



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

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



**Active**  
**R3062723**  
Board: V  
House/Single Family

**242 PRINCESS AVENUE**  
Vancouver East  
Strathcona  
V6A 3C5

Residential Detached  
**\$930,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$930,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1901</b>
Frontage(feet): <b>30.50</b>	Bathrooms: <b>2</b>	Age: <b>124</b>
Frontage(metres): <b>9.30</b>	Full Baths: <b>2</b>	Zoning: <b>DEOD</b>
Depth / Size: <b>50.0</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,886.55</b>
Lot Area (sq.ft.): <b>1,525.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.04</b>	P.I.D.: <b>015-047-091</b>	Tax Inc. Utilities?: <b>No</b>
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: **Wood**  
Foundation: **Concrete Perimeter**

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

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.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 8, BLOCK 52, PLAN VAP971, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, OF LOTS 31 & 32**

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	978	Main	Foyer	6'5 x 5'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'10 x 11'4			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'5 x 11'5			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'7 x 11'4			x	
Finished Floor (Total):	1,938sq. ft.	Main	Bedroom	11'2 x 10'8			x	
Unfinished Floor:	616	Above	Primary Bedroom	15'0 x 11'4			x	
Grand Total:	2,554sq. ft.	Above	Bedroom	11'4 x 10'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'4 x 11'2			x	
Suite: <b>None</b>		Above	Bedroom	11'3 x 10'8			x	
Basement: <b>Full, Unfinished</b>		Bsmt	Storage	26'5 x 13'1			x	
		Bsmt	Utility	23'2 x 23'0			x	
				x			x	
				x			x	
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): **RE/MAX Select Properties**

**Large Strathcona home with spacious main floor and a large covered deck out back and 4 bedrooms up. Interior heritage features include original wood floors, spindle & banister stairway, and claw foot bathtub plus an undeveloped basement down. Updated kitchen and bathrooms. Mechanical updates include updated electrical service and newer furnace. Easy walking distance to downtown. Better than a townhouse. No monthly maintenance fees.**



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**Active**  
**R3067667**  
Board: V  
House/Single Family

**3390 NANAIMO STREET**

Vancouver East  
Renfrew Heights  
V5N 5G6

Residential Detached  
**\$1,250,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1954</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>71</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R1 - 1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,538.80</b>
Lot Area (sq.ft.): <b>8,611.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>013-938-819</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport; Multiple, Garage; Single**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **A FEW BLOCKS** Dist. to School Bus: **A FEW BLOCKS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile**

Legal: **LOT A, BLOCK 10, PLAN VAP1224, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT, OF BLK A RELIST**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby**

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

Finished Floor (Main):	1,652	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	244	Below	Foyer	6'2 x 4'8	Main	Bedroom	7'7 x 12'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Living Room	17'4 x 13'3	Main	Bedroom	9'1 x 12'1	Below 4
Finished Floor (Below):	771	Below	Dining Room	9'6 x 9'11	Main	Bedroom	15'6 x 9'7	Main 4
Finished Floor (Basement):	0	Below	Kitchen	12'4 x 9'11	Main	Walk-In Closet	6'4 x 4'3	Main 4
Finished Floor (Total):	2,667 sq. ft.	Below	Bedroom	12'1 x 11'5	Main	Primary Bedroom	11'8 x 12'11	
Unfinished Floor:	0	Below	Bedroom	14'10 x 10'0	Above	Loft	10'3 x 6'2	
Grand Total:	2,667 sq. ft.	Below	Dining Room	14'10 x 6'4	Above	Loft	10'3 x 8'6	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14'10 x 10'4			x	
		Below	Kitchen	10'8 x 9'6			x	
		Below	Other	11'6 x 23'5			x	
		Main	Living Room	16'1 x 13'1			x	
		Main	Dining Room	12'1 x 10'6			x	
		Main	Kitchen	12'1 x 9'0			x	

Suite: **Unauthorized Suite**  
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **20**

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

Listing Broker(s): **Stilhavn Real Estate Services**

**Stilhavn Real Estate Services**

**Investors, Developers and Builders - Great chance to build up your portfolio and invest in the future of this neighbourhood. REDEVELOPMENT potential within the TOA (Transit Oriented Area) at Tier 3 - 800 meters. Up to 8 stories or 3.0 FSR. Great potential to hold and/or build later. Large 8600 sqft lot. Court Order sale for 2/3 share of property, 1/3 share ALSO available to purchase for remainder of the property. As is where is. Please call listing agent for more details - Samantha.**



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**Active**  
**R3058803**  
Board: V  
House/Single Family

**3043 E 29TH AVENUE**  
Vancouver East  
Renfrew Heights  
V5R 1V9

Residential Detached  
**\$1,648,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,648,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**  
Frontage(feet): **33.00** Bathrooms: **4** Age: **28**  
Frontage(metres): **10.06** Full Baths: **4** Zoning: **R1-1**  
Depth / Size: **113** Half Baths: **0** Gross Taxes: **\$8,427.83**  
Lot Area (sq.ft.): **3,729.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.09** P.I.D.: **011-679-298** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No :**  
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**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Tile - Composite**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing: **No**

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
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: **No :As is where is, court order**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 10, BLOCK 1, PLAN VAP1692, PART SE1/4, DISTRICT LOT THSL, SECTION 48, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

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

Finished Floor (Main):	1,018	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	10' x 8'9			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'4 x 10'			x	Main	4
Finished Floor (Below):	992	Main	Dining Room	15'6 x 9'			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'4 x 10'			x	Below	4
Finished Floor (Total):	2,010sq. ft.	Main	Bedroom	12' x 7'10			x	Below	4
Unfinished Floor:	0	Main	Bedroom	11' x 9'			x		
Grand Total:	2,010sq. ft.	Main	Nook	8'9 x 8'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12'4 x 14'			x		
		Below	Bedroom	12' x 7'10			x		
		Below	Bedroom	9' x 8'			x		
		Below	Living Room	13'6 x 13'			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**— Must See! Don't miss this incredible opportunity! This well-maintained home is just a 5-minute walk to the SkyTrain station, Windermere Secondary, and Willingdon Elementary—an unbeatable location close to everything, yet tucked away on a quiet street with stunning North Shore mountain views. Featuring a practical layout with spacious living areas and suite in the basement (with a separate entrance), this property is perfect for families or investors looking for a mortgage helper. A rare find in a highly desirable neighborhood—act fast!**



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**Active**  
**R3071293**  
Board: V  
House/Single Family

**1176 E 60TH AVENUE**  
Vancouver East  
South Vancouver  
V5X 2A7

Residential Detached  
**\$2,568,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,568,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2017</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>5</b>	Age: <b>8</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>4</b>	Zoning: <b>RSI</b>
Depth / Size: <b>116.7</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,646.33</b>
Lot Area (sq.ft.): <b>3,851.10</b>	Rear Yard Exp: <b>Southwest</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>004-777-557</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	Tour:	
View: <b>Yes: city views</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: **Laneway House, Reverse 2 Storey w/ Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Driveway Finish: **Asphalt**  
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: **No**  
Floor Finish: **Mixed**

Legal: **LOT 8, BLOCK 1, PLAN VAP2268, DISTRICT LOT 200, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT B**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Other - See Remarks**

Finished Floor (Main):	976	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	754	Main	Living Room	12'11 x 12'7	Below	Living Room	10'0 x 7'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11'4 x 11'6			x	Above	4
Finished Floor (Below):	796	Main	Kitchen	11'4 x 13'11			x	Above	4
Finished Floor (Basement):	0	Main	Wok Kitchen	10'8 x 5'3			x	Main	2
Finished Floor (Total):	2,526sq. ft.	Above	Primary Bedroom	12'2 x 11'3			x	Below	3
Unfinished Floor:	0	Above	Bedroom	10'2 x 8'11			x	Below	3
Grand Total:	2,526sq. ft.	Above	Bedroom	10'2 x 8'11			x		
		Below	Bedroom	8'0 x 7'0			x		
		Below	Bedroom	8'0 x 7'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	5'0 x 8'0			x		
		Below	Living Room	10'6 x 8'0			x		
		Below	Bedroom	8'0 x 7'0			x		
		Below	Kitchen	5'0 x 8'0			x		
Suite: <b>Legal Suite</b>									
Basement: <b>Fully Finished</b>									
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: <b>4</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

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

**Great South Vancouver Location - Custom built Home! This beautiful crafted home offers open-concept main floor with gourmet + wok kitchens, custom millwork throughout, attention to details. 3 generously sized bedrooms on upper floor. Basement features a 2 bedrm suite + 1 bedrm suite, excellent for rental income or space for in-laws. A 1 bedrm laneway home adds even more value. Walter Moberly Elementary and David Thompson Secondary catchment. Easy access to Richmond/Oakridge/DT/Metrotown/public transportation/shopping.**