



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3023045**

Board: V  
House with Acreage

**17915 FORD DETOUR ROAD**

Pitt Meadows  
West Meadows  
V3Y 0A7

Residential Detached

**\$2,350,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,350,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1949</b>
Frontage(feet): <b>595.91</b>	Bathrooms: <b>3</b>	Age: <b>76</b>
Frontage(metres): <b>181.63</b>	Full Baths: <b>2</b>	Zoning: <b>A-1</b>
Depth / Size: <b>620.930</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,170.38</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>8.64</b>	P.I.D.: <b>011-124-288</b>	Tax Inc. Utilities?:
Flood Plain: <b>Yes</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Mountain Views</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Carport & Garage, Open**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **PARCEL A, LOT 3, BLOCK 5N, PLAN NWP4741, SECTION 4, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, (J131670E)**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences: **Rural Setting, Shopping Nearby**

Features:

Finished Floor (Main):	1,069	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	13' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20' x 14'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'7' x 8'8'			x	
Finished Floor (Basement):	1,069	Main	Eating Area	11' x 7'6"			x	
Finished Floor (Total):	2,138sq. ft.	Bsmt	Den	10'7' x 7'9"			x	
Unfinished Floor:	0	Bsmt	Flex Room	13' x 11'7"			x	Main 2
Grand Total:	2,138sq. ft.	Bsmt	Bedroom	12'4' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13' x 11'7"			x	
Suite: <b>None</b>		Bsmt	Laundry	8'2' x 8'2"			x	Bsmt 3
Basement: <b>Partly Finished</b>				x			x	
				x			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

**8.64 ACRES HOUSE AND BLUEBERRY FARM.** Corner property is great for building an Estate Home with mountain views, with 2 road frontages. All utilities available, City Water, Gas, and Hydro. Currently, the Main House spans 2,138 SQ/FT and offers 3 bedrooms and 3 bathrooms. 1 Barn 1,000 SQ/FT, 1 Building 750 SQ/FT, 1 Shed 650 SQ/FT, and 1 Pole Barn 500 SQ/FT. Currently planted with 6 acres of blueberries. The location is convenient, minutes away from all amenities, schools, and Pitt Meadows. Easy access to Lougheed Highway and Golden Ears Way.



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**Active**  
**R3003997**  
Board: V  
House/Single Family

**701 DELESTRE AVENUE**

Coquitlam  
Coquitlam West  
V3K 2G1

Residential Detached

**\$2,599,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,100,000**  
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2010**  
Frontage(feet): **95.00** Bathrooms: **7** Age: **15**  
Frontage(metres): **28.96** Full Baths: **7** Zoning: **RS-1**  
Depth / Size: **irregular** Half Baths: **0** Gross Taxes: **\$13,008.81**  
Lot Area (sq.ft.): **10,248.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.24** P.I.D.: **006-319-831** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple, Open**  
Driveway Finish:  
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus: **1/2 BLOCK**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 110, PLAN NWP48832, DISTRICT LOT 3, NEW WESTMINSTER LAND DISTRICT\*\* DBL EXPOSURE ALSO LISTED AS LAND MLS R3005402\*\* PID: 800-178-508**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,016	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,580	Main	Living Room	18' x 18'	Above	Bedroom	12' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 14'	Above	Bedroom	12' x 12'	Main	4
Finished Floor (Below):	2,016	Main	Dining Room	12' x 14'	Above	Bedroom	12' x 12'	Above	4
Finished Floor (Basement):	0	Main	Family Room	18' x 18'	Above	Bedroom	12' x 12'	Below	4
Finished Floor (Total):	5,612sq. ft.	Main	Eating Area	9' x 9'			x	Main	4
		Main	Laundry	10' x 10'			x	Above	4
Unfinished Floor:	0	Below	Bedroom	12' x 12'			x	Below	4
Grand Total:	5,612sq. ft.	Below	Bedroom	12' x 12'			x	Main	4
		Below	Bedroom	12' x 12'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Games Room	12' x 12'			x		
		Below	Storage	10' x 10'			x		
Suite:		Above	Primary Bedroom	16' x 16'			x		
Basement:Full		Above	Bedroom	12' x 12'			x		
		Manuf Type:		Registered in MHR?:		PAD Rental:			
Crawl/Bsmt. Height:	# of Levels: 3	MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 1	# of Rooms: 17	ByLaw Restrictions:							

Listing Broker(s): **Argus Estates (1983) Ltd.**

**Court-ordered sale. This custom-built 5500sqft+ luxury home offers exceptional development potential in one of Coquitlam's fastest-growing areas. Designated RM-3 Medium Density Residential in the Official Community Plan, the property supports 7+ storey apartment development (FSR 2.45) or 4-6 storey options (FSR 2.3)— buyer to verify with City of Coquitlam. Ideal for investors, builders, or end-users looking to hold or occupy while awaiting redevelopment. Located in the heart of the Lougheed City Centre Core, with convenient access to public transit, Lougheed Hwy, shopping, and upcoming infrastructure. Property sold as-is, where-is. Schedule A to accompany all offers. Court approval required. Priced well under assessment value \$3,774,000.00 - Please refer to floorplan for measurements.**



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**Active**  
**R3031206**  
Board: V  
House/Single Family

**3494 LAUREL STREET**

Vancouver West  
Cambie  
V5Z 3V2

Residential Detached

**\$2,998,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1986</b>
Frontage(feet): <b>37.00</b>	Bathrooms: <b>3</b>	Age: <b>39</b>
Frontage(metres): <b>11.28</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$11,382.50</b>
Lot Area (sq.ft.): <b>4,514.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.10</b>	P.I.D.: <b>004-644-565</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 30, BLOCK 537, PLAN VAP1054, DL 472 NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator**

Site Influences: **Central Location, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,365	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,365	Main	Living Room	16'8 x12'2	Above	Primary Bedroom	16'1 x 12'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x11'8			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	11'3 x8'7			x	Above	4
Finished Floor (Basement):	0	Main	Eating Area	10'6 x7'0			x	Above	4
		Main	Bedroom	10'3 x9'5			x		
Finished Floor (Total):	2,730sq. ft.	Main	Bedroom	11'2 x9'2			x		
Unfinished Floor:	0	Main	Bedroom	16'1 x12'4			x		
Grand Total:	2,730sq. ft.	Above	Living Room	16'8 x12'2			x		
		Above	Dining Room	12' x11'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Kitchen	11'3 x8'9			x		
		Above	Eating Area	10'6 x7'3			x		
Suite: <b>Unauthorized Suite</b>		Above	Bedroom	10'7 x9'4			x		
Basement: <b>Full</b>		Above	Bedroom	11'1 x8'8			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **TRG The Residential Group Realty** **TRG The Residential Group Realty**

**Fantastic location 1 block from Douglas Park, and a short walk to Cambie Village and King Edward Canada Line Station. This 2730sf custom built Vancouver Special has been in the same family since new. 3 bedrooms and 2 baths up, and a 3 bedroom suite on the main floor. 37' x 122' (4514 sf) lot and large 2 car garage. The interior is in original condition. Perfect 2 family home, with potential for new Multiplex . Elevator allows mobility impaired access to the top floor. Newer roof, boiler and hot water tank. Open house Sat . Aug 2, 2-4pm.**



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**Active**  
**R2875472**  
Board: V  
House with Acreage

**DL 4055 E DARK COVE JERVIS ROAD**

Sunshine Coast  
Pender Harbour Egmont  
V0N 2H4

Residential Detached

**\$3,250,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,905,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1985</b>
Frontage(feet): <b>4,150.0</b>	Bathrooms: <b>1</b>	Age: <b>40</b>
Frontage(metres): <b>1,264.9</b>	Full Baths: <b>1</b>	Zoning: <b>CD5</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,223.66</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>136.10</b>	P.I.D.: <b>024-248-703</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>None</b>		
Sewer Type: <b>None</b>	Water Supply: <b>Other</b>	

Style of Home: **1 1/2 Storey**  
Construction: **Log**  
Exterior: **Log**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Metal**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:  
Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **PARCEL A, PLAN LMP39216, DISTRICT LOT 4055, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	1,120	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	480	Main	Kitchen	8' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	8' x 12'			x	
Finished Floor (Basement):	0	Main	Bedroom	8' x 12'			x	
Finished Floor (Total):	1,600sq. ft.	Above	Loft	20' x 18'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,600sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Landquest Realty Corporation**

**Landquest Realty Corporation**

**136 acre oceanfront property located in Jervis Inlet for sale by way of Court Order. 4,150 feet of quality low bank frontage within a protected bay. The property was rezoned in 2005 from RU-2 to CD-5. CD-5 Zoning permits a wide range of uses including resort hotel, spa, restaurant, pub & marina. Improvements include a 1,600 sf log home and a small guest cabin. This property is well suited for a resort development, large corporate or special interest group retreats, family estate or longterm holding property. It is water access only, 15-20 minutes by boat from Egmont or 2.5 hours from Vancouver. Call to book your appointment to view today!**





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**Active**  
**R3004138**  
Board: V  
House/Single Family

**1151 MILLSTREAM ROAD**  
West Vancouver  
British Properties  
V7S 2C8

Residential Detached  
**\$3,488,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,488,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>90.17</b>	Bathrooms: <b>7</b>	Age: <b>37</b>
Frontage(metres): <b>27.48</b>	Full Baths: <b>5</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$14,093.69</b>
Lot Area (sq.ft.): <b>17,047.23</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.39</b>	P.I.D.: <b>008-719-675</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: <b>Yes: Ocean</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey w/ Bsmt**  
Construction: **Brick, Concrete Frame, Frame - Wood**  
Exterior: **Brick, Concrete, Stucco**  
Foundation: **Concrete Block, Concrete Slab**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 33 BLOCK 51 CAPILANO ESTATES EXTENSION NO. 14 PLAN 13284**

Amenities:

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,050	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,200	Main	Living Room	32'9 x 24'9	Abv Main 2	Walk-In Closet	6'8 x 7'7	Floor	#Pcs
Finished Floor (AbvMain2):	1,050	Main	Dining Room	12'4 x 23'7	Abv Main 2	Walk-In Closet	5'10 x 4'9	Main	2
Finished Floor (Below):	0	Main	Kitchen	25'0 x 20'9	Below	Recreation Room	29'4 x 15'0	Abv Main 2	5
Finished Floor (Basement):	0	Main	Foyer	12'2 x 17'2	Below	Wine Room	10'2 x 8'7	Abv Main 2	4
Finished Floor (Total):	5,300sq. ft.	Abv Main 2	Primary Bedroom	22'1 x 15'0	Below	Storage	7'11 x 12'4	Above	4
Unfinished Floor:	0	Abv Main 2	Solarium	13'10 x 13'4	Below	Bedroom	11'5 x 17'2	Above	4
Grand Total:	5,300sq. ft.	Abv Main 2	Bedroom	11'5 x 17'2			x	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	6'4 x 8'7			x	Main	2
		Above	Bedroom	14'3 x 15'0			x		
Suite:		Above	Bedroom	14'10 x 15'0			x		
Basement:Fully Finished		Above	Bedroom	11'7 x 17'1			x		
		Above	Walk-In Closet	5'7 x 3'11			x		
		Main	Walk-In Closet	4'8 x 4'5			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Georgia Pacific Realty Corp.**

**Stonehaus Realty Corp.**

**Investor Alert or Family Dream - Millstream's Hidden Gem! Opportunity in West Van's in British Properties: 17,000+ sf lot on Millstream's famed "Street of Dreams," surrounded by \$18M+ estates. Listed well below assessed value, this 6BD/7BA, 5,300 sf home offers endless potential for investors or families ready to create a custom masterpiece. Elevated position captures expansive views; solid modern architecture invites renovation or reimagining. Potential for rooftop patio, firepit, pickleball court, pool, sauna, hot tub & more. A tranquil forest w/ trails & flowing stream brings peace & privacy. Near top schools & Hollyburn CC. Rare chance to build value, vision & legacy in one of West Van's most coveted enclaves. Opportunities like this are few and far between in this world-class location**



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**Active**  
**R3021423**  
Board: V  
House/Single Family

**745 W 41ST AVENUE**  
Vancouver West  
Cambie  
V5Z 2N2

Residential Detached  
**\$3,500,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>0</b>	Approx. Year Built: <b>1951</b>
Frontage(feet): <b>57.30</b>	Bathrooms: <b>0</b>	Age: <b>74</b>
Frontage(metres): <b>17.47</b>	Full Baths: <b>0</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>120.00</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$28,020.00</b>
Lot Area (sq.ft.): <b>6,876.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>010-165-801</b>	Tax Inc. Utilities?: <b>Yes</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **DetachedGrge/Carport**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 1, BLOCK 998, PLAN VAP8313, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,978	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Other	44'4' x 44'4'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Other	34'6' x 34'6'			x	Main
Finished Floor (Below):	0			x			x	Main
Finished Floor (Basement):	1,202			x			x	Main
Finished Floor (Total):	3,180sq. ft.			x			x	Bsmt
Unfinished Floor:	0			x			x	
Grand Total:	3,180sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Full</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 0	# of Rooms: 2	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Goodman Commercial**

**Goodman Commercial**

**Dexter Realty**

**For sale by court order. Prime 57.3' x 120' lot in Oakridge neighbourhood. Directly opposite Oakridge Park master-planned development and steps from SkyTrain. R1-1 zoning allows multi-plex development on its own or assemble for higher density. 12-storeys / 4.0 FSR permitted under both Transit-Oriented Areas (TOA) policy and Cambie Corridor Plan. Two lots on the same block also available for sale (715 W 41st & 5693 Heather).**



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**Doc Livingston PREC\***

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**Active**  
**R2967119**  
Board: V  
House/Single Family

**9036 RIVERSIDE DRIVE**

Whistler  
WedgeWoods  
V8E 1M1

Residential Detached

**\$3,549,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$3,795,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>5</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>5</b>	Zoning: <b>CD-GRE</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$12,698.49</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>1.58</b>	P.I.D.: <b>028-307-445</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Mountains</b>		
Complex/Subdiv: <b>WEDGEWOODS</b>		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Water</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>10</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Fibre Cement Board, Stone</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: <b>N/A</b>	Dist. to School Bus: <b>50m approx.</b>	
	Title to Land: <b>Freehold Strata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Propane Gas</b>	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Radiant</b>			
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Hardwood, Mixed, Tile</b>		

Legal: **STRATA LOT 10 DISTRICT LOT 2247 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3916 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Tennis Court(s)**

Site Influences: **Paved Road, Private Setting, Private Yard, Recreation Nearby, Ski Hill Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Microwave, Pantry, Smoke Alarm, Sprinkler - Fire, Stove, Vaulted Ceiling, Wet Bar, Wine Cooler**

Finished Floor (Main):	2,632	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	12'4 x 20'5			x	Floor #Pcs
Finished Floor (AbvMain2):	1,753	Main	Foyer	31' x 14'4			x	Main 3
Finished Floor (Below):	0	Bsmt	Great Room	22'11 x 16'10			x	Main 5
Finished Floor (Basement):	0	Main	Kitchen	24'9 x 16'6			x	Above 5
Finished Floor (Total):	4,385sq. ft.	Main	Dining Room	18'11 x 19'1			x	Above 4
Unfinished Floor:	0	Main	Pantry	16'11 x 5'10			x	Above 4
Grand Total:	4,385sq. ft.	Above	Primary Bedroom	12'4 x 16'			x	
		Above	Walk-In Closet	7' x 7'11			x	
		Above	Bedroom	11'3 x 13'11			x	
		Above	Walk-In Closet	4'6 x 4'1			x	
		Above	Bedroom	11'3 x 13'11			x	
		Above	Walk-In Closet	4'4 x 5'2			x	
		Above	Games Room	26'7 x 14'3			x	

Suite: **None**  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **13**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: **Pets Allowed, Rentals Allowed, Smoking Restrictions** Maint. Fee: **\$373.93**

Listing Broker(s): **Angell Hasman & Associates Realty Ltd. Angell Hasman & Associates Realty Ltd.**

**Court-Ordered Foreclosure Sale – Rare Opportunity in WedgeWoods! This stunning 1.58-acre property in Whistler's exclusive WedgeWoods enclave offers unparalleled privacy, breathtaking panoramic views, and the peaceful sounds of the Green River. The home features vaulted timber ceilings, warm wood tones, oversized windows, and a natural stone-clad fireplace, along with premium appliances from Dacor, Viking, Miele, and Bosch. Additionally, there's potential to build a 2,150+ sq ft carriage house, perfect for extra living space. Just minutes from groceries, lakes, and hiking trails, this property offers both luxury and convenience. Don't miss this unique opportunity to own a spectacular estate property in Whistler for an amazing price.**





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**Doc Livingston PREC\***

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**Active**  
**R2986130**  
Board: V  
House/Single Family

**387 W 13TH AVENUE**  
Vancouver West  
Mount Pleasant VW  
V5Y 1W2

Residential Detached  
**\$3,690,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,998,000**  
Meas. Type: **Feet** Bedrooms: **13** Approx. Year Built: **1912**  
Frontage(feet): **50.00** Bathrooms: **11** Age: **113**  
Frontage(metres): **15.24** Full Baths: **11** Zoning: **RT-6**  
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$12,799.80**  
Lot Area (sq.ft.): **6,250.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.14** P.I.D.: **014-565-650** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: City**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2010**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **5** Covered Parking: Parking Access: **Lane, Rear**  
Parking: **Carport; Multiple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 14, BLOCK I, PLAN VAP1530, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,631	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,186	Main	Living Room	16' x9'9	Above	Bedroom	13' x 10'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	7'1 x 6'6	Above	Bedroom	15'4 x 13'9	Main	4
Finished Floor (Below):	1,200	Main	Bedroom	17'2 x 10'5	Below	Living Room	15'7 x 10'7	Main	3
Finished Floor (Basement):	0	Main	Bedroom	12'1 x 10'5	Below	Kitchen	16'7 x 7'7	Main	3
Finished Floor (Total):	5,017sq. ft.	Main	Kitchen	7'3 x 6'6	Below	Bedroom	10'9 x 9'7	Above	4
Unfinished Floor:	0	Main	Bedroom	17'5 x 14'1	Below	Bedroom	10' x 9'	Above	3
Grand Total:	5,017sq. ft.	Main	Bedroom	15'5 x 14'5	Below	Living Room	11'5 x 8'6	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	13' x 11'5	Below	Kitchen	10'8 x 9'8	Above	3
Suite: <b>Legal Suite, Unauthorized Suite</b>		Above	Kitchen	12' x 12'	Below	Bedroom	12' x 10'	Above	3
Basement: <b>Fully Finished</b>		Above	Bedroom	14'5 x 12'5	Below	Bedroom	10' x 10'	Above	3
		Above	Bedroom	13'8 x 13'4	Below	Den	10' x 9'	Below	3
		Above	Kitchen	5'5 x 5'5	Below	Den	9' x 9'	Below	3
		Above	Bedroom	16'5 x 12'2	Below	Den	8' x 8'		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 6	# of Rooms: 27	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **eXp Realty**

**Beautiful house located in a great area. Completed renovated and restored in 2010. 4 legal suites! 6 kitchens, 13 bedrooms plus 3 dens used as additional 3 bedrooms; 11 full baths. 4 car carport plus extra parking stalls from back lane. Air conditioning in some areas. Steps to Skytrain, City Hall, Downtown, VGH, Broadway shopping. Big opportunity for higher density redevelopment (12 storeys). Hold it for high rental income or combine 2 more lands (345 & 335 also for sale) for development. Don't miss it!**





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**Active**  
**R3002405**  
Board: V  
House/Single Family

**4650 W 6TH AVENUE**  
Vancouver West  
Point Grey  
V6R 1V7

Residential Detached  
**\$3,790,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,868,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**  
Frontage(feet): **33.00** Bathrooms: **5** Age: **9**  
Frontage(metres): **10.06** Full Baths: **3** Zoning: **RES**  
Depth / Size: **112.7** Half Baths: **2** Gross Taxes: **\$13,968.50**  
Lot Area (sq.ft.): **3,719.10** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **0.09** P.I.D.: **005-052-211** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Concrete Frame**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **005-052-211 LOT 10, BLOCK 144, PLAN VAP3013, DISTRICT LOT 540, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main): **832**  
Finished Floor (Above): **843**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **873**  
Finished Floor (Total): **2,548sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,548sq. ft.**  
Flr Area (Det'd 2nd Res): **sq. ft.**

Suite:  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions
Main	Foyer	7'7" x 7'4"
Main	Living Room	10' x 10'
Main	Dining Room	12'3" x 13'8"
Main	Kitchen	9'9" x 12'8"
Above	Primary Bedroom	12'5" x 13'
Above	Bedroom	11'1" x 9'3"
Above	Bedroom	10'11" x 9'3"
Bsmt	Recreation Room	14'1" x 11'9"
Bsmt	Bedroom	7'7" x 10'4"
Bsmt	Bedroom	9'4" x 11'2"
Bsmt	Laundry	6'6" x 8'9"
		x
		x

Floor	Type	Dimensions	Bathrooms
		x	Floor #Pcs
		x	Main 2
		x	Above 4
		x	Above 4
		x	Above 5
		x	Bsmt 2
		x	
		x	
		x	

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **Sutton Group Seafair Realty** **RE/MAX Westcoast**

**Priced below BC assessment. Custom-Built Home in Point Grey!! Experience West Coast luxury in the 5-bed, 4.5-bath home built in 2016. The open-concept design is flooded with natural light and features a gourmet Miele kitchen. The upper floor has three ensuite bedrooms. The basement includes a large rec room, two additional bedrooms and a spacious laundry room. Enjoy the south-facing yard, two car garage and bonus storage shed. Located near top schools Queen Mary and Lord Byng and close to beaches and amenities. AC and radian in-floor heating included. Must fly. Try your offer**



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**Active**  
**R3019321**  
Board: V  
House/Single Family

**2062 SW MARINE DRIVE**

Vancouver West  
Southlands  
V6P 6B5

Residential Detached

**\$3,895,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,895,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>54.10</b>	Bathrooms: <b>5</b>	Age: <b>1</b>
Frontage(metres): <b>16.49</b>	Full Baths: <b>5</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>70</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,938.22</b>
Lot Area (sq.ft.): <b>4,458.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.10</b>	P.I.D.: <b>030-439-426</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
Title to Land: **Freehold Strata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Laminate, Mixed, Tile**

Legal: **STRATA LOT 4 DISTRICT LOTS 317 AND 316 BLOCK 12 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3735 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	1,485	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,309	Main	Living Room	12'6" x 12'1"	Bsmt	Utility	7'11" x 4'8"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'4" x 8'2"			x	Main 3
Finished Floor (Below):	0	Main	Family Room	20'3" x 15'4"			x	Above 5
Finished Floor (Basement):	664	Main	Kitchen	15'4" x 10'3"			x	Above 3
Finished Floor (Total):	3,458sq. ft.	Main	Wok Kitchen	9'5" x 6'2"			x	Above 4
Unfinished Floor:	0	Main	Pantry	9'5" x 4'4"			x	Bsmt 4
Grand Total:	3,458sq. ft.	Main	Laundry	9'10" x 5'2"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'10" x 13'4"			x	
Suite:		Above	Walk-In Closet	14'1" x 6'1"			x	
Basement: <b>Fully Finished</b>		Above	Walk-In Closet	13'3" x 8'10"			x	
		Above	Bedroom	11'2" x 9'1"			x	
		Above	Bedroom	13'6" x 9'7"			x	
		Bsmt	Recreation Room	21'8" x 10'7"			x	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:	Maint. Fee: <b>\$647.14</b>
ByLaw Restrictions: <b>Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns</b>				

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

**Final remaining home at "Residences at Wilmar". This Tudor inspired home offers 3,458 of luxury living across 3-levels. Crafted by Stuart Howard Architects and interiors by Ceconi Simone. Large principal rooms on main, w/ back & side decks featuring embedded fireplace feature, and built in barbecue. Up find 3 beds incl. large principal retreat w/ spa inspired ensuite. Down features flex space designed for media or recreation. High-end finishings throughout incl. Wolf/Subzero appliances, HW floors, classic millwork, smart home tech, & AC. The jewel of the home is the convenience of a built-in ELEVATOR which functions on all 3 levels. Nestled in an exclusive gated setting, this stunning home offers proximity to UBC, YVR, & golf courses & more! Open House Sunday July 27th, 1:00pm-2:30pm.**



Presented by:  
**Doc Livingston PREC\***

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**Active**  
**R3015429**

Board: V  
House with Acreage

**108 TWISS ROAD**

Islands-Van. & Gulf  
Galiano Island  
V0N 1P0

Residential Detached

**\$3,950,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>385.00</b>	Bathrooms: <b>3</b>	Age: <b>3</b>
Frontage(metres): <b>117.35</b>	Full Baths: <b>2</b>	Zoning: <b>SLR</b>
Depth / Size: <b>559</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$14,240.39</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>5.47</b>	P.I.D.: <b>005-001-340</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: WHALER BAY, GOSSIP &amp; MAYNE ISL</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Shallow</b>	

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Metal, Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Carport; Single**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Concrete, Tile**

Legal: **LOT 1, BLOCK 7, DISTRICT LOT 6, GALIANO ISLAND,, COWICHAN DISTRICT, PLAN 1974, EXCEPT THAT PART IN PLAN 11858**

Amenities: **Pool; Outdoor**

Site Influences: **Private Setting, Recreation Nearby, Rural Setting, Treed, Waterfront Property**

Features:

Finished Floor (Main):	2,005	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	614	Main	Kitchen	28'1 x 14'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'2 x 21'2			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	20'11 x 12'			x	Main 2
Finished Floor (Basement):	0	Main	Laundry	10'2 x 7'1			x	Above 3
Finished Floor (Total):	2,619sq. ft.	Main	Bedroom	11'10 x 19'11			x	
Unfinished Floor:	0	Above	Primary Bedroom	14'9 x 13'11			x	
Grand Total:	2,619sq. ft.	Above	Office	8'4 x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	12'2 x 12'4			x	
		Main	Other	11'11 x 15'8			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Galiano Island Realty**

**Gulfport Realty**

**Luxurious Waterfront with Private Dock.** If you've been dreaming of a modern, architecturally designed home & guest cottage on a spectacular waterfront estate with its own private moorage, your search may be over. This sunny 5.47-acre property offers a park-like setting and 385+ feet of accessible shoreline. Situated in a desirable area on Galiano's south end, within walking distance of a popular sandy beach & close to the golf course. This prime property features a charming 3 BR guest cottage, (completed in 2019), & a beautiful 2 BR main residence, (completed in 2024). The two matching buildings are seamlessly connected by a large concrete patio, complete with a lap pool & hot tub. A rare opportunity to own a piece of paradise in the Gulf Islands!





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**Doc Livingston PREC\***

eXp Realty  
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<http://www.homehuntersbc.com>  
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**Active**  
**R3029953**  
Board: V  
House/Single Family

**3838 W 50TH AVENUE**

Vancouver West  
Southlands  
V6N 3V5

Residential Detached

**\$4,498,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,498,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2019</b>
Frontage(feet): <b>66.00</b>	Bathrooms: <b>6</b>	Age: <b>6</b>
Frontage(metres): <b>20.12</b>	Full Baths: <b>6</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>147.9</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$20,535.00</b>
Lot Area (sq.ft.): <b>9,761.40</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>029-853-737</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric, Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**  
Parking: **DetachedGrge/ Carport, Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit: **close** Dist. to School Bus: **close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 3, BLOCK 5, PLAN EPP40696, DISTRICT LOT 314, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Storage**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,144	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,661	Main	Foyer	11'1 x 7'10	Above	Bedroom	11'9 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'3 x 13'0	Above	Bedroom	11'10 x 9'9	Main 3
Finished Floor (Below):	250	Main	Office	10'6 x 7'0	Above	Bedroom	12'1 x 9'8	Above 5
Finished Floor (Basement):	0	Main	Great Room	15'0 x 14'11	Below	Recreation Room	20'9 x 10'3	Above 4
Finished Floor (Total):	4,055sq. ft.	Main	Dining Room	16'1 x 13'2			x	Above 4
Unfinished Floor:	0	Main	Kitchen	15'8 x 9'10			x	Above 3
Grand Total:	4,055sq. ft.	Main	Wok Kitchen	9'6 x 7'10			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	19'9 x 15'10			x	
Suite:		Main	Eating Area	9'10 x 8'7			x	
Basement:None		Main	Laundry	12'4 x 8'0			x	
		Above	Primary Bedroom	14'11 x 11'10			x	
		Above	Walk-In Closet	10'11 x 7'7			x	
		Above	Bedroom	11'9 x 10'1			x	

Crawl/Bsmt. Height:  
# of Kitchens: **2**

# of Levels: **2**  
# of Rooms: **17**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Engel & Volkers Vancouver**

**Engel & Volkers Vancouver**

**Engel & Volkers Vancouver**

**Stunning custom-built luxury home by award-winning TC Dev Group and Peter Rose Architecture+Interiors, just steps from McCleery golf course in one of Vancouver's most desirable neighbourhoods. Over 4,000 SF of stylish living space on a large 66 x 150 SF lot. The main floor features 10 foot ceilings, recessed lighting, coffered ceilings, custom built-in cabinetry, and hardwood flooring. The stunning kitchen incorporates premium cabinetry, Wolf & Sub-Zero appliances, and opens to a large patio with built in heaters - perfect for entertaining. Highlights include smart home system with TV surveillance, radiant in-floor heating, HRV, A/C, and a sunny south-facing backyard. School catchment: Southlands Elementary and Point Grey Secondary and close to both Saint Georges and Crofton House.**





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**Active**  
**R2912549**  
Board: V  
House/Single Family

**7640 FRANCIS ROAD**

Richmond  
Broadmoor  
V6Y 1A2

Residential Detached

**\$4,650,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$7,400,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1955</b>
Frontage(feet): <b>66.00</b>	Bathrooms: <b>1</b>	Age: <b>70</b>
Frontage(metres): <b>20.12</b>	Full Baths: <b>1</b>	Zoning: <b>RSM/L</b>
Depth / Size: <b>329</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$14,664.58</b>
Lot Area (sq.ft.): <b>21,753.86</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.50</b>	P.I.D.: <b>009-492-534</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Other**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 5, BLOCK 4N, PLAN NWP11272, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT \*\*DOUBLE EXPOSURE COMMERCIAL C8062032\*\***

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	930	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	613	Main	Living Room	16' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Above 3
Finished Floor (Below):	0	Main	Dining Room	10' x 10'			x	
Finished Floor (Basement):	0	Above	Primary Bedroom	12' x 12'			x	
Finished Floor (Total):	1,543sq. ft.	Above	Bedroom	10' x 10'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,543sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

**Prime Development Opportunity! This nearly half-acre parcel offers exceptional potential for redevelopment. Conveniently located in the highly soughtafter Broadmoor neighbourhood in Richmond, BC. This area offers plenty of green spaces, schools, shopping centres, restaurants and provides easy access to the Arthur Lang and Oak Street bridges to Vancouver and Hwy #99 South. The City will support a 50-unit, 100% market rental apartment building.**



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**Active**  
**R2998646**  
Board: V  
House/Single Family

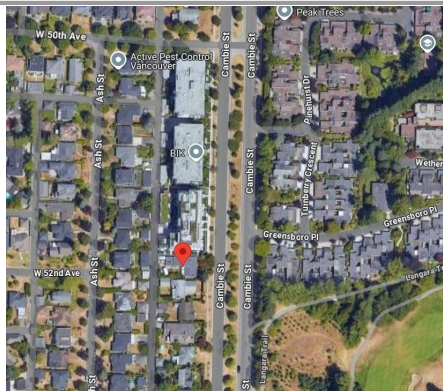
**6789 CAMBIE STREET**

Vancouver West  
South Cambie  
V6P 3H1

Residential Detached

**\$4,800,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$5,288,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**  
Frontage(feet): **59.99** Bathrooms: **3** Age: **65**  
Frontage(metres): **18.28** Full Baths: **3** Zoning: **R1-1**  
Depth / Size: **129.94** Half Baths: **0** Gross Taxes: **\$12,489.80**  
Lot Area (sq.ft.): **7,795.10** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.18** P.I.D.: **009-592-920** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: Gold Course If Elevated**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces: **0**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 32 BLOCK 896 DISTRICT LOT 526 PLAN 10198**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	610	Main	Living Room	22' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12' x 9'			x	Above 4
Finished Floor (Basement):	680	Main	Eating Area	10' x 9'			x	Bsmt 3
Finished Floor (Total):	2,735sq. ft.	Main	Family Room	17' x 12'			x	
Unfinished Floor:	0	Above	Primary Bedroom	15' x 13'			x	
Grand Total:	2,735sq. ft.	Above	Bedroom	11' x 11'			x	
		Above	Bedroom	11' x 11'			x	
		Bsmt	Recreation Room	23' x 17'			x	
		Bsmt	Bedroom	12' x 11'			x	
		Bsmt	Laundry	12' x 8'			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **LeHomes Realty Premier**

**Land Assembly Opportunity! Combine with the neighbor for a 120' x 130' (approx.) lot for future development of apartments or townhomes! Walking distance from the 49th Avenue Skytrain Station! Already developed in both North and South of the target property. Double width lot zoned as R1-1 with laneway vehicular access make it possible for a 4-6 plex. Location comes with unobstructed view of the Langara Golf Course if built to 6 levels. Simply buy and hold for future development potential as home already comes with a rental suite in favorable location on the Cambie Corridor.**



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**Active**  
**R2964639**  
Board: V  
House/Single Family

**1462 DEVONSHIRE CRESCENT**  
Vancouver West  
Shaughnessy  
V6H 2G6

Residential Detached  
**\$4,980,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,699,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1925</b>
Frontage(feet): <b>99.40</b>	Bathrooms: <b>4</b>	Age: <b>100</b>
Frontage(metres): <b>30.30</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>140</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$31,944.20</b>
Lot Area (sq.ft.): <b>13,916.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.32</b>	P.I.D.: <b>011-022-388</b>	Tax Inc. Utilities?: <b>Yes</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey w/ Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Hot Water, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 10 BLOCK 731 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 6011**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,593	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,254	Main	Living Room	23'3 x 16'0	Above	Storage	7'0 x 4'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'9 x 15'0	Bsmt	Living Room	17'5 x 15'1	Above 5
Finished Floor (Below):	581	Main	Kitchen	16'7 x 18'1	Bsmt	Kitchen	16'2 x 10'8	Above 3
Finished Floor (Basement):	1,301	Main	Family Room	14'7 x 11'10	Bsmt	Bedroom	10'7 x 9'9	Main 2
Finished Floor (Total):	4,729sq. ft.	Main	Office	12'11 x 7'3	Bsmt	Storage	9'10 x 4'9	Bsmt 3
Unfinished Floor:	0	Main	Foyer	11'9 x 7'4	Bsmt	Recreation Room	25'6 x 15'11	
Grand Total:	4,729sq. ft.	Above	Primary Bedroom	17'10 x 16'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	10'10 x 11'10			x	
		Above	Bedroom	15'11 x 16'10			x	
		Above	Bedroom	12'6 x 10'2			x	
		Above	Recreation Room	21'1 x 10'8			x	
		Above	Bedroom	9'9 x 15'9			x	
Suite:								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 18	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Unilife Realty Inc.**

**This well located residence in 2nd Shaughnessy is located within steps to Vancouver's premier public and private schools. South facing private yard! large rectangle lot. back lane. Features a traditional family layout with 4 bedrooms up and a cross-hall living room and dining room. Basement has separate entrance and could be a mortgage helper. Call today for more information.**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R2974129**

Board: V  
Other

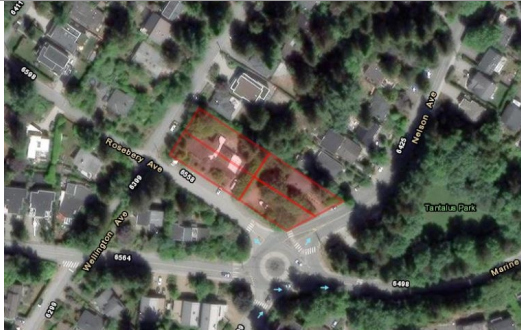
**6404 WELLINGTON AVENUE**

West Vancouver  
Horseshoe Bay WV  
V7W 2H6

Residential Detached

**\$5,350,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,660,000</b>
Meas. Type:	Bedrooms: <b>0</b>	Approx. Year Built: <b>1950</b>
Frontage(feet):	Bathrooms: <b>0</b>	Age: <b>75</b>
Frontage(metres):	Full Baths: <b>0</b>	Zoning: <b>CD59</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$18,304.06</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.00</b>	P.I.D.: <b>014-047-390</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Other**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Other**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 18, BLOCK 41, DISTRICT LOT 430, PLAN 2103**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,000	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Conservatory	0' x 0'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0						x		
Finished Floor (Below):	0						x		
Finished Floor (Basement):	0						x		
Finished Floor (Total):	1,000sq. ft.						x		
Unfinished Floor:	0						x		
Grand Total:	1,000sq. ft.						x		
							x		
Flr Area (Det'd 2nd Res):	sq. ft.						x		
							x		
Suite:				x			x		
Basement:	None			x			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 0	# of Rooms: 1	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Royal LePage Sussex**

**COURT ORDERED SALE- Previously operated as Saint Monica's Church, this 100' x 150' lot is part of TANTALUS GARDENS and includes the purchase of 6403 Nelson Ave. & 6407 Nelson Ave. for a total parcel of 28,292 sq ft. A Development Permit has been issued allowing for 10 single family detached homes and is valid until June 16, 2026. Horseshoe Bay is a scenic village with parks, beaches and schools nearby as well as easy access to Hwy 1, Whistler, the Sunshine Coast and the Islands.**





Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R2990018**  
Board: V  
House/Single Family

**1650 CEDAR CRESCENT**

Vancouver West  
Shaughnessy  
V6J 2P9

Residential Detached

**\$5,699,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$6,999,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1912</b>
Frontage(feet): <b>95.00</b>	Bathrooms: <b>5</b>	Age: <b>113</b>
Frontage(metres): <b>28.96</b>	Full Baths: <b>3</b>	Zoning: <b>FSD</b>
Depth / Size: <b>182</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$27,447.80</b>
Lot Area (sq.ft.): <b>16,178.95</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.37</b>	P.I.D.: <b>011-534-672</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	Tour:	
View: <b>Yes: City &amp; Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey w/Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Other**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **0** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Driveway Finish: **Gravel**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes :light fixtures, shelving**  
Floor Finish: **Mixed**

Legal: **LOT 3, BLOCK 49, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	1,374	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,691	Main	Living Room	14'7 x 17'7	Abv Main 2	Bedroom	12'9 x 15'5	Floor	#Pcs
Finished Floor (AbvMain2):	971	Main	Dining Room	14'10 x 15'4	Abv Main 2	Walk-In Closet	5'5 x 15'10	Main	2
Finished Floor (Below):	0	Main	Kitchen	15' x 11'3	Bsmt	Laundry	5'11 x 10'11	Above	3
Finished Floor (Basement):	0	Main	Family Room	10'4 x 15'2	Bsmt	Utility	24'9 x 15'4	Above	2
Finished Floor (Total):	4,036sq. ft.	Main	Foyer	10'8 x 7'11	Bsmt	Storage	32'0 x 20'0	Above	3
Unfinished Floor:	1,674	Above	Primary Bedroom	12'8 x 15'4			x	Abv Main 2	3
Grand Total:	5,710sq. ft.	Above	Dressing Room	8'7 x 12'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'2 x 12'4			x		
		Above	Bedroom	9'9 x 15'2			x		
		Above	Bedroom	10' x 10'7			x		
		Above	Bedroom	14'10 x 12'11			x		
Suite: <b>None</b>		Abv Main 2	Bedroom	8'1 x 12'10			x		
Basement: <b>Unfinished</b>		Abv Main 2	Bedroom	12'9 x 11'2			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>18</b>	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**

**Rarely available, First Shaughnessy Mansion on a large private lot. Beautiful views of City & Mountains.**



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**Active**  
**R2988726**  
Board: V  
House/Single Family

**1041 W 53RD AVENUE**

Vancouver West  
South Granville  
V6P 1K6

Residential Detached

**\$5,790,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,790,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>52.00</b>	Bathrooms: <b>8</b>	Age: <b>3</b>
Frontage(metres): <b>15.85</b>	Full Baths: <b>7</b>	Zoning: <b>R1</b>
Depth / Size: <b>160</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$29,155.70</b>
Lot Area (sq.ft.): <b>9,920.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>010-905-804</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Mixed, Softwood, Tile**

Legal: **LOT 13, BLOCK S, PLAN VAP6339, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF BLKS 12 & 17A**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In**

Finished Floor (Main):	1,854	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,546	Main	Living Room	12'0 x 14'1	Bsmt	Media Room	15'1 x 14'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 14'0	Bsmt	Gym	10'6 x 14'10	Main	2
Finished Floor (Below):	0	Main	Kitchen	18'2 x 20'3	Bsmt	Wine Room	6'9 x 7'0	Above	5
Finished Floor (Basement):	2,153	Main	Wok Kitchen	7'4 x 13'5			x	Above	3
		Main	Family Room	14'11 x 16'9			x	Above	3
Finished Floor (Total):	5,553sq. ft.	Main	Den	10'5 x 7'0			x	Above	3
Unfinished Floor:	0	Above	Primary Bedroom	11'8 x 15'0			x	Bsmt	3
Grand Total:	5,553sq. ft.	Above	Primary Bedroom	12'0 x 13'3			x	Bsmt	4
		Above	Bedroom	10'3 x 11'6			x	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 11'2			x		
		Bsmt	Bedroom	10'3 x 11'2			x		
Suite:		Bsmt	Bedroom	10'3 x 11'6			x		
Basement:Fully Finished		Bsmt	Recreation Room	27'0 x 15'0			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 3		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 16		ByLaw Restrictions:					

Listing Broker(s): **YVR International Realty**

**Court-Ordered Sale! Asking more than \$300,000 Below Assessment – Unbeatable Value in South Granville! This is your chance to own a stunning custom-built luxury home in the prestigious South Granville neighborhood—at an incredible value. Thoughtfully designed with high-end finishes throughout, this elegant residence offers 6 spacious bedrooms and 8 luxurious bathrooms across a sophisticated and functional layout. The gourmet kitchen is a chef's dream with premium appliances, sleek countertops, and generous cabinetry. Enjoy seamless indoor-outdoor living with a beautifully landscaped private backyard—perfect for entertaining or relaxing. Includes a 3-car garage and smart home features for ultimate modern convenience. Located minutes from top-rated schools, parks, shopping, and transit.**



Presented by:  
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<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3021128**  
Board: V  
House/Single Family

**1542 W 28TH AVENUE**

Vancouver West  
Shaughnessy  
V6J 2Y5

Residential Detached

**\$6,598,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,798,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2012**  
Frontage(feet): **66.00** Bathrooms: **7** Age: **13**  
Frontage(metres): **20.12** Full Baths: **6** Zoning: **R1-1**  
Depth / Size: **150** Half Baths: **1** Gross Taxes: **\$40,484.90**  
Lot Area (sq.ft.): **9,900.00** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **0.23** P.I.D.: **011-023-660** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: :  
Complex/Subdiv: **Shaughnessy**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:  
Fireplace Fuel: **Natural Gas** Metered Water:  
Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing:  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **5** Parking Access: **Lane**  
Parking: **DetachedGrge/Carport**  
Driveway Finish:  
Dist. to Public Transit: **1/2 block** Dist. to School Bus: **VERY CLOSE**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT 4, BLOCK 730, PLAN VAP6011, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,009	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,856	Main	Foyer	12'4 x 22'10	Above	Walk-In Closet	5'11 x 6'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Office	14'2 x 10'9	Above	Storage	5'3 x 5'3	Above	5
Finished Floor (Below):	2,654	Main	Living Room	16'10 x 14'6	Above	Bedroom	14'2 x 11'5	Above	4
Finished Floor (Basement):	0	Main	Dining Room	15'11 x 12'5	Above	Walk-In Closet	5'7 x 6'	Above	4
Finished Floor (Total):	6,519sq. ft.	Main	Family Room	22'3 x 17'6	Above	Nook	10'8 x 7'5	Above	4
Unfinished Floor:	0	Main	Kitchen	14'4 x 17'6	Below	Recreation Room	26'6 x 19'6	Main	2
Grand Total:	6,519sq. ft.	Main	Wok Kitchen	11'7 x 6'1	Below	Games Room	20'7 x 18'6	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	6'1 x 5'7	Below	Sauna	8'10 x 5'	Below	4
Suite:		Above	Primary Bedroom	22' x 14'4	Below	Storage	6'6 x 4'8		
Basement:Fully Finished		Above	Walk-In Closet	8'5 x 8'11	Below	Wine Room	19'6 x 3'11		
		Above	Bedroom	14'2 x 11'7	Below	Media Room	24'6 x 18'9		
		Above	Walk-In Closet	7'8 x 4'9	Below	Bedroom	11'11 x 12'6		
		Above	Bedroom	11'10 x 12'6	Below	Walk-In Closet	8'1 x 5'		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 28	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Macdonald Realty**

**Macdonald Realty**

**Macdonald Realty**

**Wonderful family home, custom built in 2012 and set on a 66'x150' south exposed lot in one of Shaughnessy's most sought after pockets. Attention to detail & quality are evident throughout the 6519 sf interior. Move right in or see an opportunity here to buy a solid house that could be updated to suit your own style and aesthetic with simple, cosmetic updates. Upstairs, luxurious primary suite + three large add'l ensuite bd rms. Elegant living & dining rms on main w/ family rm & gourmet kitch (incl wok kitch) open to sunny back deck & garden. Large rec rm down + media rm, wine rm, sauna, extra bdrm + nanny suite w/ private entrance. 4 car garage. Walk to York House, LFA, Shaughnessy Elem, Van College, The Arbutus Club, S. Granville & more! Call today!**