WHERE TO BUY YOUR NEXT HOME IN GREATER VANCOUVER

The Greater Vancouver Home & Neighbourhood Guide



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Presented by
Roman Kahlone REALTOR®

Premium Edition · Greater Vancouver lifestyle & buyer insights

eXp Realty

A PERSONAL NOTE FROM ROMAN



My Vancouver,

and the life that comes with it.

I was born and raised in British Columbia, growing up in the small coastal town of Powell River. My humble beginnings taught me to value community, genuine relationships and the feeling of belonging somewhere.

When I moved to Vancouver as a young man, I discovered an entirely different world. The energy, the people, the music, the neighbourhoods—there was always something new around the corner.

Over the years, I've called Downtown Vancouver, East Vancouver, Richmond and the Fraser Valley home. Each place showed me a different side of this remarkable region.

I spent part of my life playing music in a band, discovering the city's restaurants, nightlife and creative scene. These days, I'm just as happy finding a great neighbourhood café, exploring somewhere new or discovering a park where the dogs can run.

The best place to live isn't necessarily the most expensive or popular. It's the place that feels right for you.

I've spent my working life in customer service. Trust, to me, means listening, being dependable and looking out for people's interests. I'll bring that same approach to your home search, with straightforward advice and negotiation focused on your goals.

If you're making Greater Vancouver your home, I'd love to show you the place I've come to know and love. Not just the homes. The life that comes with them.

Warmly, Roman Kahlone | REALTOR®

Let's find where you belong. Call or text 778-707-1187

FIND WHERE YOU BELONG



Explore Greater Vancouver communities and discover the lifestyle that feels right for you.

YOUR THREE FILTERS

- Location
- Home
- Budget

TEXT HOME
778-707-1187

WHAT YOU GET

- 3 AREAS
- HOME PICKS
- LOCAL ADVICE
- YOUR BUDGET
- NO PRESSURE



DOWNTOWN & THE WATERFRONT

Vancouver · peninsula



WEST END

Tree-lined blocks, older apartments and easy access to English Bay and Stanley Park approaches. Check ownership tenure carefully,
including leasehold or co-op terms.

COAL HARBOUR

Waterfront towers near the seawall, marina and Stanley Park approaches. Compare exposure, nearby development and mechanical or window replacement plans.

FALSE CREEK

Paths, restaurants, condos and loft-style homes around the water. Yaletown-Roundhouse station on the Canada Line nearby. Visit on a weekend evening and check street noise, glazing and guest parking.

YALETOWN

Tower condos close to offices, entertainment and transit. Shop by station and block, checking loading zones, nighttime activity, elevator waits and bedroom separation.

> *A view is valuable only if the floor plan and ongoing costs work.*

LOCATION INDEX

West End 3
Coal Harbour 4
False Creek 5
Yaletown 6



ACROSS VANCOUVER

Beaches, neighbourhood high streets & residential blocks



KITSILANO BEACH
West 4th & the shoreline



OLYMPIC VILLAGE
False Creek seawall



MAIN STREET, MOUNT PLEASANT
Neighbourhood high street

NEIGHBOURHOOD GUIDE

KITSILANO
Low-rise condos, duplexes and detached homes around West 4th, Broadway and the beach. Test a bus commute and inspect envelope history, drainage and parking.

OLYMPIC VILLAGE
Near the seawall, groceries and community amenities, with variable station access. Compare Olympic Village Canada Line or Main Street-Science World Expo Line walks, and check heat, exterior noise and bike storage.

EAST VANCOUVER
Pockets around Commercial Drive and Hastings. Verify permits, suite status and title before relying on rental space.

MOUNT PLEASANT
Around Main Street cafés, parks and character homes. Balance lifestyle with nearby construction and traffic exposure.

VANCOUVER WEST SIDE
Prestigious pockets such as Dunbar, Kerrisdale and Point Grey. Check lot condition, heritage constraints and the real trip to work or school.

Due diligence: confirm Vancouver School Board catchment and registration by exact address.



NORTH VANCOUVER

North Shore · urban waterfront to forest edge

LONSDALE QUAY
SEA BUS TERMINAL

WATERFRONT
STATION

The Shipyards, Lonsdale Quay and waterfront paths suit buyers wanting a condo with an easy downtown connection; SeaBus serves Waterfront Station. Walk uphill from the quay and check event noise and building fees.

Lynn Valley pairs village services and trails near Lynn Canyon with apartments, townhomes and detached homes; test bus or bridge connections and inspect slopes, drainage and shade.

Central Lonsdale and other District of North Vancouver areas offer alternatives. Run both peak weekday and late/weekend commutes.

Check **North Vancouver School District by address and relevant** city or district property records.



WEST VANCOUVER

Waterfront access & hillside homes



1 AMBLESIDE

Beach, parks & shops along Marine Drive

- Compare older condo layouts with newer options.
- Ask about elevator renewal, accessibility from sidewalk to suite, and window replacement.
- Waterfront apartments and hillside detached stock serve different needs.
- For sloped properties, review retaining walls, drainage and driveway grade.
- For downsizing, inspect the entire step-free route, door widths, bathroom clearance, guest parking and storage.

2 DUNDARAVE

Village shops & waterfront seawalk for a quieter pace

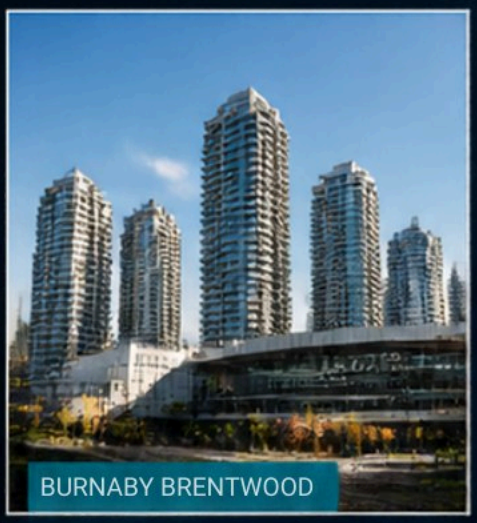
- Ideal for buyers seeking daily walks and a quieter pace.
- Compare condos around Marine Drive with detached options uphill.
- Test the grade with the groceries or a stroller.
- Check traffic exposure indoors.
- Waterfront apartments and hillside detached stock serve different needs.
- For sloped properties, review retaining walls, drainage and driveway grade.
- For downsizing, inspect the entire step-free route, door widths, bathroom clearance, guest parking and storage.

WEST VANCOUVER SCHOOLS

Confirm school catchments, registration and program availability by address.

BURNABY & NEW WESTMINSTER

Urban centres · rail access changes by address







BRENTWOOD'S MILLENNIUM LINE

- Towers beside Brentwood Town Centre and The Amazing Brentwood.
- Shopping, services and daily essentials at your door.
- Many restaurants and cafés within a short walk.

METROTOWN

- Expo Line access at Metrotown Station.
- Metropolis at Metrotown for shopping and services.
- Central Park offers green space, trails and recreation.

EDMONDS

- Apartment, townhome and house options around Edmonds Station.
- Close to Kingsway for shops, services and transit.
- Family-friendly streets and local amenities.

NEW WESTMINSTER

- Quay or Downtown condos with river walks and waterfront parks.
- Uptown or uphill areas offer residential streets with more elevation.
- Mix of heritage charm and modern living.

BUYER CHECKLIST

- Compare exact station entrance and branch.
- Check school or grocery walks across major roads.
- Assess rail or truck noise.
- Review grade and flood information where relevant.
- For detached homes, confirm permits and drainage.
- In large complexes, review elevator service and amenity costs.

SKYTRAIN ACCESS



WHAT THIS MEANS FOR YOU

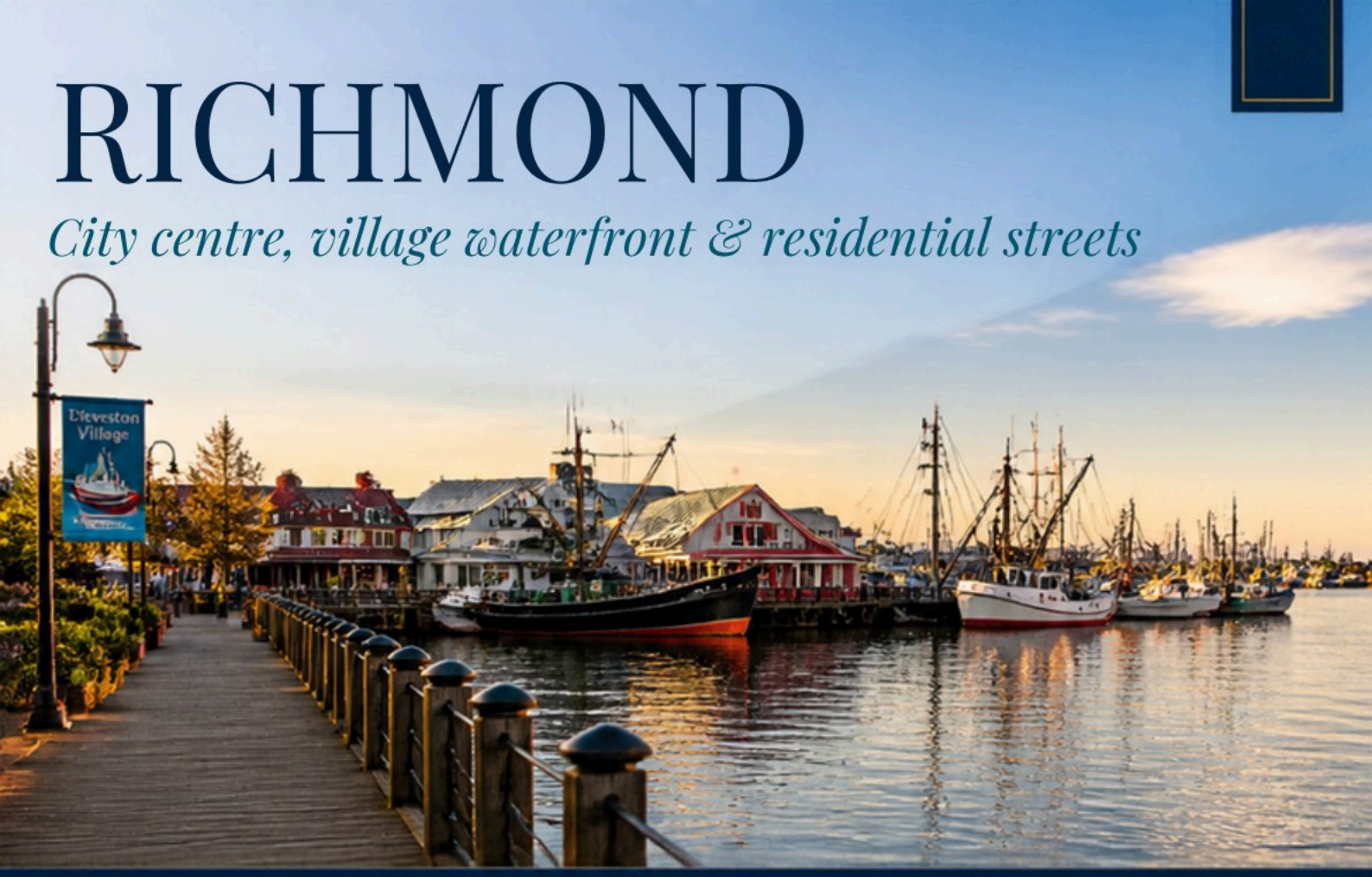
Small address differences can shape your daily experience—walks, views, noise and long-term value.

Verifying details before you buy protects both lifestyle and investment.

SOURCE: **Neighbourhood Guide**

RICHMOND

City centre, village waterfront & residential streets



RICHMOND CITY CENTRE

CONDO TOWERS NEAR PUBLIC SERVICES, SHOPPING AND CANADA LINE STOPS

- Exact station walk, train routing for YVR.
- Traffic and aircraft noise.
- Parking.
- Ventilation and cooling.

STEVESTON

WATERFRONT PATHS, VILLAGE SHOPS AND FISHING HARBOUR

- Create a walkable pocket with condos, townhomes and houses in the wider area.
- Rail trips generally need a connection.
- Check flood and insurance information plus weekend traffic.

BROADMOOR

RESIDENTIAL STREETS WITH DETACHED HOMES AND SOME ATTACHED CHOICES AROUND LOCAL SERVICES

- Compare school and park routes with bus connections.
- Budget for roof and drainage work on older houses.

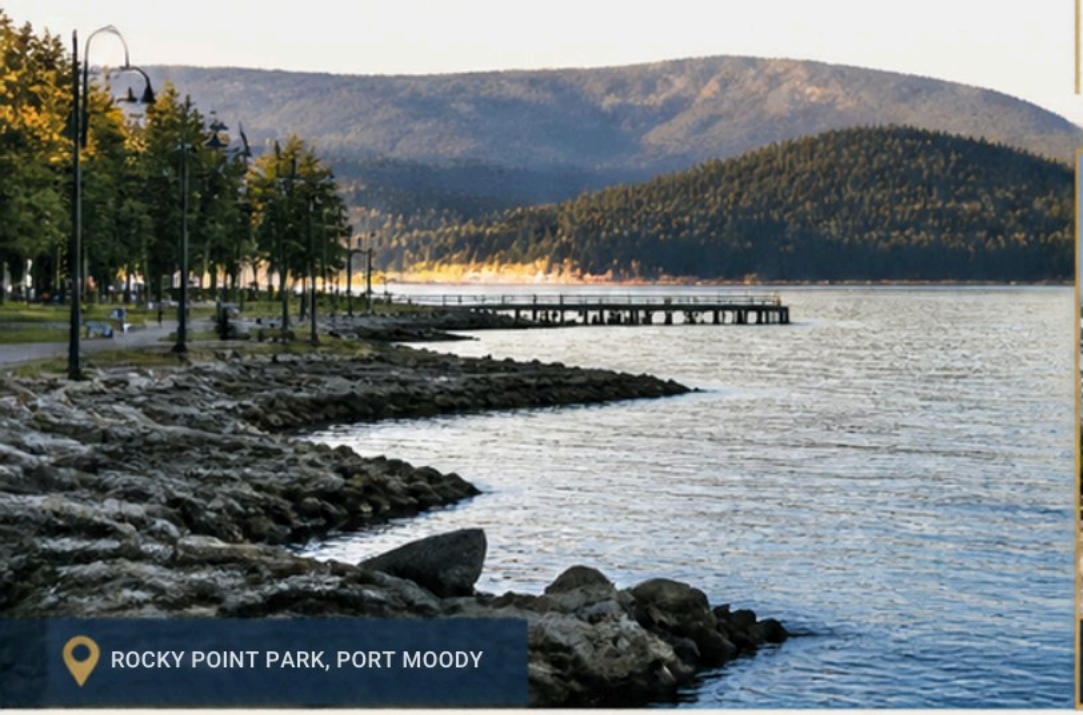
At an address level, check to confirm flood information and insurance terms, including overland water coverage availability.
Verify Richmond School District catchment and enrollment year.

THE TRI-CITIES

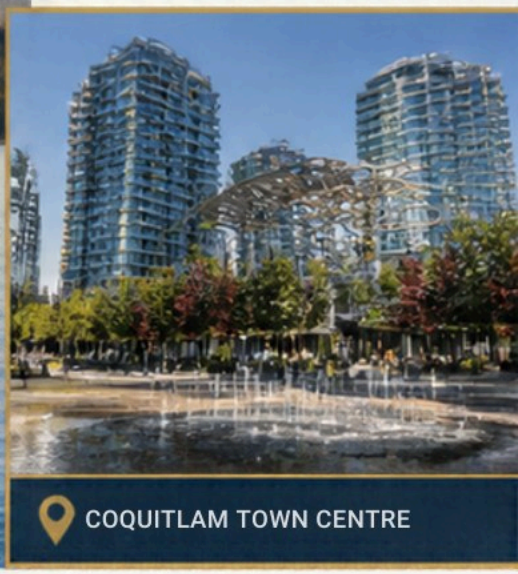
Coquitlam, Port Coquitlam & Port Moody

**SMART MOVES.
STRONG COMMUNITIES.
LASTING VALUE.**

Three connected cities offering waterfront living, urban convenience and established neighbourhoods with long-term appeal.



ROCKY POINT PARK, PORT MOODY



COQUITLAM TOWN CENTRE

WEST COAST EXPRESS

PORT MOODY — COQUITLAM CENTRAL — PORT COQUITLAM

MILLENNIUM LINE

PORT MOODY

Waterfront & Hillside Living

Start near Rocky Point or Inlet Centre for condos, waterfront recreation and quick Millennium Line access.

Newport Village pairs shops and services with strata homes.

Heritage Mountain offers hillside houses and townhomes with a different rail trip.

Check parking availability, slopes and rail or road noise.

COQUITLAM

Urban Core & Neighbourhoods

Coquitlam Town Centre pairs condos with shopping, Millennium Line access and Lafarge Lake.

Burquitlam offers apartments and townhomes near North Road.

In Burke Mountain and Westwood Plateau, check slopes, drainage and future amenities.

PORT COQUITLAM

Downtown & Family Living

Port Coquitlam offers downtown shops, Gates Park and the Traboulay PoCo Trail.

Review apartments, townhouses and detached pockets.

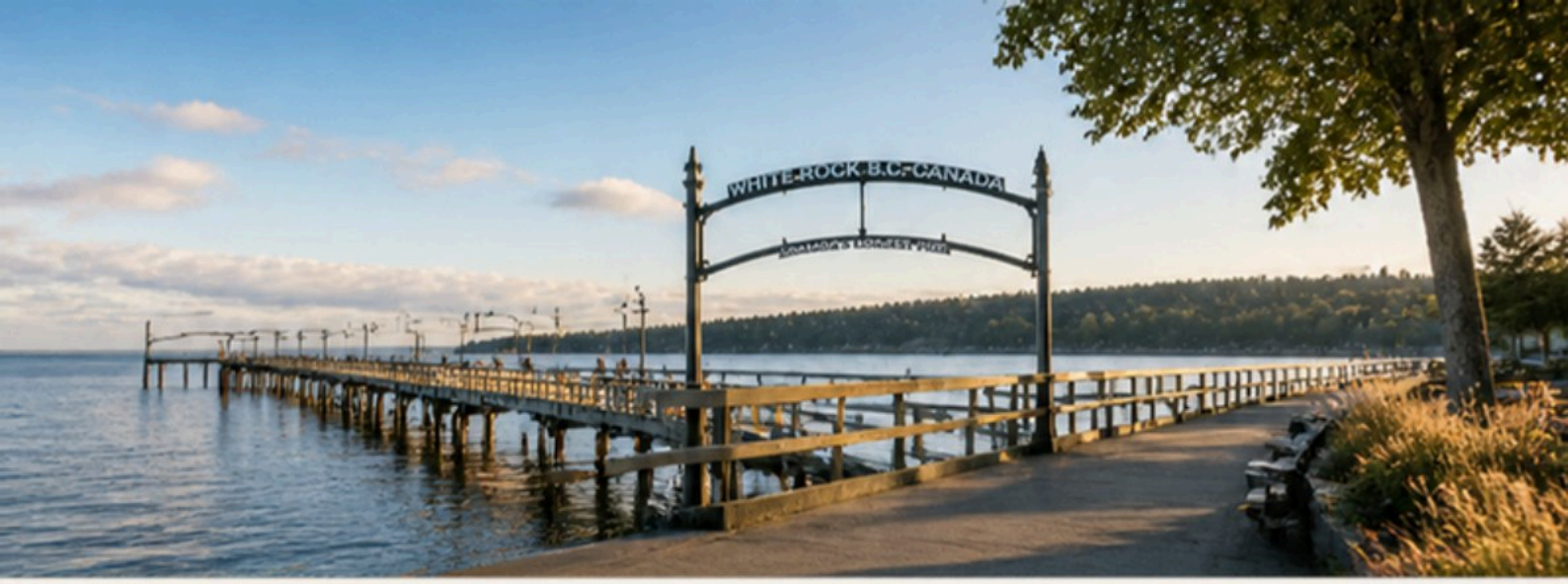
Check West Coast Express and buses separately.

Review lot-level flood information for properties.

Compare actual commute times and access to daily services.

SCHOOL DISTRICT 43

Confirm catchment, program fit and enrollment with School District 43.



SOUTH SURREY & WHITE ROCK

Coastal living - compare village, beach & shopping access

	WHITE ROCK	SOUTH SURREY
STARTING POINT	Promenade or uptown-to-beach route	Crescent Beach or neighbourhood parks
PRIORITY	Outdoor time	Outdoor time
HOME LAYOUT	Uptown condo or hillside house	Grandview townhome or detached streets
DAILY DRIVING	Check grades, parking and actual bus route	Check Highway 99 and local connections

WHITE ROCK: Marine Drive offers beach and promenade access, while Uptown is a different experience; compare apartment and townhouse layouts and test the grade; check rail noise and water exposure.

SOUTH SURREY: Compare Grandview shopping and strata choices with established detached streets and areas closer to Crescent Beach; townhouses can offer a garage or extra bedroom; inspect roof, windows and mechanical systems in detached homes.

Verify the exact address with Surrey Schools, which also serves White Rock.



SURREY & NORTH DELTA

Rail-served centre, townhome corridors & established residential pockets



SURREY CITY CENTRE · GUILDFORD · CLOVERDALE · FRASER HEIGHTS · FLEETWOOD · CLAYTON HEIGHTS · NORTH DELTA

SURREY CITY CENTRE

Towers offer Expo Line access, services and shopping. Compare entrances, construction and station noise.

GUILDFORD

Pairs mall access with apartments, townhouses and houses. Check walkability across arterials and traffic toward Highway 1.

CLOVERDALE

Pairs a historic town centre with detached and townhome options. Drive the route at rush hour and check suite permits where applicable.

FRASER HEIGHTS

Offers detached pockets with access toward Highway 1 and Port Mann Bridge.

FLEETWOOD

Features townhouses and established detached streets. Buy for today's buses and roads.

CLAYTON HEIGHTS

Offers townhouses and compact detached layouts near local services. Check school routes, parking and construction location.

NORTH DELTA

Detached homes and townhomes near Scott Road and Nordel. Check school routes, parks and Highway 91 access.

Confirm municipality, planning office, school district, lot permits, school placement and future road plans by exact address.

LANGLEY

Township & City - six distinct starting points



1

WILLOUGHBY

Offers townhomes, apartments and compact detached homes near growing retail areas; check visitor parking, school routes and street construction.

2

WALNUT GROVE

Offers established detached streets, townhomes and recreation near Highway 1; compare roof, plumbing and windows on older stock.

3

MURRAYVILLE

Pairs detached homes and townhouses with local services near Langley Memorial Hospital; test connections at commute hour.

4

LANGLEY CITY

Is a separate municipality with apartments, townhomes and detached pockets near downtown and parks; verify current bus trip and map proposed station walk separately.

5

FORT LANGLEY

Pairs a village main street and river trails with houses and some strata homes; check weekend parking plus heritage or flood constraints where relevant.

6

BROOKWOOD

Has wooded detached pockets; confirm servicing, trees, drainage and lot restrictions before renovations.

TOWNHOUSE–TOUR CHECKS

- ✓ Garage dimensions
- ✓ Storage
- ✓ Guest parking
- ✓ Stair count
- ✓ School run

Always verify catchments and boundaries with the Langley School District.



MAPLE RIDGE & PITT MEADOWS

Fraser River communities • compare rail access, hills & recreation

RAIL ACCESS & FLOOD AWARENESS

- West Coast Express timetable.
- **Check local rail crossings and potential delays.**
- Flood information.
- Drainage and insurer requirements.

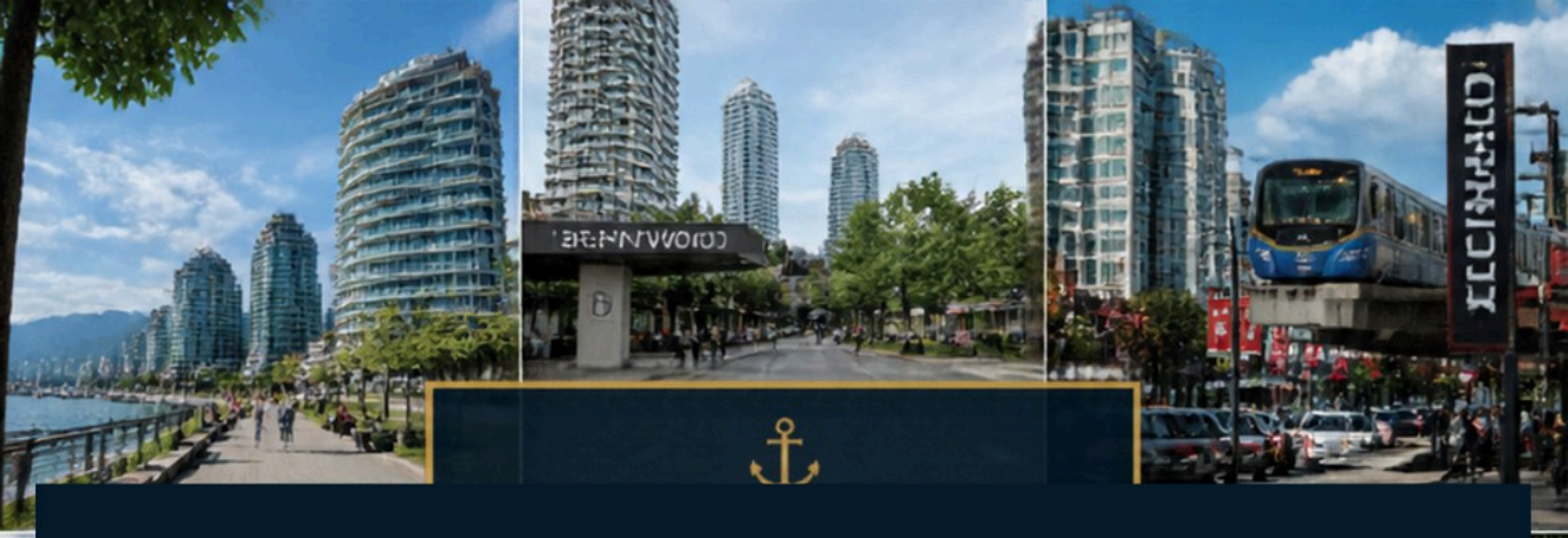


Pitt Meadows town centre offers condos, townhouses and houses with dike paths and open landscapes.

AREA	AT A GLANCE COMPARISON
PITT MEADOWS TOWN CENTRE	Condos, townhouses and houses with dike paths and open landscapes. Confirm West Coast Express timetable, rail crossings, flood information, drainage and insurer requirements.
SILVER VALLEY	Forest-edge homes and townhouses with access toward Golden Ears recreation. Check hills, drainage, winter driving and shop access.
ALBION	Detached and townhouse options with recreation around Albion and Kanaka Creek. Test rush-hour Lougheed Highway.
CENTRAL MAPLE RIDGE	Apartments and townhomes near Haney services and bus connections. Compare exact walk to Port Haney rail.
WEST MAPLE RIDGE	Established detached pockets and access toward Golden Ears Bridge. Around Hammond or river-adjacent blocks, check rail noise, insurance and flood maps.

YOUR COMMUTE & ENROLLMENT CHECKLIST

Run the round trip, include school drop-off and actual departure time. Ask School District 42 about enrollment and verify train departures in both directions.



THE REGIONAL SHORTLIST

Four neighbourhood comparisons worth touring

01 DOWNTOWN VANCOUVER vs BRENTWOOD
Compare walkable downtown amenities with Millennium Line access and newer high-rise choices. Test both neighbourhoods during your actual commute.

02 NORTH VANCOUVER vs PORT MOODY
Compare Lower Lonsdale's SeaBus access with Port Moody's Millennium Line connections, waterfront recreation and hillside neighbourhoods.

03 SOUTH SURREY vs LANGLEY
Compare coastal access and Highway 99 connections with Langley's townhomes, established neighbourhoods and Highway 1 routes. Test school runs and parking.

04 COQUITLAM vs MAPLE RIDGE
Compare Coquitlam's rapid-transit areas with Maple Ridge's road and West Coast Express connections. Check the actual timetable and peak-hour travel.

Ask Roman for a current, property-specific price comparison before deciding.



YOUR NEXT MOVE

Let's find the neighbourhood that feels like home.

Get a personal shortlist of three Greater Vancouver neighbourhoods and handpicked homes that fit your budget, lifestyle and timeline. No obligation.



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