



MELISSA WU
& ASSOCIATES REAL ESTATE SERVICES
PERSONAL REAL ESTATE CORPORATION

604.783.8272
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MELISSA WU
& ASSOCIATES REAL ESTATE SERVICES
PERSONAL REAL ESTATE CORPORATION

VANCOUVER WESTSIDE
BRITISH COLUMBIA

REAL ESTATE SERVICE TO GET TOP DOLLARS FOR YOUR PROPERTY

HERE ARE SOME OF OUR ACTIVE LISTINGS



1520 W 32ND AVENUE, VANCOUVER WEST
8 BED | 8 BATH | 18,759 SQ.FT.



2177 W 54TH AVENUE, VANCOUVER WEST
4 BED | 2 BATH | 8,431 SQ.FT.



825 W 46TH AVENUE, VANCOUVER WEST
4 BED | 3 BATH | 7,430 SQ.FT.



2545 W 15TH AVENUE, VANCOUVER WEST
5 BED | 5 BATH | 6,250 SQ.FT.



5995 DUNBAR STREET, VANCOUVER WEST
6 BED | 4 BATH | 6,482 SQ.FT.



4517 W 16TH AVENUE, VANCOUVER WEST
2 BED | 1 BATH | 4,026 SQ.FT.

**EXCEPTIONAL SERVICE AND
SELL YOUR PROPERTY FOR TOP DOLLAR.**

CALL FOR A FREE HOME EVALUATION 免費估價

THINKING OF SELLING PROPERTY? GET TOP DOLLAR. CALL

604.783.8272



PROFESSIONAL
PHOTOGRAPHERS



PROFESSIONAL
VIDEO TOUR IN HD



FULL COLOR
LISTING BROCHURE WITH
PROPERTY DETAILS



PUBLIC OPEN HOUSE
AT YOUR DISCRETION



ENSURE EXPOSURE THROUGH



NEGOTIATION SKILLS IN



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

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This communication is not intended to cause or induce breach of an existing agency agreement. Not intended to solicit buyers or sellers under contract.



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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MAXCEL
WESTCOAST REALTY

www.melissawu.com



961 KING GEORGES WAY

5 BEDS | 5 BATHS | LOT 27,007 SQ. FT.

SOLD

EXPERIENCE THE WORLD-CLASS ESTATE WITH MAGNIFICENT CITY, WATER, PANORAMIC BREATHTAKING VIEWS! RARELY OPPORTUNITY TO OWN THIS ESTATE AT INCREDIBLE VALUE, CLOSE TO 27,000 SF OF LAND MASS ON THE HIGH SIDE, FACING SOUTH. FROM EAST TO WEST, BE CAPTIVATED BY THE PANORAMIC VIEW OF VANCOUVER ALL THE WAY TO VANCOUVER ISLAND. INVESTORS, RENOVATORS & BUILDERS ALERT! CAN RE-BUILD OR RENOVATE OR THIS LUXURY ESTATE HOME, (SAMPLE RENDERING AVAILABLE). WITH TWO AMAZING POOLS BOTH INDOORS & OUTDOORS, BEAUTIFULLY DESIGNED LIVING & DINING AREAS, 'SIEMATIC' KITCHEN, WOK KITCHEN. THIS IS AN ENTERTAINERS DREAM HOME! LOWER LEVEL FEATURES AN AMAZING MEDIA ROOM, GUEST ROOM, & LARGE STORAGE SPACE. LOCATED IN A CONVENIENT LOCATION BY SHOPPING CENTRE & PUBLIC TRANSPORTATION.



955 W 23RD AVENUE

6 BEDS | 6 BATHS | LOT 4,026 SQ. FT.

SOLD

EXCELLENT LOCATION! UNIQUE, THIS BEAUTIFUL 2 YEAR NEW HOME IS LOCATED IN CAMBIE CORRIDOR VERY CLOSE TO SHAUGHNESSY. CLOSE PROXIMITY TO QUEEN ELIZABETH PARK, KING EDWARD SKYTRAIN STATION, HILLCREST CENTRE, GOLF AND TENNIS; ROOFTOP DECK WITH PANORAMIC VIEWS WITH 4 BEDROOMS UP FEATURING A SPACIOUS MASTER WITH SPA LIKE ENSUITE AND 3 ADDITIONAL BEDROOMS PERFECTLY FIT FOR A FAMILY. HALF A BLOCK TO DOUGLAS PARK. FRONT UNIT OFFERS SPACIOUS OPEN PLAN. THE MAIN FLOOR OFFERS AN EXCEPTIONAL KITCHEN WITH GAGGENAU APPLIANCES. SCHOOL CATCHMENTS: EMILY CARR ELEMENTARY, ERIC HAMBER SECONDARY, E'COLE BILINGUE ELEMENTARY, GENERAL GORDON ELEMENTARY, SIR WINSTON CHURCHILL.



3311 QUESNEL DRIVE

5 BEDS | 3 BATHS | LOT 6,000 SQ. FT.

SOLD

VIEW VIEW VIEW! BUILDERS, INVESTORS, ALERT! SPECTACULAR LARGE LOT WITH BREATHTAKING, ENDLESS VIEWS OF MOUNTAINS, WATER & CITY! CLOSE TO BEST SCHOOLS, PARKS, TRANSIT & SHOPS ON DUNBAR ST. THE MAIN FLOOR FEATURES LIVING ROOM, DINING ROOM, KITCHEN, EATING AREA, BEDROOM, OFFICE & BATHROOM. UPPER LEVEL FEATURES 3 BEDROOMS & 1 BATHROOM. LOWER LEVEL FEATURES 1 BEDROOM SUITE WITH LIVING ROOM, KITCHEN & BATHROOM. PERFECT LOCATION IN WEST SIDE VANCOUVER WITH THE BEST VIEW TO BUILD YOUR DREAM HOME.

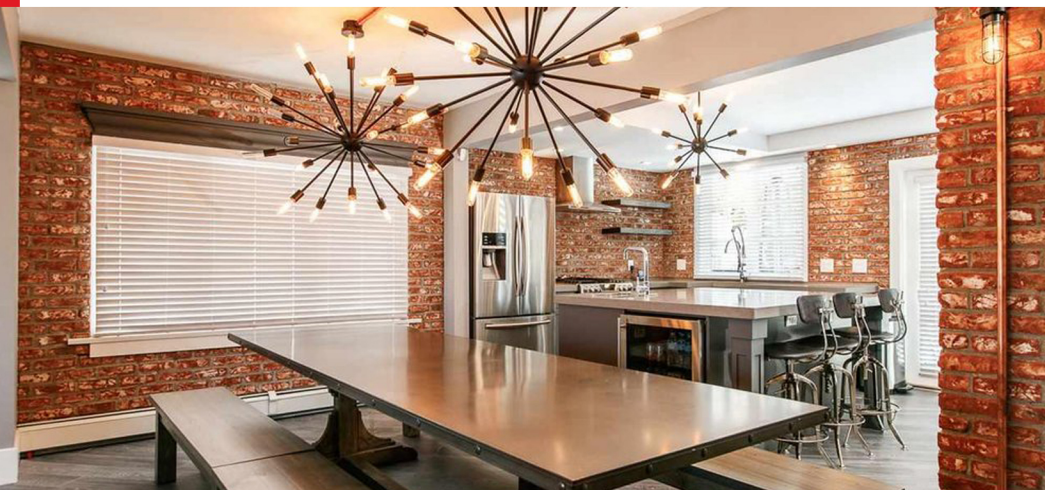


2265 W 18TH AVENUE

4 BEDS | 2 BATHS | LOT 4,026 SQ. FT.

SOLD

RARE FIND! INCREDIBLE VALUE HOME LOCATED IN THE HEART OF MOST DESIRABLE ARBUTUS NEIGHBORHOOD. THIS BEAUTIFUL HOME IS FACING SOUTH WHERE THE VIEW OF THE NORTH SHORE MOUNTAINS CAN BE CLEARLY SEEN. THIS COZY RANCHER/BUNGALOW WITH BASEMENT HOME HAS A LIVING ROOM, KITCHEN, DINING ROOM & 2 BEDROOMS ON THE MAIN FLOOR. THE BELOW FLOOR HAS A RECREATION ROOM, 2 BEDROOMS & A UTILITY ROOM. IN A FRIENDLY & QUIET AREA. THIS IS THE PERFECT HOME FOR THE WHOLE FAMILY! EASY ACCESS TO SHOPPING, PARKS, TRANSIT TO UBC, RICHMOND, AIRPORT & DOWNTOWN IN A BREEZE. SCHOOL CATCHMENTS: TRAFALGAR ELEMENTARY, PRINCE OF WALES SECONDARY, GENERAL GORDON ELEMENTARY, KITSILANO SECONDARY.



6536 WILTSHIRE STREET
 7 BEDS | 5 BATHS | LOT 5,940 SQ. FT. **SOLD**

AMAZING ONE OF A KIND CONTEMPORARY DESIGNED FAMILY HOME LOCATED IN SOUTH GRANVILLE! THIS SPACIOUS & TASTEFULLY RENOVATED 2 STOREY HOME W/BSMT IS A DREAM! UPDATED FLOORING, PAINT, LIGHTING, ROOF, HEATING & MUCH MORE! WALKING INTO THE HOUSE, GRAND LIVING/DINING/FAMILY ROOM/EATING AREA, HAS A RELAXING & CHIC FEEL. WHILE THE KITCHEN W/STAINLESS STEEL APPLIANCES, WINE COOLER, MARBLE COUNTERTOPS W/BRICK PANELED ADDS A RUSTIC CHARM! THE 3RD FLOOR FEATURES A COZY MASTER BEDROOM, 3 BEDROOMS & DEN. THE BASEMENT SUITE FULLY REDONE LIVING/DINING ROOM, KITCHEN, NOOK, MASTER BEDROOM & 2 BEDROOMS BEST FOR HAVING GUESTS/RENTALS! THE BACKYARD IS FUN FOR THE WHOLE FAMILY! A FULLY FENCED COURT FOR BASKETBALL/HOCKEY RINK!



2828 W 33RD AVENUE
 4 BEDS | 5 BATHS | LOT 3,900 SQ. FT. **SOLD**

BEAUTIFUL HOME IN MACKENZIE HEIGHTS WITH LEGAL MORTGAGE HELPER. FANTASTIC LOCATION. HIGH QUALITY THROUGHOUT. 6 ZONE RADIANT HEATING, 9 FT CEILINGS, OPEN CONCEPT, CHEF'S KITCHEN W/ SUB ZERO FRIDGE, WOLF 5 BURNER GAS COOKTOP, FABULOUS WINE FRIDGE, CUSTOM CABINETRY, SOUTH FACING BACKYARD. THIS HOME IS PERFECT FOR A GROWING FAMILY. 3 BEDROOMS UP WITH VAULTED CEILINGS. MASTER BEDROOM HAS A WONDERFUL SOUTH FACING DECK AND THE SPA-LIKE BATHROOM IS SPACIOUS. CONTEMPORARY FINISHING. KOHLER AND DURAVIT BATH FIXTURES. LOWER LEVEL HAS A MEDIA ROOM AND 1 BEDROOM LEGAL SUITE OR NANNY'S QUARTERS.



2984 W 39TH AVENUE
 5 BEDS | 3 BATHS | LOT 6,373 SQ. FT. **SOLD**

ALERT! INVESTORS, BUILDERS & ALL HOUSE HUNTERS! RARE OPPORTUNITY HOME IN KERRISDALE WITH A POTENTIAL SUBDIVIDABLE LOT! WITH 2 PID. THIS DELIGHTFUL & COZY 3-STOREY HOME INCLUDES A LIVING ROOM, DINING & EATING AREA, KITCHEN & 2 BEDROOMS ON THE MAIN FLOOR. THE UPPER UNIT FEATURES A MASTER BDRM & 1 BEDROOM. THE BASEMENT SUITE CONSISTS OF A SEPARATE ENTRANCE ALLOWING POTENTIAL SUITE TO BE RENTED OUT. THE OWNER(S) MAY LIVE ON THE MAIN & TOP FLOOR. SOUTHERN-DESIGNED BACKYARD WITH A HUGE DECK, SIDEYARD & LARGE OPEN PARKING. HOT! HOT! HOT! CURRENTLY FIXING THE ROAD FOR THE MONTH. DRIVE TO THE ALLEY & PARK AT THE BACK FOR THE SHOWINGS.



227 W 22ND AVENUE
 3 BEDS | 1 BATHS | LOT 4,026 SQ. FT. **SOLD**

ONE OF THE MOST DESIRED STREETS IN THE CAMBIE VILLAGE CORRIDOR. WHISPER QUIET LOCATION. 1930'S VINTAGE CHARACTER HOME ON RS-1 ZONED LOT. IDEAL FOR RENOVATION OR BUY AS A BUILDING LOT. ZONING PERMITS A LANEWAY HOME TOO. ROOF, FURNACE & WINDOWS ALL UPGRADED IN 2011.



LAND ASSEMBLY

10 MILLION

8444, 8456, 8468, 8580 OAK STREET, VANCOUVER WESTSIDE

ALERT! DEVELOPERS & INVESTORS! 4 LOTS IN A ROW *ASSEMBLY SITE* ON OAK ST: 8444, 8456, 8468, 8480.
 IDEAL TO BUY ALL 4 & BUILD A COMPLEX! THIS LOCATION IS ONE OF THE BEST! QUICK ACCESS TO RICHMOND
 & YVR, AIRPORT. DIRECT BUS TO DOWNTOWN VANCOUVER. REZONING OPPORTUNITY. EXISTING HOUSE MAIN
 FLOOR HAS 2 BEDROOMS, 1 BATH, BASEMENT HAS 1 BEDROOM, 1 BATH.

SCHOOL CATCHMENTS: SIR WILFRID LAURIER ELEMENTARY AND SIR WILFRID LAURIER ANNEX.



8444 OAK STREET

SOLD



8456 OAK STREET

SOLD



8468 OAK STREET

SOLD



8480 OAK STREET

SOLD



“We had our house listed with two other agents for almost a year and did not sell.
Thank you Melissa
 for selling our home within *a day*. We are grateful for all your advice and all your hard work.” -Seller Mr. and Mrs. Kapoor

ADDRESS: 1695 PINE CR AREA: SHAUGHNESSY



“You are always so happy and smiley every time we see you.
 We are so thankful to you for
selling our home above asking price.”
 -Seller Leo

"Thank you Melissa for finding us this *beautiful house* in **West Point Grey with a view!** It is a beautiful huge property to build our dream home in West Point Grey.

We look forward to moving in *when our dream home is built.*"

- Buyer Mr. Chen.

ADDRESS: 2550 COURTENAY ST. **AREA:** WEST POINT GREY

SOLD

“Thank you Melissa for finding us this beautiful home in the Westside. We love it and are making some renovations to our home and we would love to invite you to come to see it soon.”

Thank you for helping us move from **Burnaby** to **Vancouver Westside.**" -Buyer Max

ADDRESS: 1781 W 62ND AVE **AREA:** SOUTH GRANVILLE

SOLD

This property was referred to me by Lawyer Mr. Fiddes, whom we have a mutual client, Mr. and Mrs. Nguyen. Mr. Fiddes said, *“if you could sell Nguyen's house, you could sell any house.”*

Mr. Fiddes later referred Mrs. Huish, a dentist, to me to sell their house. Mr. Huish is a professor at UBC.

"Melissa, thank you so much for your hardwork in selling the house. Your professional service and patience is much appreciated."

-Seller Mr.& Mrs. Huish

ADDRESS: 1983 W 42ND AVE **AREA:** KERRISDALE

SOLD

*"Thank you Melissa for selling our home within a week.
We **wasted** our time with our **previous agent** from REMAX for over 6 months!"*

I will definitely recommend Melissa
to all my family and friends.

Your experience, friendly customer service produces excellent results."

-Seller Mr. and Mrs. Wong

ADDRESS: 4175 OAK ST **AREA:** SHAUGHNESSY

SOLD

