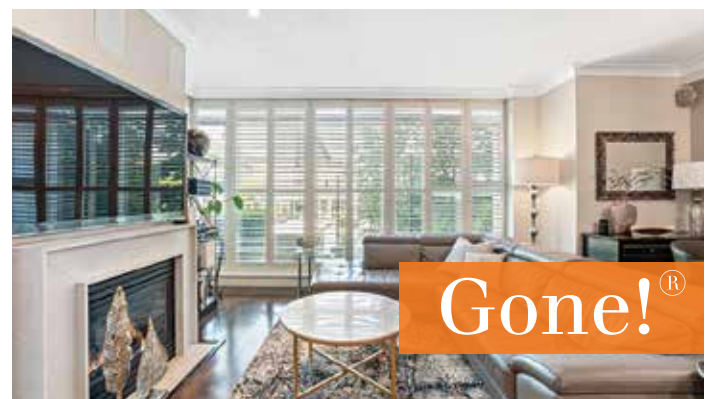
312-5077 Cambie St.



Refined 3-bed, 2-bath home with 1,300+ Sq. Ft. of interior space and a private balcony. Elegant finishes include corian counters, Miele appliances, and engineered hardwood. Spa-like baths with marble accents. Residents enjoy a gym, office space, and lounge. Steps from Queen Elizabeth Park and Oakridge Centre. Includes two parking stalls and storage. A premier residence in a prime location. **\$1,688,000** VANCOUVER

BAYSHORE GARDENS - EXQUISITE RESIDENCE

202-1616 Bayshore Dr.



Spanning 1,300+ Sq. Ft., this 2-bed, 2-bath residence features a 300 Sq. Ft. terrace, rich hardwood flooring, and a Bosch and Sub-Zero kitchen. Spa-inspired baths include heated marble floors and Kohler fixtures. Concierge, sauna, and a state-of-the-art gym complete the luxury lifestyle. Steps from Stanley Park and the Seawall. Includes two parking stalls and storage. A rare Coal Harbour gem. **\$1,688,000** VANCOUVER

LILIBET - NEW TOWNHOME WITH ROOFTOP
17-520 W 28th Av.



Lilibet - Homes at Queen Elizabeth Park This sophisticated 2-bed, 2.5-bath townhome spans 2 levels and over 1,700 Sq. Ft., including a 455 Sq. Ft. rooftop deck with stunning city and mountain views. High-end finishes include Miele appliances, quartz counters, and oak hardwood floors. Steps from Queen Elizabeth Park and Main Street's vibrant energy. Includes one parking stall and two bike loops. A rare urban retreat.
\$1,668,800 VANCOUVER

BAYSHORE GARDENS - VIEW HOME
1401-1650 Bayshore Dr.



Beautifully renovated 2-bed, 2-bath home with a chef's kitchen featuring Bosch appliances and a Sub-Zero fridge. Engineered oak floors, high-end blinds, and floor-to-ceiling windows highlight views of Lost Lagoon and the North Shore Mountains. Amenities include concierge, a gym, and a hot tub. Steps from the Seawall, fine dining, and shopping. Includes parking, storage, and bike locker.
\$1,649,000 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

Vancouver **Gone!**[®]

VIRANI REAL ESTATE ADVISORS

| | | | |
|--------------------------|---------------------------|------------------------------|---------------------------|
| 1161 W Cordova Street | Gone! [®] | 590 W 28th Avenue | Gone! [®] |
| 3302-1480 Howe Street | Gone! [®] | 2-2260 E 25th Avenue | Gone! [®] |
| 1037 Odium Drive | Gone! [®] | 1-2260 E 25th Avenue | Gone! [®] |
| 2804-667 Howe Street | Gone! [®] | 503-638 Beach Crescent | Gone! [®] |
| 2203-1616 Bayshore Drive | Gone! [®] | 1102-1690 W 8th Avenue | Gone! [®] |
| 1501-89 W 2nd Avenue | Gone! [®] | 2002-1228 W Hastings Street | Gone! [®] |
| 1764 E 64th Avenue | Gone! [®] | 2807-1351 Continental Street | Gone! [®] |
| 1670 W 8th Avenue | Gone! [®] | 2501-788 Richards Street | Gone! [®] |
| 2103-212 Davie Street | Gone! [®] | 1306-1323 Homer Street | Gone! [®] |
| 312-5077 Cambie Street | Gone! [®] | 301-2365 W 3rd Avenue | Gone! [®] |
| 202-1616 Bayshore Drive | Gone! [®] | 607-1077 Marinaside Crescent | Gone! [®] |
| 1648 E 20th Avenue | Gone! [®] | 603-1351 Continental Street | Gone! [®] |
| 1401-1650 Bayshore Drive | Gone! [®] | 75-570 W 28th Avenue | Gone! [®] |
| 580 W 28th Avenue | Gone! [®] | 406-1228 Homer Street | Gone! [®] |
| 1650 E 20th Avenue | Gone! [®] | 405-1445 Marpole Avenue | Gone! [®] |

Reaching Local & Global Audiences

Our innovative, knowledge-driven approach ensures every buyer, seller, and developer receives exceptional care. Choose VIRANI for a seamless, full-service experience that elevates your real estate journey.

WATERWORKS - TOWNHOME

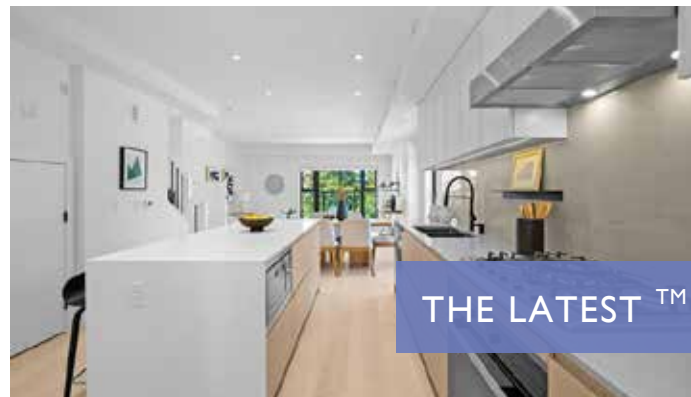
1028 Cambie St.



Renovated 2-bed, 2-bath, 3-level townhome in Yaletown. Features engineered hardwood, A/C, quartz countertops, high-end appliances, and a stunning stone fireplace. Floor-to-ceiling windows and a private two-car garage add convenience. Amenities include a pool, fitness centre, sauna, and 24/7 concierge. Steps from top restaurants and boutiques. A rare opportunity in one of Vancouver's best locations! **\$1,599,000** VANCOUVER

LILIBET - BRAND NEW TOWNHOME

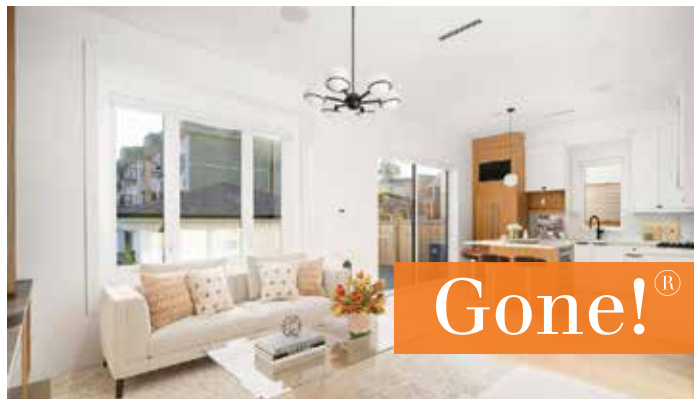
584 W 28th Av.



This 2-bed, 2-bath townhome offers over 1,150 Sq. Ft. of living space and a 470 Sq. Ft. rooftop deck with city and mountain views. High-end finishes include a Miele appliance package, quartz countertops, white oak flooring, and matte black fixtures. Located steps from Queen Elizabeth Park, Cambie Street, and Main Street. Includes one parking space and two bike loops. An exceptional home in a prime location! **\$1,598,800** VANCOUVER

SOUTH-FACING HALF-DUPLEX

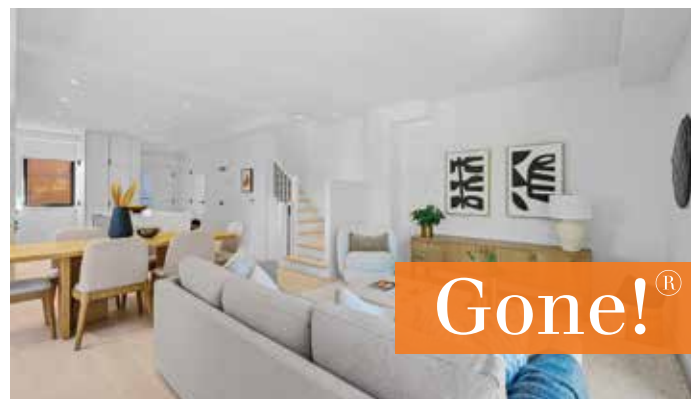
2-2260 E 25th Av.



Brand-new 3-bed, 3.5-bath home with white oak flooring, 10-ft ceilings, Fisher & Paykel appliances, and air conditioning. Outdoor living includes a south-facing deck with direct garage access. Additional features: glass railings, radiant heating, built-in millwork, a massive crawl space, and a security system. Located near shops, restaurants, schools, and Trout Lake. A rare opportunity in a quiet, central location! **\$1,548,000** VANCOUVER

LILIBET - TWO-LEVEL LUXURY TOWNHOME

590 W 28th Av.



Lilibet - Homes at Queen Elizabeth Park, beautifully designed 2-bed, 2.5-bath residence with over 1,170 Sq. Ft. of interior space and a 450 Sq. Ft. rooftop deck with city and mountain views. High-end finishes include a Miele kitchen, quartz counters, and white oak floors. Located near Queen Elizabeth Park, Cambie Street, and Main Street's vibrant scene. Includes one parking stall and two bike loops. An outstanding opportunity! **\$1,598,800** VANCOUVER



lilibet

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LAGUNA PARKSIDE – WEST END LUXURY

401-1925 Alberni St.



Northwest-facing home with stunning water and mountain views, featuring 1,270 Sq. Ft. of indoor living, 2 beds, 2 baths, and an office. Upgrades include new carpet, marble flooring, Thermador appliances, gas range, and granite countertops. Five-star amenities include a pool, concierge, and gym. Steps to Stanley Park, Coal Harbour, and boutique shopping. Includes two parking stalls and storage. A rare opportunity! **\$1,495,000** VANCOUVER

ICON I – RESORT-STYLE LIVING

503-638 Beach Cr.



Stunning 2-bed, 2-bath + den home spanning 1,200 Sq. Ft. with 80 Sq. Ft. of outdoor space. Features include engineered hardwood, a sintered stone gas fireplace, and a Nieman Marcus Crystal chandelier. The chef's kitchen boasts Bosch & LG appliances, granite counters, and elegant cabinetry. Icon I resort amenities include a pool, sauna, gym, and business centre. Includes one parking stall. **\$1,488,000** VANCOUVER

NEWLY BUILT HALF-DUPLEX

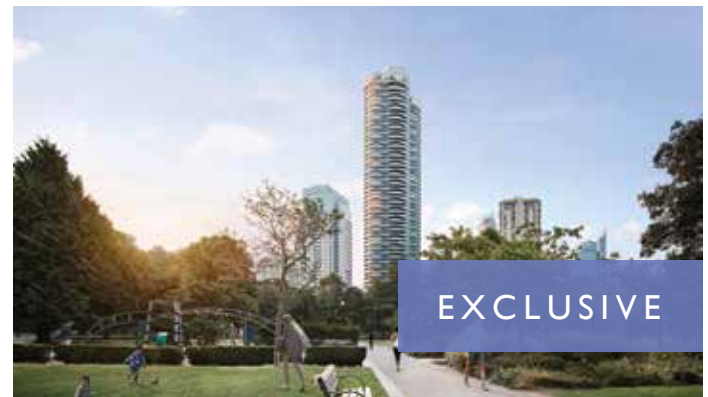
1-2260 E 25th Av.



Well appointed 3-bed, 3.5-bath home featuring white oak flooring, 10-ft ceilings, Fisher & Paykel appliances, and a stylish electric fireplace. Outdoor living includes a main-level patio and an upper-floor balcony. Additional highlights: radiant heating, security system, and a private garage. Conveniently located near schools, daycare, SkyTrain, and Trout Lake. A high-quality home in a fantastic location! **\$1,499,000** VANCOUVER

THE BUTTERFLY – SOLD OUT LANDMARK

1505-1033 Nelson St.



An iconic 1-bed, 1-bath home at The Butterfly by Westbank offering 509 Sq. Ft. of interior space and 112 Sq. Ft. of outdoor living. Custom interiors by Bing Thom feature eucalyptus wood, white porcelain flooring, and Miele appliances. Floor-to-ceiling sheer drapery follows the tower's curvature. Includes parking, bicycle post, and storage. A rare opportunity to own in Vancouver's most architecturally distinct tower. **\$1,420,000** VANCOUVER



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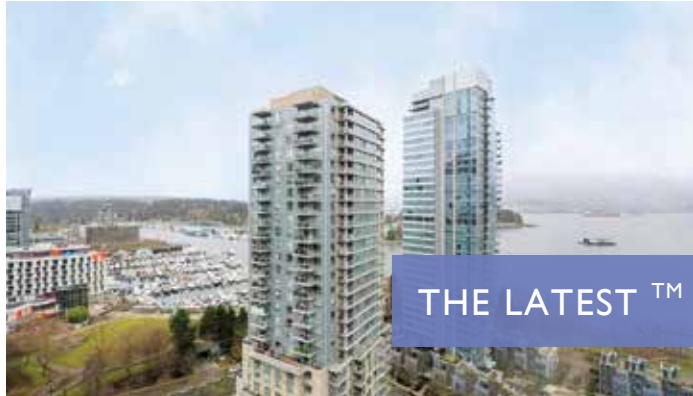
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PALLADIO – COAL HARBOUR VIEWS

2001-1228 W Hastings St.



Breathtaking views of Coal Harbour and the North Shore mountains from this 20th-floor suite. A bright, open-concept 2-bed, 2-bath home with a glass-enclosed den. Features include sleek appliances, a floating marble breakfast bar, and floor-to-ceiling windows. Building amenities include a gym, outdoor hot tub, concierge, and secured EV-ready parking. Steps to the Seawall and downtown's finest restaurants.

\$1,398,000

VANCOUVER

SEA AND SKY – MASTER-PLANNED LIVING

38074 Helm Wy.



A stunning 4-bed, 3.5-bath townhome with dramatic views of The Chief. Thoughtfully designed across three levels with high ceilings, an attached garage with EV, a large balcony, and extra parking. Soon-to-be-completed 19,000 Sq. Ft. clubhouse will include a pool, fitness centre, and playground. Steps from downtown Squamish with easy access to Vancouver and Whistler. An outdoor enthusiast's dream!

\$1,319,000

SQUAMISH

ALBERNI BY KUMA – LUXURIOUS LIVING

1404-1568 Alberni St.



HIGHEST FLOOR 1-BED at Alberni by Kengo Kuma! This stunning corner 1 bed, 1 bath south-facing residence offers over 780 total Sq. Ft. of sophisticated interior and Japanese-inspired outdoor living featuring peek-a-boo views from south east to south west. 1 parking, 1 bike Locker, & 1 storage. Steps from luxury shopping, world-class dining, the beauty of Stanley Park, the Seawall and Coal Harbour Marina.

\$1,388,000

VANCOUVER

CHELSEA MEWS – EUROPEAN-INSPIRED

101-1591 Bowser Av.



A luxurious 3-bed, 2-bath residence with 10-ft ceilings and a thoughtfully designed open floor plan. Features Bosch appliances, hardwood floors, quartz countertops, and ample storage. A spacious patio enhances outdoor living. Amenities include air conditioning, bike storage, and EV availability. Centrally located near Park Royal, Grouse Mountain, and Marine Drive. A perfect blend of style and convenience!

\$1,299,900

NORTH VANCOUVER

THE MADDOX BY CRESSEY - SOPHISTICATION
2807-1351 Continental St.



A sophisticated 2-bed, 2-bath corner residence with 8.5-ft ceilings and an open layout. Features include a gourmet kitchen with granite countertops, integrated appliances, and a sun-drenched southwest-facing balcony. Building amenities include a concierge, gym, sauna, and party room. Steps from Yaletown's finest dining, the Seawall, and entertainment. Includes parking and storage.
\$1,298,000 VANCOUVER

APEX - STUNNING VIEW HOME
301-1500 Fern St.



ABSOLUTELY STUNNING! NEW Luxury Home with PARK VIEW and A/C! Rare floorplan at APEX with a 370 SF private balcony. Over 1,200 Sq. Ft. of indoor space, 2 king-sized bedrooms + large den. Gourmet kitchen with Liebherr & AEG appliances, quartz countertops & waterfall island. 14,000 Sq. Ft. resort-style amenities: lap pool, sauna, lounge, gym & more. EV-ready parking & large locker included!
\$1,266,000 NORTH VANCOUVER

PRIVATE RESIDENCES AT HOTEL GEORGIA
3803-667 Howe St.



Experience luxury living at the Private Residences at Hotel Georgia! This stunning 1 bed, 1 bath, 684 Sq. Ft. home boasts breathtaking harbour and mountain views. Hardwood floors lead to a sleek kitchen with Miele & Sub-Zero appliances. The spa-like bath features marble finishes and a walk-in shower. Includes in-suite Miele laundry and parking. Prime downtown location near Pacific Centre and fine dining!
\$1,288,000 VANCOUVER

THE BUTTERFLY - THE LATEST™ IN LUXURY
1501-1033 Nelson St.



The brand new Butterfly by Westbank. A stunning 1-bed, 1-bath, 653 Sq. Ft. home with 532 Sq. Ft. of interior space and a 121 Sq. Ft. terrace. Features eucalyptus wood finishes, Miele appliances, and custom cabinetry. Floor-to-ceiling sheer drapery follows the tower's curvature. Includes parking, bike storage, and locker. A rare assignment opportunity in one of Vancouver's most iconic architectural landmarks.
\$1,198,000 VANCOUVER



WISDOM | REAL PEOPLE,
REAL BUSINESSES,
REAL SOLUTIONS.



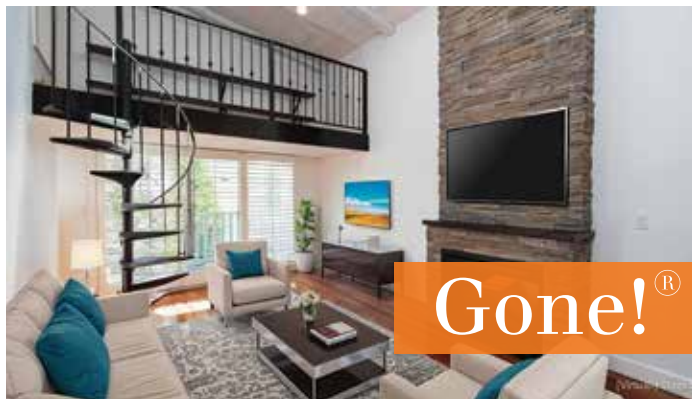
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LANDMARK HORIZON - PENTHOUSE LEVEL

301-2365 W 3rd Av.



Landmark Horizon! A spectacular penthouse level 2-bed + den suite with vaulted ceilings, stainless steel appliances, and granite counters. Oversized windows and skylights flood the space with natural light. A private 33 Ft. wide patio offers stunning views. Steps from Kits Beach and 4th Avenue shopping. Includes two secure parking spots. A rare find in this sought-after neighborhood!

\$998,000

VANCOUVER

HORSESHOE BAY SANCTUARY - WATERFRONT

402-6699 Nelson Av.



Horseshoe Bay Sanctuary waterfront living in this 1-bed, 1-bath home with 642 Sq. Ft. of total space, including a 29 Sq. Ft. balcony. Features Miele appliances, aura flooring, and a limestone gas fireplace. Resort-style amenities include a boathouse, private captain, concierge, and state-of-the-art gym. Includes one parking and one storage. A rare opportunity in a breathtaking West Coast setting!

\$888,000

WEST VANCOUVER

ONE PARK LANE - STUNNING VIEWS

1004-170 W 1st Av.



Breathtaking views from Capitol Hill to Vancouver Island in this high-floor, south-facing 1-bed + den suite. Featuring granite counters, a gas fireplace, 9-ft ceilings, and a view balcony. Top-tier amenities include a gym, lounge, theatre, and on-site manager. Steps from Lower Lonsdale's vibrant dining and shopping, plus easy access to the Seabus for a quick commute to downtown Vancouver.

\$799,800

NORTH VANCOUVER

LILIBET - STYLISH GARDEN HOME

75-570 W 28th Av.



Lilibet - Homes at Queen Elizabeth Park! Thoughtfully designed 1-bed, 1-bath garden home with 545 Sq. Ft. of interior space and 350 Sq. Ft. of patio living. Features include Miele appliances, quartz countertops, Riobel fixtures, and white oak hardwood. Steps from Cambie Street, Main Street, and Oakridge Centre. Easy access to transit, biking, and top Vancouver destinations. Includes one parking space and two bike loops.

\$768,800

VANCOUVER



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/ViraniHomes



/TheVList

THE LEGEND – BRIGHT & SPACIOUS LIVING

317-630 Roche Point Dr.



A sunlit 1-bed, 1-bath + den home with 660 Sq. Ft. of open-concept living. Features stainless steel appliances, a passthrough kitchen, and a spacious layout perfect for entertaining. South-facing exposure brings in natural light. Amenities include a fitness centre and private courtyard with BBQ area. Located near Parkgate Village, Deep Cove, and top outdoor activities. Includes parking and storage.

\$550,000 **NORTH VANCOUVER**

HORNBY COURT – URBAN COMFORT

410-1330 Hornby St.



A perfectly designed 421 Sq. Ft. studio in the heart of Yaletown at Hornby Court, offering a functional layout that maximizes space. Steps from top dining spots, Granville Island, boutique shops, and vibrant entertainment. Easy access to public transportation and waterfront views. Ideal for professionals or students seeking a dynamic city lifestyle in one of Vancouver's most sought-after locations.

\$388,000 **VANCOUVER**

INVESTMENT OPPORTUNITY

1402-1412 Marine Dr.



Prime investment opportunity in West Vancouver's busy Ambleside neighborhood, offering stable rental income and high accessibility with five bus stops nearby and convenient underground parking. This fully leased retail strata location is included in Ambleside Centre's redevelopment studies, presenting substantial long-term growth potential. Ideal for investors seeking a vibrant, high-visibility retail hub with strong upside.

\$8,980,000 **WEST 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**

Rent + Manage **Gone!**[®]

VIRANI REAL ESTATE ADVISORS

| | | | |
|-------------------------------|---------------------------|--------------------------|---------------------------|
| 3901-1568 Alberni Street | Gone! [®] | 3900 Mt Seymour Parkway | Gone! [®] |
| 4501-1128 W Georgia Street | Gone! [®] | 608-6707 Nelson Avenue | Gone! [®] |
| 595 Beach Crescent | Gone! [®] | 608-590 Nicola Street | Gone! [®] |
| 4906-1480 Howe Street | Gone! [®] | 306-1210 E 27th Street | Gone! [®] |
| 303-1600 Hornby Street | Gone! [®] | 1701-560 Cardero Street | Gone! [®] |
| 2009-1111 Alberni Street | Gone! [®] | 203-6693 Nelson Avenue | Gone! [®] |
| PH804-1160 Burrard Street | Gone! [®] | 1406-1568 Alberni Street | Gone! [®] |
| 1706-1033 Nelson Street | Gone! [®] | 3803-667 Howe Street | Gone! [®] |
| 3904-1011 W Cordova Street | Gone! [®] | 1006-1500 Howe Street | Gone! [®] |
| 1201-1568 Alberni Street | Gone! [®] | 3810-1480 Howe Street | Gone! [®] |
| 2105-1077 Marinaside Crescent | Gone! [®] | 205-501 Pacific Street | Gone! [®] |
| 4206-1480 Howe Street | Gone! [®] | 402-6699 Nelson Avenue | Gone! [®] |
| 2105-1568 Alberni Street | Gone! [®] | 105-1510 W 1st Avenue | Gone! [®] |
| 206-560 Nicola Street | Gone! [®] | 1407-888 Pacific Street | Gone! [®] |
| 4086 Dominion Street | Gone! [®] | B1764 E 64th Avenue | Gone! [®] |

Comprehensive Property Management

VIRANI RENT + MANAGE helps our clients with all aspects of the management of their rental properties. From procuring and screening tenants to dealing with repairs and handling monthly rent payments using our proprietary technology, our expert property management team is here to guide you through every step.



604.913.1000

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ALBERNI BY KENGO KUMA - SUB PENTHOUSE

3901-1568 Alberni St.



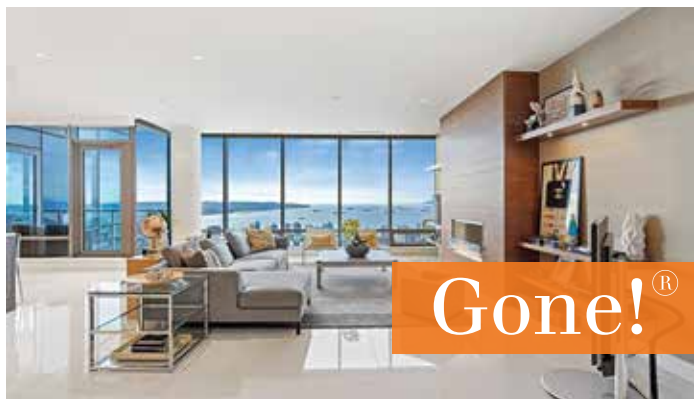
A brand-new 3-bed sub-penthouse at Alberni by Kengo Kuma on the 39th floor at Kengo Kuma, offering 2,115 Sq. Ft. of luxurious living. Expansive 912 Sq. Ft. terrace delivers breathtaking 300-degree views of English Bay, Stanley Park, and Coal Harbour. Residents enjoy an indoor pool, hot tub, sauna, fitness centre, wine room, and 24-hour concierge. Includes a 2-car private garage, 1 storage room, and bike storage.

\$20,000 / MONTH

VANCOUVER

SHANGRI-LA – UNPARALLELED ESTATE HOME

4501-1128 W Georgia St.



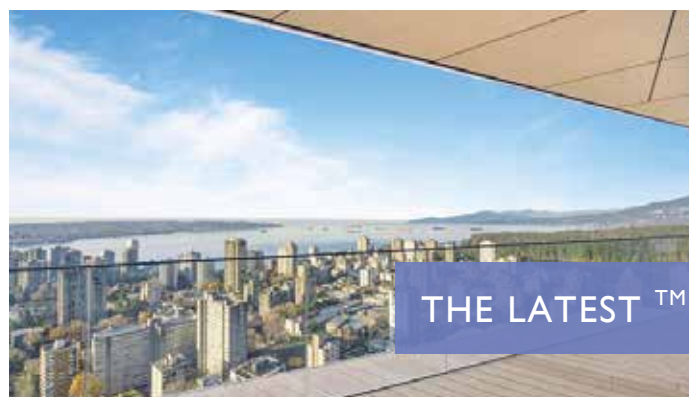
A 2-bed, 2.5-bath estate spanning 2,400 Sq. Ft., offering breathtaking southwest views of English Bay and Stanley Park. Features Sub-Zero and Miele appliances, Italian wood cabinetry, marble finishes, and designer wool carpets. Fully furnished with premium décor. Residents enjoy 24-hour concierge, a heated pool, state-of-the-art fitness facilities, and the award-winning Chi Spa. Includes one parking stall.

\$16,000 / MONTH

VANCOUVER

ALBERNI BY KENGO KUMA - SUB PENTHOUSE

3801-1568 Alberni St.



Alberni by Kengo Kuma! A striking 3-bed, 3-bath sub-penthouse on the 38th floor with 2,115 Sq. Ft. of interior space and over 900 Sq. Ft. of outdoor terraces. Stunning 300-degree views of English Bay, Stanley Park, and North Shore Mountains. World-class amenities include a pool, sauna, music room, and concierge. Comes with a 2-car garage, extra parking stall, storage room, and wine storage.

\$18,000 / MONTH

VANCOUVER

VANCOUVER HOUSE - ESTATE HOME

5203-1480 Howe St.



A stunning updated 3-bed, 3-bath home with 2,393 Sq. Ft. of living space and 189 Sq. Ft. of outdoor space in the Vancouver House Estates series. Enjoy panoramic views from English Bay to False Creek. The gallery entrance leads to a customized oversized island, built-in bar, and large living room. The primary suite spans the entire east wing. Includes a 2-stall garage! Fully furnished available long term or short term!

\$15,000 / MONTH

VANCOUVER

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- > EFFICIENT TENANT PLACEMENT
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TWO PARK WEST – FULLY FURNISHED

595 Beach Cr.



A luxurious 2,268 Sq. Ft. townhome with three levels, breathtaking False Creek views, and an expansive private patio. Features oak hardwood, a gourmet kitchen, and high-end furniture. The primary suite includes a den and private terrace. World-class amenities include a pool, gym, 24-hour concierge, and guest suite. Comes with two parking stalls. Six-month lease preferred, with weekly cleaning included.
\$11,500 / MONTH VANCOUVER

YACHT HARBOUR POINTE – PREMIER LIVING

303-1600 Hornby St.



Welcome to Yacht Harbour Pointe! This sought-after waterfront home spans 1,774 sq. ft., offering 3 bed, 3 bath & a spacious den (4th bedroom). Enjoy stunning southwestern marina views. Designed by Livingspace, it features an Italian Arclinea kitchen, stone countertops, custom cabinetry, Sub-Zero fridge, Wolf appliances & a terrace with gas and water outlets—luxury waterfront living at its finest!
\$8,500 / MONTH VANCOUVER

VANCOUVER HOUSE - ESTATE HOME

4906-1480 Howe St.



This fully furnished Vancouver House Estate Home is located on the 49th floor, offering unobstructed east and south east views of False Creek and Mount Baker from the 235 Sq. Ft. balcony. It features 2 beds and a flex, 2 full baths and a powder room with an interior of 1,552 Sq. Ft.. Included in the rent are two tandem parking spots, one storage locker, and two bike storage lockers. Enjoy world class amenities.
\$9,500 / MONTH VANCOUVER

AQUARIUS I – FURNISHED TOWNHOME

THA-1199 Marinaside Cr.



An exquisite 3-bed + den fully furnished executive style renovated townhouse at Aquarius I spanning 1,600 Sq. Ft. with three outdoor patios and stunning marina views. Features soaring 10-ft ceilings, a fully renovated interior, and premium finishes. Enjoy 24/7 concierge, pool, gym, and two parking spaces. Available furnished or unfurnished for short or long-term stays. Enjoy waterfront strolls along the seawall!
\$7,800 / MONTH VANCOUVER

FULLY RENOVATED PENTHOUSE

PH804-1160 Burrard St.

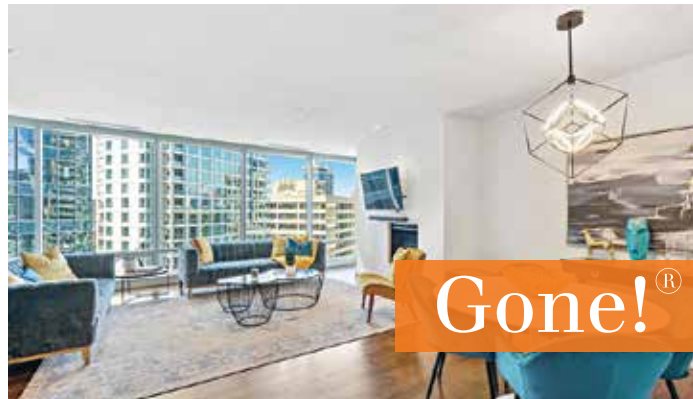


Gone!®

Remodeled two-story luxury penthouse with high-end furnishings and spectacular English Bay and North Shore Mountain views. The highlight is a 600 Sq. Ft. rooftop deck, ideal for evening entertaining, summer gatherings or morning coffee. Features 10-ft ceilings, a chef's kitchen with a large island, and premium finishes. Both bedrooms include en-suite baths. Includes one parking stall. Available for long or short-term lease. \$7,800 / MONTH VANCOUVER

LIVING SHANGRI-LA - EXECUTIVE HOME

2009-1111 Alberni St.

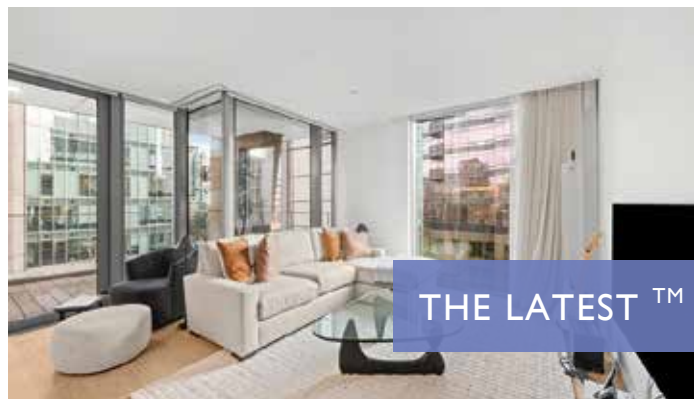


Gone!®

A fully furnished 2-bed, 2-bath, 1,447 Sq. Ft. home at the Living Shangri-La on the 20th floor. Offers breathtaking city views, floor-to-ceiling windows, and a chef-inspired Miele and Sub-Zero kitchen. Five-star hotel services include 24-hour concierge, an outdoor heated pool, hot tub, fitness centre, and spa. Steps from top luxury retailers and fine dining. Available for shorter or longer term stays. \$7,800 / MONTH VANCOUVER

ALBERNI BY KENGO KUMA - DREAM HOME

602-1568 Alberni St.



THE LATEST™

A beautifully designed 2-bed, 2-bath Alberni by Kengo Kuma home with 1,326 Sq. Ft. of interior space and a 278 Sq. Ft. patio. Features floor-to-ceiling windows, Miele appliances, and a custom Kengo Kuma-designed island. Outfitted with high-end modern and luxury furniture. Residents enjoy a 24-hour concierge, wine-tasting room, music room, gym, and indoor pool. Includes 1 parking stall, bike storage, and wine lockers. \$7,400 / MONTH VANCOUVER

VANCOUVER HOUSE - WATER VIEWS

4206-1480 Howe St.



Gone!®

Enjoy breathtaking views of English Bay, Stanley Park, and Lions Gate Bridge from this VANCOUVER HOUSE Architect Series corner South West home. Offering 1,332 Sq. Ft. of indoor space and a 126 Sq. Ft. west-facing terrace, it's perfect for sunset entertaining with unbeatable views. Amenities include a 24hr concierge, outdoor pool, and fitness facility. Includes 2 parking, 1 storage, 1 bike locker. \$7,000 / MONTH VANCOUVER

FAIRMONT PACIFIC RIM - HOTEL LIVING

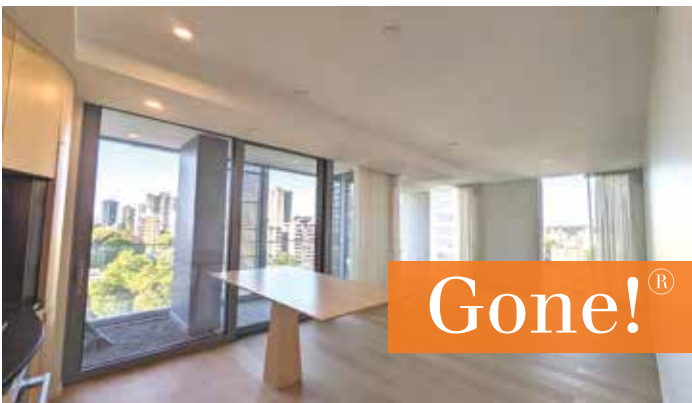
3904-1011 W Cordova St.



A 1,432 Sq. Ft. residence at the Fairmont Pacific Rim by architect James Cheng with 1,306 Sq. Ft. of interior space and a 126 Sq. Ft. balcony. Enjoy sweeping southwest city views. Residents have access to the Fairmont Hotel Amenities including pool, hot tub, gym, media room, and 24-hour concierge. Steps from Coal Harbour Marina, Stanley Park, and upscale dining. The perfect place to call home in Vancouver best neighbourhood.
\$6,950 / MONTH VANCOUVER

ALBERNI BY KENGO KUMA - BRAND NEW

1201-1568 Alberni St.



A 12th-floor 2-bed, 2-bath Alberni by Kengo Kuma brand-new home spanning 1,369 Sq. Ft. with an 85 Sq. Ft. balcony. Features premium finishes, an Italian-crafted kitchen, and Miele appliances. Amenities include a pool, fitness centre, wine room, and concierge. Steps from Coal Harbour Marina, Stanley Park, and luxury shopping. Includes parking and bike storage. Available shorter or longer term.
\$6,800 / MONTH VANCOUVER

THE BUTTERFLY - STUNNING VIEW

1706-1033 Nelson St.



This brand-new 2-bed, 2-bath unit spans 1,336 Sq. Ft., including 1,181 Sq. Ft. of interior space and 155 Sq. Ft. of outdoor living. Features include a eucalyptus veneered front door, white porcelain flooring, and an Italian-designed kitchen with Miele appliances. Amenities: 24-hour concierge, sky spa pool, gym, and a \$1M Fazioli piano. Includes 1 parking stall, 1 storage locker, and 1 bike locker.
\$7,000 / MONTH VANCOUVER

THE BUTTERFLY - MODERN DESIGN

2106-1033 Nelson St.



The Butterfly, Vancouver's next luxury icon by Bing Thom and Westbank, offers 1,366 Sq. Ft. of seamless indoor-outdoor living. Home 2106 features 2 beds, 2 baths, Italian cabinetry, gold hardware, and eucalyptus wood finishes. Amenities include a 50m lap pool, spa, entertainment lounge, and concierge. Unique breezeways create an inviting extension to the homes. Includes 1 parking, 1 bike post, and 1 storage locker.
\$6,800 / MONTH VANCOUVER

THE BUTTERFLY - CITY & MOUNTAIN VIEWS
1808-1033 Nelson St.



This world-class home in The Butterfly by Westbank spans 1,130 Sq. Ft. with 1,006 Sq. Ft. of interior living and 124 Sq. Ft. of outdoor space. The 2-bed, 2-bath unit features an Italian-crafted kitchen with Miele appliances, and curved glass walls. LEED Gold certified for energy efficiency. Amenities: sky spa pool, gym, and a \$1M Fazioli piano. Includes 1 EV-enabled parking stall, 1 storage, 1 bike locker.
\$6,200 / MONTH VANCOUVER

FULLY FURNISHED LUXURY HALF DUPLEX
4007 Nithsdale St.



This fully furnished 2-story duplex in Burnaby offers 3 beds, 4 baths, and 1,892 Sq. Ft. of living space. Complete with cutlery, linens, and towels, it ensures a seamless move-in experience. Features include a cozy living room fireplace and easy access to Brentwood and Metrotown malls. Nearby schools, restaurants, and parks add to the convenience. Ideal for families seeking comfort and style in a prime location.
\$5,900 / MONTH BURNABY

ALBERNI BY KENGO KUMA - VIEW HOME
2105-1568 Alberni St.



Luxury meets modern design in this brand-new 2-bed, 2-bath + den at Alberni by Kengo Kuma. Perched on the 21st floor, this 1,072 Sq. Ft. home features a 69 Sq. Ft. balcony with breathtaking views of English Bay. High-end details include an Italian kitchen, floor-to-ceiling windows, and world-class amenities: indoor pool, hot tub, sauna, gym, and 24-hour concierge. Includes 1 parking stall and bike storage.
\$5,950 / MONTH VANCOUVER

THE BUTTERFLY - BRAND NEW HOME
905-1033 Nelson St.



The Butterfly - Brand new in Vancouver! This 2-bed, 2-bath unit offers 1,336 Sq. Ft. of space, including 1,181 Sq. Ft. of interior and 155 Sq. Ft. of outdoor living. Custom features include white porcelain flooring and an Italian-crafted kitchen with Miele appliances. LEED Gold certified, the building is energy-efficient. Amenities: sky spa pool, gym, concierge. Includes 1 parking stall, 1 storage.
\$5,800 / MONTH VANCOUVER

CASCINA 2 - WATERFRONT LIVING

608-590 Nicola St.



This executive two-story home offers 1,224 Sq. Ft. of space with soaring ceilings and high-end finishes. The open-concept main floor is perfect for entertaining, while the upper level features a master suite and office. A gourmet kitchen boasts walnut-stained maple cabinets, gas range, and granite countertops. Enjoy a gas fireplace, marina views, and 24-hour concierge. Includes pool, sauna, gym, and theatre.

\$4,800 / MONTH

VANCOUVER

THE SANCTUARY - OCEANFRONT LIVING

608-6707 Nelson Av.



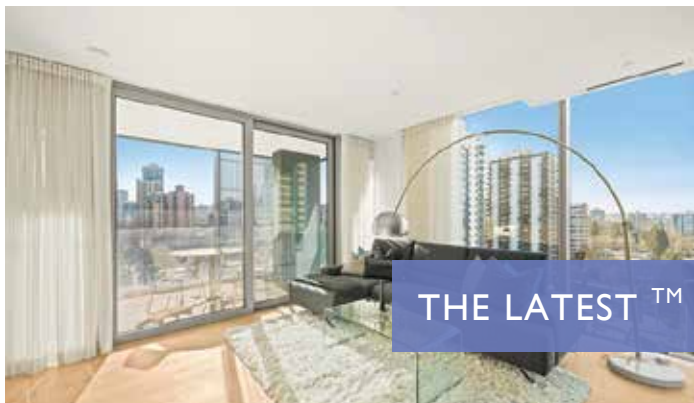
This brand-new 2-bed, 2-bath home offers 1,030 Sq. Ft. of interior space and a 180 Sq. Ft. patio with unobstructed ocean views. Features include Miele appliances, corian countertops, wood-accented ceilings, and a travertine gas fireplace. Resort amenities include a private boathouse, beach, and 24-hour concierge. Steps from shops, restaurants, and cafes in West Vancouver's top destination.

\$4,800 / MONTH

WEST VANCOUVER

ALBERNI BY KENGO KUMA - LUXURY LIVING

1404-1568 Alberni St.



Alberni by Kengo Kuma highest floor 1-bed, 1-bath South-facing home offers 780 Sq. Ft. of sophisticated living with peek-a-boo views. Features Miele appliances, Japanese design elements, and floor-to-ceiling windows with automated shades. Resort-style amenities include a 24hr concierge, fitness center, lap pool, and wine tasting room. Steps from luxury shopping, dining, and Stanley Park. 1 parking included.

\$4,000 / MONTH

VANCOUVER

E15 OFF MAIN - BRAND NEW TOWNHOME

306 E 15th Av.



This modern, unfurnished 1-bed + den, 1-bath home, features interiors by Cristina Oberti with large windows that flood the space with natural light. The kitchen includes a gas cooktop, Fisher & Paykel appliances, and ample storage. The unit also boasts hardwood, stylish black fixtures in the washroom and kitchen, and art by Scott Sueme on the exterior. E15 blends modern design with a creative edge.

\$3,800 / MONTH

VANCOUVER

PRIVATE RESIDENCES AT HOTEL GEORGIA

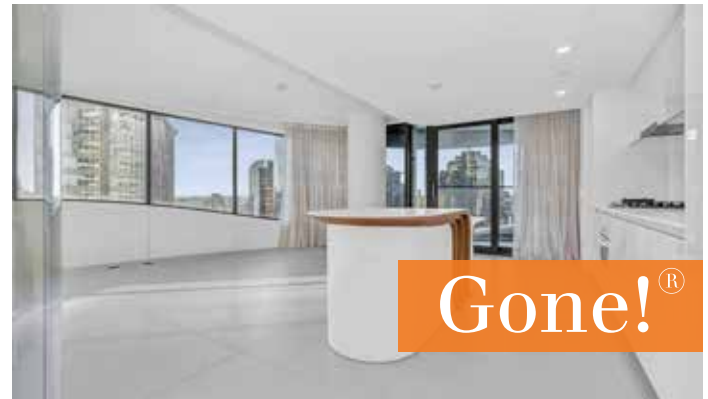
3803-667 Howe St.



Experience luxury living at the Private Residences at Hotel Georgia! This 684 Sq. Ft. 1-bed, 1-bath home offers stunning harbour and mountain views. Features include hardwood floors, a sleek kitchen with Miele & Sub-Zero appliances, and a spa-like bath with marble accents. Enjoy 24-hour concierge, a pool, and a gym. Steps from Pacific Centre and fine dining. Includes in-suite laundry and 1 parking. **\$3,800 / MONTH** VANCOUVER

THE BUTTERFLY - BE THE FIRST

1802-1033 Nelson St.



Elevate your lifestyle in this brand-new 18th-floor 1-bedroom suite with breathtaking city views. Spanning 900 Sq. Ft., featuring a bright, open-concept layout, floor-to-ceiling windows, and a private balcony. Enjoy premium appliances, in-suite laundry, and top-tier amenities, including an indoor pool, and sauna. Experience modern elegance, comfort, and convenience in this stunning urban retreat. **\$3,500 / MONTH** VANCOUVER

VANCOUVER HOUSE - FULLY FURNISHED

3810-1480 Howe St.



Expansive water views from this 1-bed, 1-bath, 516 Sq. Ft. home at VANCOUVER HOUSE by Bjarke Ingels. This bright SE-facing unit features air conditioning, Miele appliances, a copper backsplash, and a 109 Sq. Ft. covered balcony. Enjoy world-class amenities, including a gym, outdoor pool, golf simulator, and 24-hr concierge. Offered furnished or unfurnished. 1 parking with Level-2 EV and 1 storage included. **\$3,500 / MONTH** VANCOUVER

BRAND NEW SUITE

B1764 E 64th Av.



A stylish 1-bed, 1-bath BRAND NEW suite in a half duplex offering 484 Sq. Ft. of modern living space. Features include wood floors, full-size appliances, and a prime location in a family-friendly neighborhood. Ideal for couples or small families. Close to schools, parks, and shops, it provides a perfect blend of convenience and comfort. The perfect location for a professional couple or hardworking student. **\$1,900 / MONTH** VANCOUVER

STAND-ALONE BEAUTY

1624 32nd Av.



Gone!®

Statuesque, stand-alone beauty with stellar value, views & vibes reigns supreme in Madrona! Park in the garage & stroll to the lake, shops & dining. Savor the gourmet kitchen, cozy up by the fireplace, or unwind in the theatre room. Host guests in a private suite, then retreat upstairs to a covered balcony. Expansive rooftop with a hot tub and epic views included—don't miss this multi-faceted gem!

\$1,750,000 USD

SEATTLE

CHARMING MODERN GEM

34010 SW 19th Pl.



Gone!®

This 2 storey modern gem offers a perfect blend of space & comfort. Nestled in a quiet cul-de-sac, the residence enjoys a serene atmosphere of tranquility & privacy. Just a short stroll away, you'll find many amenities like Fred Meyer, Starbucks, the post office, and walking trails. With easy access to I-5, & all major shopping areas, this home offers the ideal combination of a tranquil neighborhood and a lifestyle of effortless convenience.

\$598,000 USD

BELLEVUE

MODERN TOWNHOME

4046 Martin Luther King



Gone!®

This spacious 4 bed, 3.75-bath residence includes a versatile den and offers a bright, open floor plan crafted with premium materials. Natural light fills the space, enhancing its inviting atmosphere. Features include an attached garage, flexible den space, and a rooftop deck with stunning views. Located just 0.5 miles from Columbia City Light Rail, with quick access to I-90 and I-5 for easy commuting.

\$879,000 USD

SEATTLE

WELCOME HOME

621-1085 NE 103rd Av.



Gone!®

This spacious and beautiful top-floor condo is located in the heart of downtown Bellevue. Minutes to work, dining, shopping, parks, beaches, Amazon, Microsoft and so much more. Quiet oasis living in this east-facing bright unit with a beautiful kitchen, Community amenities include a private courtyard, staffed lobby, luxury club, rooftop deck, secured parking garage, and enjoy concierge service. Welcome home!

\$470,000 USD

BELLEVUE

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