



MELISSA WU
 & ASSOCIATES REAL ESTATE SERVICES
 PERSONAL REAL ESTATE CORPORATION

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MELISSA WU
 & ASSOCIATES REAL ESTATE SERVICES
 PERSONAL REAL ESTATE CORPORATION

VANCOUVER EASTSIDE
 BRITISH COLUMBIA

REAL ESTATE SERVICE TO GET TOP DOLLARS FOR YOUR PROPERTY

HERE ARE SOME OF OUR ACTIVE LISTINGS



6206 BUTLER STREET, VANCOUVER EAST
 7 BED | 4 BATH | 7,893 SQ.FT.



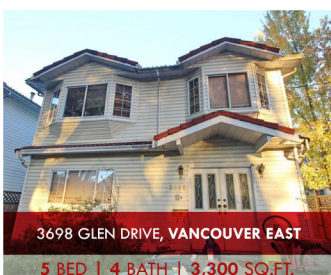
1123 E 21ST AVENUE, VANCOUVER EAST
 3 BED | 2 BATH | 2,800 SQ.FT.



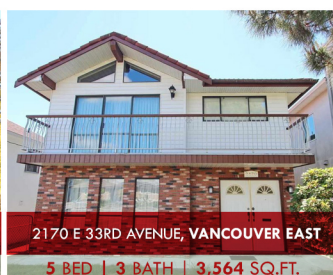
746 E KING EDWARD AVENUE, VANCOUVER EAST
 7 BED | 4 BATH | 6,320 SQ.FT.



244 E 62ND AVENUE, VANCOUVER EAST
 6 BED | 5 BATH | 2,938 SQ.FT.



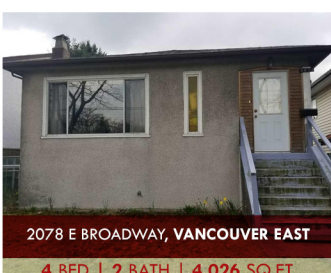
3698 GLEN DRIVE, VANCOUVER EAST
 5 BED | 4 BATH | 3,300 SQ.FT.



2170 E 33RD AVENUE, VANCOUVER EAST
 5 BED | 3 BATH | 3,564 SQ.FT.



2896 E GEORGIA STREET, VANCOUVER EAST
 5 BED | 2 BATH | 5,445 SQ.FT.



2078 E BROADWAY, VANCOUVER EAST
 4 BED | 2 BATH | 4,026 SQ.FT.



2084 E BROADWAY, VANCOUVER EAST
 6 BED | 2 BATH | 4,026 SQ.FT.



Melissa has been involved in marketing townhouses, condominium and presale projects since 1996. From 2003, her focus has been primarily on selling residential detached homes in Greater Vancouver. Melissa has experience with over 1,000 real estate transactions and she has received numerous real estate sales awards. Melissa has a strong sales record, and she is a Member of the GVRB President's Club ~ Top 1% of all Vancouver Realtors on the GVRB (Greater Vancouver Real Estate Board). This means that she sells more houses than 99% of (approx.) 12,000 real estate agents on the Real Estate Board.

**TOP 1% OF ALL
 VANCOUVER
 REALTORS®**



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VANCOUVER OFFICE: 202-5704 BALSAM ST, VANCOUVER, BC V6M 4B9
 RICHMOND OFFICE: 135-6020 BLUNDALL RD, RICHMOND, BC V7C 1H8

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2576 E 7TH AVENUE
 8 BEDS | 7 BATHS | LOT 4,026 SQ. FT. **SOLD**

GORGEOUS, MODERN BRAND NEW HOUSE WITH LANEWAY HOUSE IN HOT NEIGHBORHOOD! CLOSE TO SCHOOLS, RESTAURANTS, BANK & TRANSIT ON NANAIMO ST & BROADWAY. MAIN FLOOR FEATURES OPEN CONCEPT LIVING ROOM, DINING ROOM, GOURMET KITCHEN WITH NEW STAINLESS STEEL APPLIANCES, WOK KITCHEN & FAMILY ROOM. UPPER LEVEL FEATURES MASTER BED WITH MASTER ENSUITE & WALKIN CLOSET, 3 OTHER BEDROOMS WITH 1 ENSUITE & 1 JACK & JILL ENSUITE & 2 BALCONIES WITH VIEW. LOWER LEVEL FEATURES 1 BEDROOM SUITE & 2 BEDROOM SUITE EACH EQUIPPED WITH OWN KITCHEN/LIVING AREA, BATHROOM & SEPARATE ENTRANCES. LANEWAY HOUSE FEATURES 2 FLOORS: MAIN FLOOR FEATURES KITCHEN/LIVING AREA, UPPER LEVEL FEATURES 1 BEDROOM, DEN & 4 PIECE BATHROOM. SCHOOL CATCHMENTS: LAURA SECDORD ELEMENTARY SCHOOL & VANCOUVER TECHNICAL SECONDARY.



2610 E 8TH AVENUE
 8 BEDS | 7 BATHS | LOT 4,026 SQ. FT. **SOLD**

GORGEOUS, MODERN BRAND NEW HOUSE WITH LANEWAY HOUSE IN HOT NEIGHBORHOOD! CLOSE TO SCHOOLS, RESTAURANTS, PARKS & TRANSIT ON RENFREW & BROADWAY. MAIN FLOOR FEATURES OPEN CONCEPT LIVING ROOM, DINING ROOM, OFFICE, GOURMET KITCHEN WITH NEW STAINLESS STEEL APPLIANCES & FAMILY ROOM. UPPER LEVEL FEATURES A MASTER BED W/MASTER ENSUITE & WALK-IN CLOSET & 2 OTHER BEDROOMS BOTH WITH ENSUITE & 1 BALCONY WITH VIEW. LOWER LEVEL FEATURES: 2 LIVING ROOMS, 2 KITCHENS, 3 BEDROOMS & A DEN. LANEWAY HOUSE FEATURES A MAIN FLOOR KITCHEN/LIVING AREA, 2 BEDROOMS & A 4 PIECE BATHROOM.



6262 DOMAN STREET
 7 BEDS | 5 BATHS | LOT 5,228 SQ. FT. **SOLD**

AMAZING! BRIGHT & SPACIOUS HOME 3 LEVEL HOME LOCATED IN THE PRIME KILLARNEY NEIGHBORHOOD! THIS 3-STORY HOME WITH A BASEMENT INCLUDE A TOP LEVEL WITH A LARGE MASTER BEDROOM WITH AN ENSUITE, 2 BEDROOMS, & 1 BEDROOM WITH AN ENSUITE. THE MAIN FLOOR FEATURES A LIVING ROOM, DINING ROOM, FAMILY ROOM, KITCHEN, EATING AREA, & BEDROOM. THE BASEMENT INCLUDES A LIVING ROOM, KITCHEN, & 2 BEDROOMS. SUPER CONVENIENT & NEARBY KILLARNEY HIGH SCHOOL & COMMUNITY CENTER, SHOPS WHERE FINDING EVERYDAY SHOPS, RESTAURANTS, DESSERT CAFES, PARKS, PUBLIC LIBRARY, PUBLIC TRANSIT IS ACCESSIBLE! SCHOOL CATCHMENTS: DR GEORGE M. WEIR ELEMENTARY, LAURA SECDORD ELEMENTARY, KILLARNEY SECONDARY & SIR WINSTON CHURCHILL SECONDARY. DON'T MISS OUT! HURRY!



6427 QUEBEC STREET
 6 BEDS | 2 BATHS | LOT 3,960 SQ. FT. **SOLD**

GREAT FAMILY HOME OPPORTUNITY ON WEST OF MAIN! WELL MAINTAINED HOME OFFERS 3 SPACIOUS BEDROOMS ON THE MAIN FLOOR, WITH HIGH CEILING, HUGE LIVING & DINING ROOMS, UPDATED WOOD KITCHEN COUNTERS, NEWER WALK IN SHOWER BATH, & NICE WEST FACING PARTIALLY COVERED DECK & PATIO FOR SUMMER ENTERTAINING & BBQ. SEPARATE ENTRY 3 BED SUITE AT THE LOWER LEVEL WITH KITCHEN & LIVING ROOM CAN BE EASILY RENTED OUT TO STUDENTS AT LANGARA OR UBC (1 BUS RIDE AWAY). BONUS: HUGE ATTIC SPACE, (CURRENTLY USED AS A WORKSHOP) CAN BE EASILY FINISHED AS ADDITIONAL LIVING SPACE. STEPS TO YMCA, OAKRIDGE, LANGARA, RESTAURANTS, SHOPS & GROCERY STORES ETC. SCHOOL CATCHMENTS: SIR WILLIAM VAN HORNE ELEMENTARY, QUILCHENA ELEMENTARY, GENERAL GORDON ELEMENTARY, ERIC HAMBER SECONDARY.



195 E 20TH AVENUE
 6 BEDS | 3 BATHS | LOT 4,435 SQ. FT. **SOLD**

GREAT LOCATION! CLASSIC VANCOUVER SPECIAL BETWEEN CAMBIE AND MAIN ST. STEPS TO TRENDY SHOPS, COFFEE SHOPS, RESTAURANTS, SCHOOLS & TRANSIT. DIRECT BUS TO DOWNTOWN VANCOUVER. THE HOUSE FEATURES A LARGE UPPER LIVING LEVEL WITH LIVING ROOM, DINING ROOM, KITCHEN, DINING AREA, FAMILY AREA, MASTER BEDROOM, WALK IN CLOSET, MASTER ENSUITE, 2 BEDROOMS & 1 BATHROOM. LOWER LEVEL FEATURES A 3 BEDROOM SEPARATE SUITE WITH LIVING ROOM, KITCHEN, AND BATHROOM. SCHOOL CATCHMENTS: GENERAL WOLFE ELEMENTARY, ERIC HAMBER SECONDARY, L'ECOLE BILINGUE ELEMENTARY, GENERAL GORDON ELEMENTARY, SIR WINSTON CHURCHILL SECONDARY.



2326 EAST 45TH AVENUE
 4 BEDS | 5 BATHS | LOT 3,900 SQ. FT. **SOLD**

THIS BEAUTIFULLY SPACIOUS HOME IS LOCATED IN THE FRIENDLY KILLARNEY NEIGHBOURHOOD. THIS HOUSE IS FULLY RENOVATED THAT FEATURES 5 BEDROOMS, 4 BATHROOMS, RECREATION ROOM & 2 LEVEL PLUS BASEMENT HOUSE OVER 2800 SQ FT WITH DETACHED 2 CAR GARAGE NEIGHBOURHOOD. FULLY FINISHED BASEMENT WITH 2 BEDROOMS, SEPARATE ENTRANCE & OWN LAUNDRY. CLEAN, REFRESHING & COZY! THIS IS THE PLEASE TO CALL HOME! SUPER CONVENIENT TO COMMUNITY CENTER, DOWNTOWN, BURNABY & RICHMOND. SCHOOL CATCHMENTS: WAVERLEY ELEMENTARY, KILLARNEY SECONDARY, LAURA SECORD ELEMENTARY & SIR WINSTON CHURCHILL. HURRY!



2027 E 44TH AVENUE
 6 BEDS | 2 BATHS | LOT 3,894 SQ. FT. **SOLD**

ATTENTION! ALL BUILDERS, INVESTORS & BUYERS! THIS READY-TO-BUILD HOUSE IS LOCATED ON THE CORNER OF EAST 44 & STEPS TO VICTORIA DRIVE SHOPS & RESTAURANTS, IN THE VICTORIA NEIGHBOURHOOD! THIS 2 STOREY HOME IS COMPLETED WITH A LIVING ROOM, KITCHEN, MASTER BEDROOM & 2 BEDROOMS ON THE MAIN FLOOR. WHILE THE SECOND FLOOR FEATURES A KITCHEN, 3 BEDROOMS & A LAUNDRY ROOM. THE PERFECT PLACE FOR FINDING GREAT RESTAURANTS, GROCERY STORES, BAKERIES, PUBLIC LIBRARY, PUBLIC TRANSITS & MUCH MORE. SCHOOL CATCHMENTS: WAVERLY ELEMENTARY, LAURA SECORD ELEMENTARY, SIR WINSTON CHURCHILL SECONDARY, AND DAVID THOMPSON SECONDARY.



754 E 50TH AVENUE
 4 BEDS | 2 BATHS | LOT 4,290 SQ. FT. **SOLD**

HOT LOCATION! STEPS FROM RESTAURANTS, BANKS, GROCERY STORES, COFFEE SHOPS, CHURCH, SCHOOLS, PARKS, 1 BUS TO DOWNTOWN, METROTOWN & UBC. HOUSE IS WELL MAINTAINED & CONVENIENTLY LOCATED ON A QUIET STREET, ON A LEVEL & DEEPER LOT 33X130. MAIN LEVEL FEATURES LIVING ROOM, DINING ROOM, KITCHEN, EATING AREA, 2 BEDROOMS & 1 BATHROOM. LOWER LEVEL FEATURES A 2 BEDROOM SUITE EQUIPPED WITH KITCHEN, LIVING ROOM & 1 ENSUITE. AMAZING POTENTIAL IN AN AMAZING LOCATION! SCHOOL CATCHMENTS: SIR JAMES DOUGLAS ANNEX, SIR JAMES DOUGLAS ELEMENTARY, LAURA SECORD ELEMENTARY, JOHN HENDERSON ELEMENTARY, JOHN OLIVER SECONDARY, SIR WINSTON CHURCHILL SECONDARY.

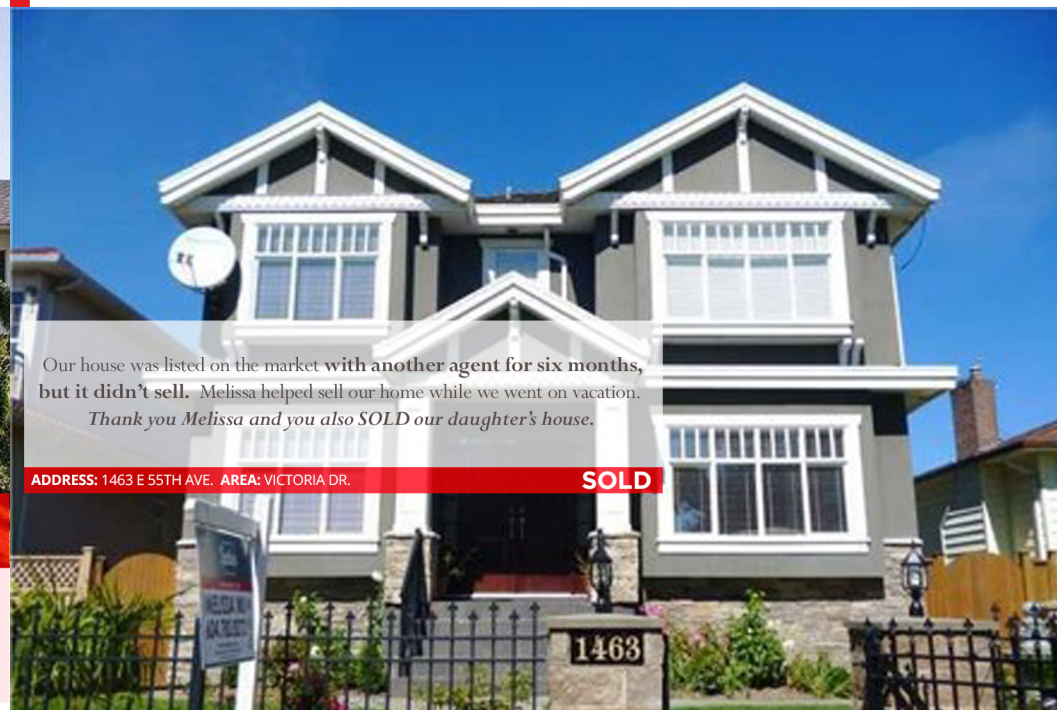


1476 E 54TH AVENUE

7 BEDS | 4 BATHS | LOT 4,988 SQ. FT.

SOLD

FRASERVIE: SOLID EUROPEAN-BUILT LARGE ABOVE GROUND 2 LEVEL SPACIOUS FAMILY HOME WITH SUNNY SOUTHERN YARD. 43.78X113.94 (ALMOST 5000 SF) LOT PLUS 3000 SF HOUSE. PRACTICAL LAYOUT WITH 4 GOOD SIZE BEDROOMS (EXTRA LARGE MASTER). LOWER FLOOR FULLY FUNCTIONAL 3 BEDROOM MORTGAGE HELPER. 2 BLOCKS AWAY FROM DAVID THOMPSON HIGH SCHOOL, GORDON PARK & MINS DRIVE TO RICHMOND. FLOOR PLAN AVAILABLE. PERFECT FOR COMPLETE MAKE OVER OR LIVE COMFORTABLY WITH EASY UPDATES.* NEW BCA OVER \$1,940,000!



Our house was listed on the market with another agent for six months, but it didn't sell. Melissa helped sell our home while we went on vacation. Thank you Melissa and you also SOLD our daughter's house.

ADDRESS: 1463 E 55TH AVE. AREA: VICTORIA DR.

SOLD

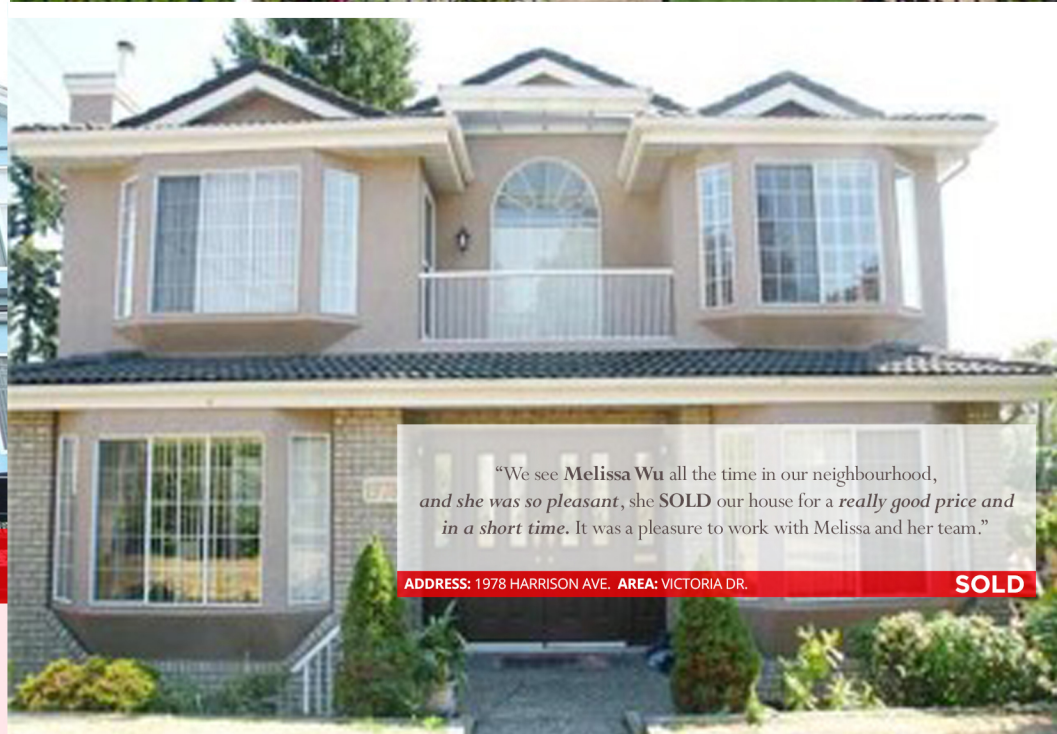


3412 E 27TH AVENUE

8 BEDS | 7 BATHS | LOT 3,960 SQ. FT.

SOLD

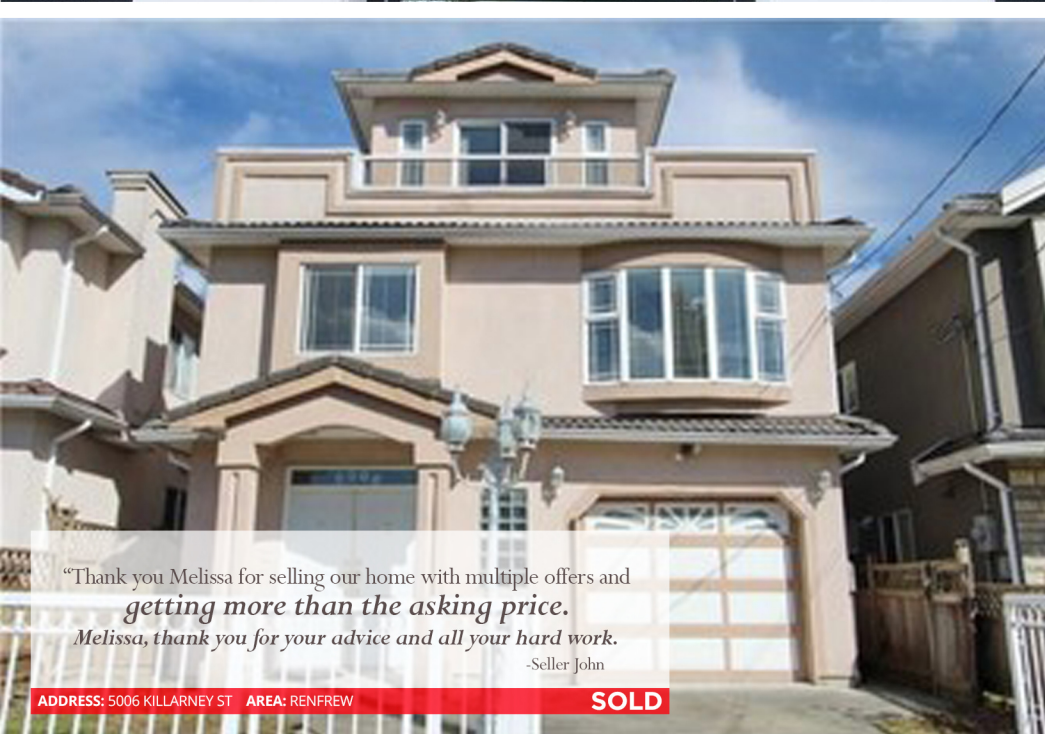
BRAND NEW BEAUTIFUL CUSTOM BUILT 3 LVL HOUSE IN POPULAR RENFREW HEIGHTS. SITUATED ON A 33X120 LEVEL LOT, TOP FLOOR, 4 BDRM & 3 BATHS, MASTER BDRM HAS ENSUITE, MAIN FLOOR: SPACIOUS LIVING & DINING ROOM, 1 BDRM & 1 BATH. BASEMENT: 1 BDRM LEGAL SUITE & 1 BDRM POTENTIAL SUITE. BONUS: 1 BDRM LANEWAY HOUSE FOR EXTRA RENTAL INCOME. "BELOW" MEASUREMENTS ARE FOR LANEWAY HOUSE. SCHOOL CATCHMENT: RENFREW ELEMENTARY, WINDEREMERE SECONDARY. BUYER TO CHOOSE OWN APPLIANCES WITH CREDIT FROM SELLER.



"We see Melissa Wu all the time in our neighbourhood, and she was so pleasant, she SOLD our house for a really good price and in a short time. It was a pleasure to work with Melissa and her team."

ADDRESS: 1978 HARRISON AVE. AREA: VICTORIA DR.

SOLD



“Melissa, thank you for all your recommendation to us in making our home shown beautifully. **The previous agents couldn’t sell our property. But you SOLD our home in the entire area.** Thank you so much. Please look for land for us, as we want to build again and sell through you.”
-Seller Ricky

ADDRESS: 2333 BURQUITLAM DR . AREA: VANCOUVER EAST

SOLD

“Melissa, I am happy I called you to sell my house again. Thank you for your advice and all of your hard work. I still have to take you out for lunch. **Thank you for bringing in so many offers.** You did give us the best possible price on the market. Thank you and will definitely call you again on our next sale.”
-Seller Ling Ling

ADDRESS: 239 W 46TH AVE AREA: OAKRIDGE

SOLD

“Melissa, thank you for working so hard in selling my home. I can finally move to a quiet street. My house has some challenges, and it has no back lane, on a busy street, no garage, and facing a church. Thank you again for your hard work and excellent negotiation skills.”
-Seller Jennifer

ADDRESS: 3118 E 52ND AVE. AREA: KILLARNEY

SOLD

“Melissa, you SOLD my house even though it was on a T road, with a tenant that has lots of stuff and 3 cats.”
Melissa brought her own highest offer price and put most of the money in the seller’s pocket by bringing her own buyer
-Seller Jim

ADDRESS: 3412 E 27TH AVE . AREA: KILLARNEY

SOLD