

Featured Listings



3791 West 2nd Avenue, Vancouver

Renovate or Build New on this 50' x 122' corner lot in Point Grey. RS-1 zoning offers great flexibility. This 1,974 sq. ft. 3-bedroom and 1-bathroom home is situated on a very quiet & picturesque street in an excellent neighbourhood for raising your family. Enjoy the best in West Coast recreation with Jericho Beach, Locarno Beach, Jericho Tennis Club, Brock House, Royal Vancouver Yacht Club, Hastings Mill Park and Pacific Spirit Park all located within a few minutes walk. Leave the car at home and stroll over to 4th Avenue for boutique coffee shops, bakeries, bars, restaurants and the Jericho Village Shopping Centre. This central location is close to transit, the University of British Columbia, the airport, downtown and the best private schools. For more information go to: www.gordonurquhart.ca
Price \$4,198,000.



3805 West 36th Avenue, Vancouver

Luxurious Custom Built Craftsman inspired home in prime Dunbar. This 4-bedroom and 4-bathroom 4,535 sq. ft. home is situated on a large 59.4' x 130.25' corner lot and boasts high-end custom finishings befitting the most discerning lifestyle. The large open plan kitchen, eating area, and great room (with fireplace & bar) are bathed in natural light and seamlessly connect to the back deck surrounded by a lush and mature garden, creating a tranquil outdoor oasis perfect for relaxing and entertaining. This dream kitchen features the best in brand name appliances, including: Viking range top (6 burners + grill), Viking 1,200 cfm vent hood, Fisher & Paykel double ovens, 2 Bosch dishwashers, Maytag fridge/freezer, 2 GE Monogram fridge drawers and GE Monogram warmer drawer. Generous granite counter top work space includes, a large central island that serves as a hub for cooking and entertaining. Luxury master bedroom en suite with rain/steam shower, gigantic soaker tub, limestone counter tops, heated marble tile floor, heated towel bars and Sonos in-ceiling stereo. The basement features: large recreation room with billiard table, 2 TVs & bar; media room with 70" Visio Smart TV plus wired for 7:1 Sound & Projection TV system; sound proof exercise room; full size laundry room with custom drying racks; 500 bottle wine storage and cork flooring throughout. Too many features to list here... for more information go to: www.gordonurquhart.ca
Price \$5,998,000.

Gordon Urquhart

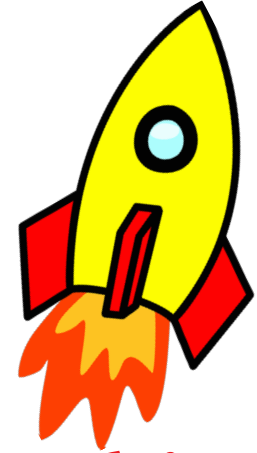
Call me today for an honest, professional and free valuation of your home.

604.626.5092



great  *homes*

Westside House Market Report
Spring 2023



Spring Westside
House Market
Takes Off!

Gordon Urquhart



26 years
of Real Estate Sales in your community.

Inside the Westside

The Spring Westside house market is taking off with:

Strong Sales. March 2023 was a strong month with 96 Westside houses sold on the MLS®, just 2 less than the 5-year average (see bar graph to the right).

Short Supply. At the end of March 2023 there were 514 Westside houses listed for sale on the MLS®, which is 134 less than the 5-year average (see bar graph upper right hand corner).

Rising Prices. In March 2023 the Westside House Price Index (HPI) increased to \$3,218,500, up \$115,400 from February 2023. This is the second month in a row that prices have recorded significant gains (see line graph lower right).

Multiple Offers. In March 2023, 21% of all Westside houses sold at or above their asking price.

***** Conclusion *****

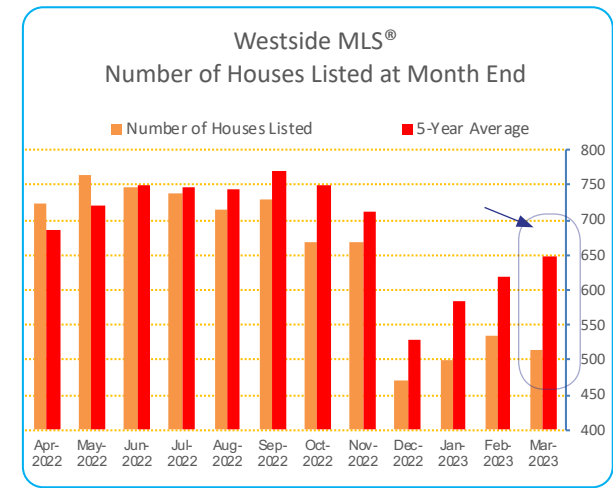
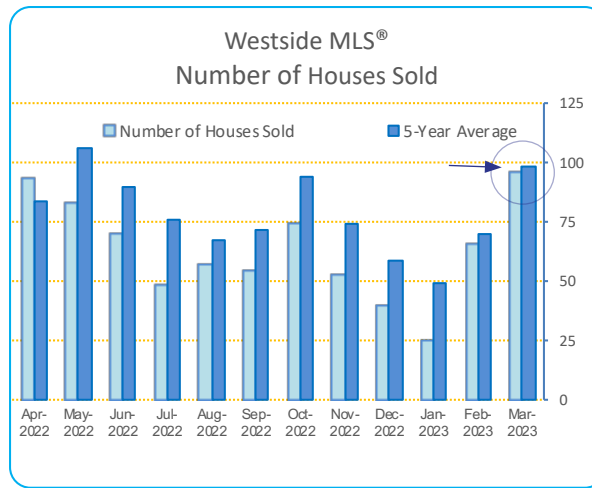
The Westside house Spring market is taking off and is positioned to have a very good year. Now is an excellent time to sell on the Westside.

If you are considering making a move, call me today for an honest, professional and free valuation of your home. Let me show you how my Marketing Plan backed by solid systems can be quickly implemented to maximize the value of your home.

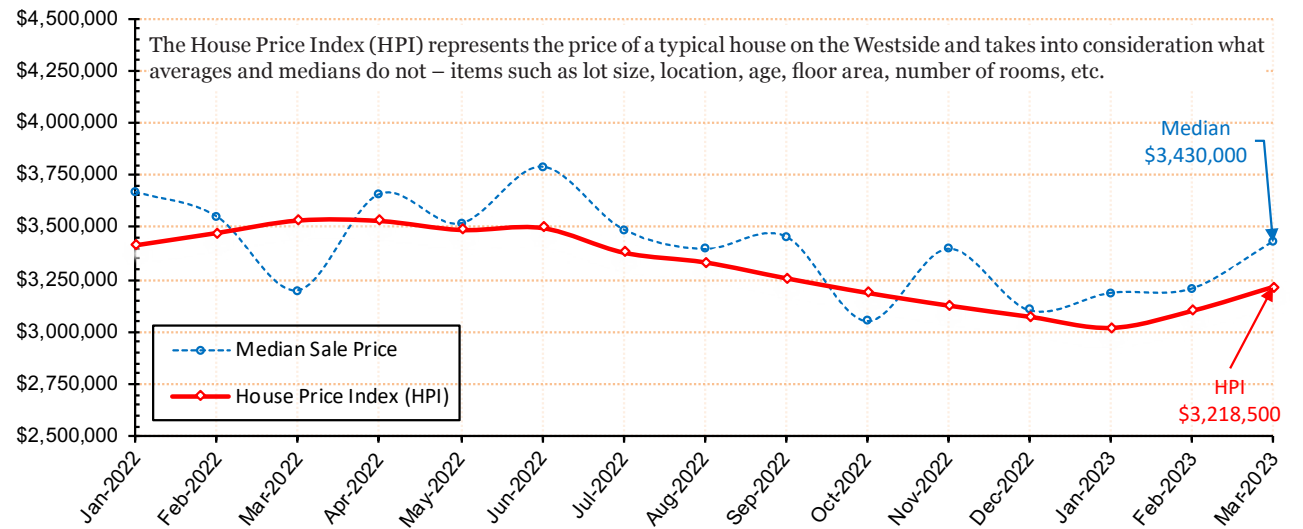
Thank you.



This communication is not intended to cause or induce breach of an existing agency agreement.



Westside House Price Index (HPI) and Median Sale Price



Call me today:

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