



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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Active
R3015271
Board: V
House/Single Family

8236 HAIG STREET

Vancouver West
Marpole
V6P 4R9

Residential Detached

\$1,750,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,750,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1951**
Frontage(feet): **33.00** Bathrooms: **2** Age: **74**
Frontage(metres): **10.06** Full Baths: **2** Zoning: **R1-1**
Depth / Size: **117.06** Half Baths: **0** Gross Taxes: **\$8,231.37**
Lot Area (sq.ft.): **3,862.98** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.09** P.I.D.: **004-180-364** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; 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: **Wall/Wall/Mixed**

Legal: **PL 2257 LD 36 LT 19 OF 5 BLK B DL 319 324 & PT 323**

Amenities:

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

Finished Floor (Main):	848	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'7 x14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'2 x8'11			x	Main 4
Finished Floor (Below):	868	Main	Dining Room	11'2 x14'6			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	10'7 x12'4			x	
Finished Floor (Total):	1,716sq. ft.	Below	Recreation Room	10' x16'			x	
Unfinished Floor:	0	Below	Bedroom	13'6 x12'2			x	
Grand Total:	1,716sq. ft.	Below	Bedroom	10'9 x11'1			x	
		Below	Laundry	10'9 x14'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Foreclosure alert! Located in the desirable Churchill Secondary catchment. A fantastic opportunity for first-time buyers or savvy investors! PERFECT ENTRY LEVEL HOME FOR BUYERS TO RENOVATE TO THEIR LIKING OR BUILD ON THIS DREAM LOT. Charming 1950s Bungalow on a Quiet, Tree-Lined Street! Nestled in the heart of Marpole, this classic West Side gem offers over 1,700 SF of living space. Featuring 3 bedrooms, 2 bathrooms, a spacious family room, and a full dining room, this home boasts an open-concept layout with large skylights that fill the space with natural light. Situated on a serene lane lined with cherry trees—perfect for families and outdoor play.



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

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 x 12'2	Above	Primary Bedroom	16'1 x 12'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 11'8			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	11'3 x 8'7			x	Above	4
Finished Floor (Basement):	0	Main	Eating Area	10'6 x 7'0			x	Above	4
Finished Floor (Total):	2,730sq. ft.	Main	Bedroom	10'3 x 9'5			x		
Unfinished Floor:	0	Main	Bedroom	11'2 x 9'2			x		
Grand Total:	2,730sq. ft.	Main	Bedroom	16'1 x 12'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	16'8 x 12'2			x		
Suite: Unauthorized Suite		Above	Dining Room	12' x 11'7			x		
Basement: Full		Above	Kitchen	11'3 x 8'9			x		
		Above	Eating Area	10'6 x 7'3			x		
		Above	Bedroom	10'7 x 9'4			x		
		Above	Bedroom	11'1 x 8'8			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
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: \$3,500,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 1951
Frontage(feet): 57.30	Bathrooms: 0	Age: 74
Frontage(metres): 17.47	Full Baths: 0	Zoning: R1-1
Depth / Size: 120.00	Half Baths: 0	Gross Taxes: \$28,020.00
Lot Area (sq.ft.): 6,876.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 010-165-801	Tax Inc. Utilities?: Yes
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,202**
Finished Floor (Total): **3,180sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,180sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**

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

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **0** # of Rooms: **2**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Other	44'4" x 44'4"			x	Floor #Pcs
Bsmt	Other	34'6" x 34'6"			x	Main
		x			x	Main
		x			x	Main
		x			x	Bsmt
		x			x	
		x			x	
		x			x	
		x			x	
		x			x	

Manuf Type: Registered in MHR?: PAD Rental:
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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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' x 9'9	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
		Main	Kitchen	7'3 x 6'6	Below	Bedroom	10'9 x 9'7	Above	4
Finished Floor (Total):	5,017sq. ft.	Main	Bedroom	17'5 x 14'1	Below	Bedroom	10' x 9'	Above	3
Unfinished Floor:	0	Main	Bedroom	15'5 x 14'5	Below	Living Room	11'5 x 8'6	Above	3
Grand Total:	5,017sq. ft.	Above	Living Room	13' x 11'5	Below	Kitchen	10'8 x 9'8	Above	3
		Above	Kitchen	12' x 12'	Below	Bedroom	12' x 10'	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	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
Suite: Legal Suite, Unauthorized Suite		Above	Kitchen	5'5 x 5'5	Below	Den	9' x 9'	Below	3
Basement: Fully Finished		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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	843	Main	Foyer	7'7" x 7'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10' x 10'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	12'3" x 13'8"			x	Above 4
Finished Floor (Basement):	873	Main	Kitchen	9'9" x 12'8"			x	Above 4
Finished Floor (Total):	2,548sq. ft.	Above	Primary Bedroom	12'5" x 13'			x	Above 5
Unfinished Floor:	0	Above	Bedroom	11'1" x 9'3"			x	Above 5
Grand Total:	2,548sq. ft.	Above	Bedroom	10'11" x 9'3"			x	Bsmt 2
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	14'1" x 11'9"			x	
Suite:		Bsmt	Bedroom	7'7" x 10'4"			x	
Basement: Full		Bsmt	Bedroom	9'4" x 11'2"			x	
		Bsmt	Laundry	6'6" x 8'9"			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	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: \$3,895,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 54.10	Bathrooms: 5	Age: 1
Frontage(metres): 16.49	Full Baths: 5	Zoning: R1-1
Depth / Size: 70	Half Baths: 0	Gross Taxes: \$9,938.22
Lot Area (sq.ft.): 4,458.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 030-439-426	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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: Fully Finished		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: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee: \$647.14
ByLaw Restrictions: Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns				

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*

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

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 Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:		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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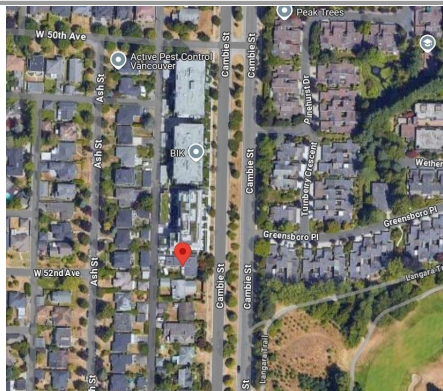
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Phone: 604-787-7028
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doc@homehuntersbc.com



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	
Flr Area (Det'd 2nd Res):	sq. ft.	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: Unauthorized Suite								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	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: \$5,699,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1925
Frontage(feet): 99.40	Bathrooms: 4	Age: 100
Frontage(metres): 30.30	Full Baths: 3	Zoning: R1-1
Depth / Size: 140	Half Baths: 1	Gross Taxes: \$31,944.20
Lot Area (sq.ft.): 13,916.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.32	P.I.D.: 011-022-388	Tax Inc. Utilities?: Yes
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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*

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

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		
Suite: None		Above	Bedroom	9'9 x 15'2			x		
Basement: Unfinished		Above	Bedroom	10' x 10'7			x		
		Above	Bedroom	14'10 x 12'11			x		
		Abv Main 2	Bedroom	8'1 x 12'10			x		
		Abv Main 2	Bedroom	12'9 x 11'2			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 18	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.



Presented by:
Doc Livingston PREC*

eXp Realty
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<http://www.homehuntersbc.com>
doc@homehuntersbc.com



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

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:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:		Maint. Fee:				
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.



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Doc Livingston PREC*

eXp Realty
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<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3021128
Board: V
House/Single Family

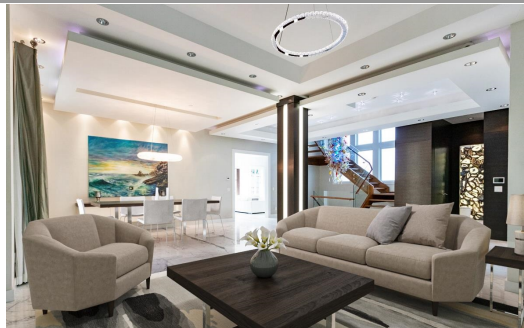
1542 W 28TH AVENUE

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 bdrms. 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!



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doc@homehuntersbc.com



Active
R2989610
Board: V
House/Single Family

5808 CROWN STREET

Vancouver West
Southlands
V6N 2B7

Residential Detached

\$6,700,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,700,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2013
Frontage(feet): 96.37	Bathrooms: 7	Age: 12
Frontage(metres): 29.37	Full Baths: 6	Zoning: R1-1
Depth / Size: 134.5	Half Baths: 1	Gross Taxes: \$25,698.50
Lot Area (sq.ft.): 12,964.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.30	P.I.D.: 002-762-617	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
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: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood, Other**
Exterior: **Other, Stone, Wood**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **4** Parking Access:
Parking: **Other**
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 11, BLOCK 2, PLAN VAP2442, DISTRICT LOT 320, NEW WESTMINSTER LAND DISTRICT, OF LOT D**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main):	1,989	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,546	Main	Foyer	10'6 x 13'5	Above	Bedroom	16'3 x 10'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 10'4	Above	Bedroom	10'4 x 12'1	Main	2
Finished Floor (Below):	0	Main	Living Room	18' x 14'2	Above	Office	11'4 x 5'10	Above	3
Finished Floor (Basement):	2,477			x	Bsmt	Bedroom	12'7 x 14'9	Above	3
Finished Floor (Total):	6,012sq. ft.	Main	Office	11'1 x 12'1	Bsmt	Study	9'9 x 14'6	Above	4
Unfinished Floor:	0	Main	Family Room	21'10 x 14'10	Bsmt	Laundry	10'10 x 10'6	Above	5
Grand Total:	6,012sq. ft.	Main	Kitchen	15'8 x 16'3	Bsmt	Storage	6'9 x 13'4	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Wok Kitchen	16'4 x 5'11	Bsmt	Storage	8'9 x 16'5	Bsmt	4
Suite:		Main	Pantry	6'1 x 5'2	Bsmt	Media Room	16'2 x 14'9		
Basement:Full		Main	Mud Room	6'10 x 8'11	Bsmt	Recreation Room	19'1 x 29'5		
		Above	Primary Bedroom	15'4 x 15'7	Bsmt	Wine Room	9'7 x 6'1		
		Above	Walk-In Closet	10'7 x 8'11			x		
		Above	Bedroom	19'9 x 11'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 23	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Royal Regal Realty Ltd.**

Royal Regal Realty Ltd.

"LUXURIOUS LIVING "6000 sf designer Custom Built Home on a 13000 sf trapezium-shaped corner lot, Located at the most desire area in Southlands, Surrounded by natural greenland and golf courses. It has a sloping front yard, fenced by concrete walls, hedges, and a gate, and a landscaped rear yard with a pond, lawns, and trees. 4 indoor parkings, The main floor comprises a foyer, living room, dining room, kitchen with premium appliances, breakfast nook, wok kitchen, family room, pantry, den, powder room, and mudroom. 10-foot 2477 sf basement contain - recreation room, wet bar, wine cellar, home theatre, games room, exercise room.Top Notch School within minutes - St George, Cofton House, Point Gray Secondary. Prefect dream Home for your family !



Presented by:
Doc Livingston PREC*

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doc@homehuntersbc.com



Active
R3022608
Board: V
House/Single Family

1425 ACADIA ROAD
Vancouver West
University VW
V6T 2B6

Residential Detached
\$7,350,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,350,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1980**
Frontage(feet): **120.00** Bathrooms: **8** Age: **45**
Frontage(metres): **36.58** Full Baths: **7** Zoning: **.**
Depth / Size: **170** Half Baths: **1** Gross Taxes: **\$56,132.07**
Lot Area (sq.ft.): **20,400.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.47** P.I.D.: **010-989-587** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: MOUNTAIN, WATER**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **7** Covered Parking: **3** Parking Access:
Parking: **Garage Underbuilding**
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:

Legal: **LOT 14, BLOCK 70, PLAN VAP6034, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:
Features:

Finished Floor (Main):	4,700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	27'5 x 18'7	Below	Bedroom	18'3 x 10'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	18'5 x 14'7	Below	Bedroom	13'3 x 12'8	Main 2
Finished Floor (Below):	3,478	Main	Dining Room	15'6 x 14'	Below	Gym	22'1 x 17'9	Main 6
Finished Floor (Basement):	0	Main	Den	18'11 x 10'5	Below	Other	33'5 x 31'	Main 4
Finished Floor (Total):	8,178sq. ft.	Main	Family Room	20'5 x 18'2	Below	Sauna	8'4 x 6'11	Main 5
Unfinished Floor:	0	Main	Primary Bedroom	18'2 x 15'11	Below	Laundry	8'1 x 5'1	Main 4
Grand Total:	8,178sq. ft.	Main	Bedroom	16'6 x 16'1	Below	Mud Room	7'1 x 5'2	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	20'11 x 14'	Below	Utility	9'6 x 8'4	Below 4
		Main	Bedroom	10'2 x 13'6	Below	Storage	17'6 x 8'3	Below 3
		Below	Foyer	14'1 x 11'6			x	
		Below	Living Room	19'3 x 15'9			x	
		Below	Media Room	24'1 x 15'			x	
		Below	Wine Room	8'2 x 5'2			x	

Suite: **Legal Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **22**

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

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

Investor and Builder alert. Build you New Home here. Located in the University Hill Elementary catchment, this exceptional property is a rare offering in a prestigious UBC setting.



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Active
R3010127
Board: V
House/Single Family

426 W 41ST AVENUE
Vancouver West
Oakridge VW
V5Y 2S7

Residential Detached
\$7,500,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,500,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1952
Frontage(feet): 51.50	Bathrooms: 2	Age: 73
Frontage(metres): 15.70	Full Baths: 2	Zoning: RS-1
Depth / Size: 142.29	Half Baths: 0	Gross Taxes: \$29,095.10
Lot Area (sq.ft.): 7,327.93	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 008-500-444	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
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:
Parking: **Carport & Garage, 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: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 17 BLOCK 857 PLAN VAP7737 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,161	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'2 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'6 x 10'1			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 10'8			x	Below 3
Finished Floor (Basement):	1,035	Main	Primary Bedroom	11'2 x 10'6			x	
Finished Floor (Total):	2,196sq. ft.	Main	Bedroom	13'2 x 8'5			x	
Unfinished Floor:	0	Bsmt	Living Room	16'1 x 13'5			x	
Grand Total:	2,196sq. ft.	Bsmt	Kitchen	16'1 x 15'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'8 x 10'			x	
		Bsmt	Bedroom	9'3 x 9'4			x	
		Bsmt	Laundry	10'0 x 10'5			x	
Suite:				x			x	
Basement: Partly Finished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale. Prime and fantastic development property just steps across from the Oakridge Mall and Skytrain Station on West 41st Avenue. Located in the heart of the Oakridge Municipal Town Centre (Oakridge MTC) Development Plan area where mixed-use towers are currently being developed and under constructions.



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Active
R3010166
Board: V
House/Single Family

408 W 41ST AVENUE
Vancouver West
Oakridge VW
V5Y 2S7

Residential Detached
\$7,500,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,500,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1956
Frontage(feet): 56.00	Bathrooms: 2	Age: 69
Frontage(metres): 17.07	Full Baths: 2	Zoning: RS-1
Depth / Size: 142.31	Half Baths: 0	Gross Taxes: \$32,582.80
Lot Area (sq.ft.): 7,969.36	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 010-337-571	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
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:
Parking: **Carport & Garage**
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: **No**
Floor Finish: **Mixed**

Legal: **LOT 16, BLOCK 857, PLAN VAP7737, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 337851L)**

Amenities:

Site Influences: **Central Location, Golf Course Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,458	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'2 x14'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x10'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14' x12'8			x	Below 3
Finished Floor (Basement):	1,312	Main	Primary Bedroom	14'3 x12'6			x	
Finished Floor (Total):	2,770sq. ft.	Main	Bedroom	12'3 x10'8			x	
Unfinished Floor:	0	Bsmt	Living Room	18'9 x13'5			x	
Grand Total:	2,770sq. ft.	Bsmt	Kitchen	16'2 x16'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'8 x11'6			x	
		Bsmt	Bedroom	11'8 x13'6			x	
		Bsmt	Laundry	12' x9'8			x	
Suite:				x			x	
Basement:Part				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Court order sale. Prime and fantastic development property just steps across from the Oakridge Mall and Skytrain Station on West 41st Avenue. Located in the heart of the Oakridge Municipal Town Centre (Oakridge MTC) Development Plan area where mixed-use towers are currently being developed and under constructions.



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Active
R3018444
Board: V
House/Single Family

3138 W 51ST AVENUE
Vancouver West
Southlands
V6N 3H4

Residential Detached
\$14,500,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$14,500,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1990
Frontage(feet): 330.00	Bathrooms: 7	Age: 35
Frontage(metres): 100.58	Full Baths: 6	Zoning: RA1
Depth / Size: 330	Half Baths: 1	Gross Taxes: \$61,848.10
Lot Area (sq.ft.): 108,900.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 2.50	P.I.D.: 007-627-742	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv: SOUTHLANDS		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

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

Total Parking: **10** Covered Parking: **6** Parking Access: **Front**
Parking: **Garage; Double, Garage; Triple, Open**
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 :TBC**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 1, BLOCK 4, PLAN VAP2242, DISTRICT LOT 194, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Pool; Outdoor**

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

Features:

Finished Floor (Main):	4,734	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,268	Main	Foyer	17'2 x 22'4	Main	Dining Room	16'9 x 19'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Primary Bedroom	14'4 x 17'10	Main	Kitchen	19'9 x 16'3	Main	2
Finished Floor (Below):	0	Above	Walk-In Closet	8'3 x 6'11	Main	Eating Area	17' x 15'4	Main	3
Finished Floor (Basement):	0	Above	Bedroom	16' x 12'7	Main	Family Room	16'4 x 22'3	Above	4
Finished Floor (Total):	8,002sq. ft.	Above	Walk-In Closet	8'4 x 7'7	Main	Office	19'7 x 16'8	Above	4
Unfinished Floor:	0	Above	Bedroom	15'10 x 12'2	Main	Games Room	13'5 x 18'10	Above	5
Grand Total:	8,002sq. ft.	Above	Walk-In Closet	6'5 x 9'4	Main	Media Room	15' x 24'1	Above	6
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	20'5 x 11'11	Main	Laundry	21'1 x 6'11	Above	5
Suite:		Above	Walk-In Closet	4'11 x 4'11	Main	Utility	6'7 x 8'		
Basement:None		Above	Bedroom	13'10 x 12'9			x		
		Above	Walk-In Closet	9'3 x 4'			x		
		Above	Dressing Room	15'11 x 15'7			x		
		Main	Living Room	19' x 30'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Macdonald Realty

Outstanding estate property on ideally located 2.5 acre parcel in the heart of beautiful Southlands. A gated, circular driveway makes an elegant entrance to the property through stunning glass-top porte-cochere and large foyer inside. 8000 sq ft home built in 1990 was designed by Hugh Shirley & quality-built by G. Wilson Construction. Extensively renovated by current owner. Principal rooms on main floor are surrounded by patios & landscaped gardens on every side. Office, games rm & media rm on main. 5 ensuite bedrms up including expansive primary suite with large dressing/sitting room. 7 bathrooms. Extremely private fenced yard with gardens, tennis court and swimming pool. An exciting opportunity to own a landmark property in one of Vancouver's most prized neighbourhoods. Call today!



Presented by:
Doc Livingston PREC*

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doc@homehuntersbc.com



Active
R3021542
Board: V
House/Single Family

1126 WOLFE AVENUE
Vancouver West
Shaughnessy
V6H 1V8

Residential Detached
\$16,500,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$16,997,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2017**
Frontage(feet): **97.60** Bathrooms: **9** Age: **8**
Frontage(metres): **29.75** Full Baths: **6** Zoning: **FSD**
Depth / Size: **237.08** Half Baths: **3** Gross Taxes: **\$107,498.0**
Lot Area (sq.ft.): **23,139.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**
Lot Area (acres): **0.53** P.I.D.: **011-079-509** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: CITY & MOUNTAIN**
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: **Brick**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **7** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **4** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **STEPS** 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, Tile**

Legal: **LOT 6, BLOCK 54, PLAN VAP5783, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Security System, Swimming Pool Equip., Wet Bar**

Finished Floor (Main):	4,244	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,972	Main	Living Room	16' x 23'6"	Below	Recreation Room	15'5 x 17'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 17'9"	Below	Bar Room	8'9 x 13'4"	Main 2
Finished Floor (Below):	3,268	Main	Family Room	22'7 x 22'5"	Below	Wine Room	13'8 x 19'4"	Main 2
Finished Floor (Basement):	0	Main	Kitchen	18'1 x 20'9"	Below	Family Room	21'2 x 20'6"	Above 6
Finished Floor (Total):	10,484sq. ft.	Main	Wok Kitchen	9' x 12'	Below	Recreation Room	19'3 x 14'	Above 4
Unfinished Floor:	0	Main	Eating Area	13'6 x 12'	Below	Gym	18'10 x 12'	Above 3
Grand Total:	10,484sq. ft.	Main	Office	18' x 14'6"	Below	Media Room	19' x 8'6"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	9'10 x 19'4"	Below	Bedroom	10'11 x 14'3"	Below 3
Suite:		Above	Primary Bedroom	21'4 x 14'8"	Below	Bedroom	10'9 x 16'3"	Below 3
Basement: Full, Fully Finished		Above	Bedroom	12'7 x 13'9"			x	Below 2
		Above	Bedroom	13'6 x 13'8"			x	
		Above	Bedroom	12'5 x 14'2"			x	
		Above	Den	8'3 x 11'			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **22**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Dracco Pacific Realty**

Dracco Pacific Realty

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A World-Class Estate in Vancouver's Iconic Shaughnessy - A striking white brick façade, gated entry, and meticulously sculpted gardens introduce a residence where timeless design harmonizes with contemporary luxury. Grand formal rooms filled with natural light open effortlessly to expansive terraces and a resort-inspired outdoor oasis featuring an infinity pool, spa, cabana, & heated kitchen, perfect for entertaining or tranquil relaxation. Every detail—from bespoke millwork and rich finishes to the private wine cellar, billiards lounge, intimate theatre etc, is crafted for those who value exceptional beauty, unparalleled privacy, and refined presence. Surrounded by top-ranked private schools, this is a once-in-a-generation opportunity to own a true legacy property at a best value!