



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

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3079382**  
Board: V  
House/Single Family

**3429 DUNDAS STREET**

Vancouver East  
Hastings Sunrise  
V5K 1R9

Residential Detached

**\$879,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$969,000**  
Meas. Type: Bedrooms: **3** Approx. Year Built: **2021**  
Frontage(feet): Bathrooms: **2** Age: **5**  
Frontage(metres): Full Baths: **2** Zoning: **R1-1**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,238.02**  
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **North** For Tax Year: **2025**  
Lot Area (acres): **0.09** P.I.D.: **031-872-239** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: CITY AND NORTH SHORE MOUNTAINS**  
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, Laneway House**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter, Concrete Slab**

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :SOLD AS IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **:SOLD AS IS AT TIME OF POSSESSION**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Renovations: Reno. Year:  
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:  
Fireplace Fuel: Metered Water:  
Fuel/Heating: **Electric, Radiant** R.I. Plumbing: **No**  
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**  
Type of Roof: **Asphalt**

Legal: **STRATA LOT 1 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8793**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	515	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	330	Main	Living Room	10'2 x 9'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'5 x 7'7			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'9 x 7'			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 8'2			x	
Finished Floor (Total):	845 sq. ft.	Main	Laundry	5' x 2'9			x	
Unfinished Floor:	0	Above	Primary Bedroom	9'9 x 9'			x	
Grand Total:	845 sq. ft.	Above	Bedroom	10'7 x 8'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **7**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee: **\$0.00**  
ByLaw Restrictions: **No Restrictions**

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! Prime Hastings area LANEWAY HOUSE built in 2021. Located off the lane on the rear portion of a 33'x122' lot. Main floor bedroom offers a slider to a private patio while the upstairs primary bedroom offers a slider to a large view deck to sit and enjoy the views of the N Shore Mountains and the City. Main floor layout offers a kitchen with white arborite cabinets and onyx countertops, engineered hardwood flooring throughout, living area with space for a dining table, closet laundry with hook up for stacking washer/dryer. Upper floor layout offers 2 bedrooms. The upper bath has a deep tub. Location is prime and close to transit, shopping, local restaurants and the PNE.**



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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>72</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	<b>Below</b>	<b>Foyer</b>	<b>6'2 x 4'8</b>	<b>Main</b>	<b>Bedroom</b>	<b>7'7 x 12'5</b>	Floor #Pcs
Finished Floor (AbvMain2):	0	<b>Below</b>	<b>Living Room</b>	<b>17'4 x 13'3</b>	<b>Main</b>	<b>Bedroom</b>	<b>9'1 x 12'1</b>	<b>Below 4</b>
Finished Floor (Below):	771	<b>Below</b>	<b>Dining Room</b>	<b>9'6 x 9'11</b>	<b>Main</b>	<b>Bedroom</b>	<b>15'6 x 9'7</b>	<b>Main 4</b>
Finished Floor (Basement):	0	<b>Below</b>	<b>Kitchen</b>	<b>12'4 x 9'11</b>	<b>Main</b>	<b>Walk-In Closet</b>	<b>6'4 x 4'3</b>	<b>Main 4</b>
Finished Floor (Total):	2,667 sq. ft.	<b>Below</b>	<b>Bedroom</b>	<b>12'1 x 11'5</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>11'8 x 12'11</b>	
Unfinished Floor:	0	<b>Below</b>	<b>Bedroom</b>	<b>14'10 x 10'0</b>	<b>Above</b>	<b>Loft</b>	<b>10'3 x 6'2</b>	
Grand Total:	2,667 sq. ft.	<b>Below</b>	<b>Dining Room</b>	<b>14'10 x 6'4</b>	<b>Above</b>	<b>Loft</b>	<b>10'3 x 8'6</b>	
Flr Area (Det'd 2nd Res):	sq. ft.	<b>Below</b>	<b>Living Room</b>	<b>14'10 x 10'4</b>			<b>x</b>	
		<b>Below</b>	<b>Kitchen</b>	<b>10'8 x 9'6</b>			<b>x</b>	
		<b>Below</b>	<b>Other</b>	<b>11'6 x 23'5</b>			<b>x</b>	
		<b>Main</b>	<b>Living Room</b>	<b>16'1 x 13'1</b>			<b>x</b>	
		<b>Main</b>	<b>Dining Room</b>	<b>12'1 x 10'6</b>			<b>x</b>	
		<b>Main</b>	<b>Kitchen</b>	<b>12'1 x 9'0</b>			<b>x</b>	

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

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

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**  
**R3087113**  
Board: V  
House/Single Family

**2566 VENABLES STREET**

Vancouver East  
Renfrew VE  
V5K 2R1

Residential Detached

**\$1,445,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,445,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>31.28</b>	Bathrooms: <b>2</b>	Age: <b>78</b>
Frontage(metres): <b>9.53</b>	Full Baths: <b>2</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>108</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,244.75</b>
Lot Area (sq.ft.): <b>3,378.28</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>014-195-518</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Other**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single**  
Driveway Finish:  
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:

Legal: **LOT 11, BLOCK 3, PLAN VAP1945, PART W1/2, DISTRICT LOT THSL, SECTION 22, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (215411L)**

Amenities: **Storage**

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

Features: **Other - See Remarks**

Finished Floor (Main):	785	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	14' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17' x 12'			x	Main 4
Finished Floor (Below):	707	Main	Primary Bedroom	14' x 12'			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	12' x 14'			x	
Finished Floor (Total):	1,492sq. ft.	Below	Family Room	17' x 8'			x	
Unfinished Floor:	0	Below	Kitchen	6' x 9'			x	
Grand Total:	1,492sq. ft.	Below	Bedroom	12' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13' x 11'			x	
Suite: <b>Unauthorized Suite</b>							x	
Basement: <b>Fully Finished, Separate Entry</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Fantastic location, in the heart of Renfrew, highly sought-after neighborhood, an exceptional opportunity for homeowners or investors. The lower level offers a 2-bedrm 1 bath with separate-entry, great mortgage helper. The home has some recent updates. South-facing backyard, a single detached garage. For your convenience easy access to local shops including T&T Supermarket , parks, public transit, and Highway 1. Just a short drive from Metrotown and Downtown. Great holding property, renovate the existing home or build your own dream house with laneway, or duplex (buyer to verify). Don't miss the opportunity.**



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**Active**  
**R3074410**  
Board: V  
House/Single Family

**3254 E 5TH AVENUE**  
Vancouver East  
Renfrew VE  
V5M 1P3

Residential Detached  
**\$1,548,000** (LP)  
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$1,738,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1934**  
Frontage(feet): **33.00** Bathrooms: **3** Age: **92**  
Frontage(metres): **10.06** Full Baths: **2** Zoning: **R1-1**  
Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$8,864.06**  
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **South** For Tax Year: **2025**  
Lot Area (acres): **0.09** P.I.D.: **014-850-362** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **Yes: Burnaby**  
Complex/Subdiv: **Renfrew**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Construction: **Frame - Wood** Parking: **DetachedGrge/Carport**  
Exterior: **Brick, Stucco** Driveway Finish: **Asphalt**  
Foundation: **Concrete Perimeter, Concrete Slab** Dist. to Public Transit: **A few blocks.** Dist. to School Bus: **A few blocks.**  
Renovations: \_\_\_\_\_ Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
# of Fireplaces: **2** R.I. Fireplaces: **0** Property Disc.: **Yes**  
Fireplace Fuel: **Natural Gas, Wood** Rain Screen: \_\_\_\_\_ Fixtures Leased: **No :Foreclosure**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant** Metered Water: **No** Fixtures Rmvd: **No :Foreclosure**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing: **No** Floor Finish: **Wall/Wall/Mixed**  
Type of Roof: **Tar & Gravel**

Legal: **LOT 9, BLOCK 6, PLAN VAP1314, PART N1/2, DISTRICT LOT THSL, SECTION 37, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,241	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	<b>Below</b>	<b>Foyer</b>	<b>8'9 x 8'</b>	<b>Main</b>	<b>Living Room</b>	<b>22'2 x 14'4</b>	Floor #Pcs
Finished Floor (AbvMain2):	0	<b>Below</b>	<b>Mud Room</b>	<b>7'9 x 7'3</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'9 x 10'6</b>	<b>Below 2</b>
Finished Floor (Below):	1,264	<b>Below</b>	<b>Laundry</b>	<b>7'8 x 6'2</b>	<b>Main</b>	<b>Bedroom</b>	<b>12'6 x 7'9</b>	<b>Below 5</b>
Finished Floor (Basement):	0	<b>Below</b>	<b>Living Room</b>	<b>15'9 x 10'9</b>	<b>Main</b>	<b>Other</b>	<b>7'6 x 7'9</b>	<b>Main 4</b>
Finished Floor (Total):	2,505sq. ft.	<b>Below</b>	<b>Dining Room</b>	<b>10'9 x 8'</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>11'3 x 11'1</b>	
Unfinished Floor:	0	<b>Below</b>	<b>Other</b>	<b>7'6 x 7'9</b>	<b>Main</b>	<b>Kitchen</b>	<b>10'9 x 9'9</b>	
Grand Total:	2,505sq. ft.	<b>Below</b>	<b>Kitchen</b>	<b>12'9 x 10'9</b>	<b>Main</b>	<b>Dining Room</b>	<b>17'2 x 18'2</b>	
Flr Area (Det'd 2nd Res):	sq. ft.	<b>Below</b>	<b>Eating Area</b>	<b>10'9 x 7'7</b>			<b>x</b>	
Suite: <b>Legal Suite</b>		<b>Below</b>	<b>Pantry</b>	<b>3' x 4'</b>			<b>x</b>	
Basement: <b>Full, Fully Finished, Separate Entry</b>		<b>Below</b>	<b>Primary Bedroom</b>	<b>11'4 x 11'1</b>			<b>x</b>	
Crawl/Bsmt. Height: # of Levels: <b>2</b>		<b>Below</b>	<b>Bedroom</b>	<b>11'1 x 10'3</b>			<b>x</b>	
# of Kitchens: <b>2</b> # of Rooms: <b>20</b>		<b>Below</b>	<b>Other</b>	<b>7'9 x 7'6</b>			<b>x</b>	
		<b>Below</b>	<b>Storage</b>	<b>8'1 x 7'2</b>			<b>x</b>	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Detached single-family home located at 3254 East 5th Avenue in East Vancouver. Originally built in 1934, it is a two-level house with a full lower-level two-bedroom suite and a 3-bedroom main floor, offering approximately 2,505 square feet of total living space. The home sits on a 4,026-square-foot lot with rear-lane access and a detached double garage. Finished with stucco and brick and topped by a tar-and-gravel roof, the house is in average overall condition with dated interior finishes. The property is located in the established Renfrew neighbourhood, a quiet residential area characterized by single-family homes, and sits directly across from Sunrise Park with convenient access to schools, transit, shopping, and major roadways. The Court date is Mar. 23, at Smythe St. Court. Tks**



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**Active**  
**R3081487**  
Board: V  
House/Single Family

**3153 PARKER STREET**

Vancouver East  
Renfrew VE  
V5K 2V4

Residential Detached

**\$1,799,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,799,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>146.12</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,434.70</b>
Lot Area (sq.ft.): <b>4,821.96</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.11</b>	P.I.D.: <b>014-241-188</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>	
First Nation Reserve:	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 Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Lane**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
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: **Hardwood, Mixed, Tile, Carpet**

Legal: **LOT 22, BLOCK B, PLAN VAP1876, PART NW1/4, DISTRICT LOT THSL, SECTION 25, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,150	Main	Foyer	10'1 x 10'6	Above	Bedroom	10'1 x 8'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	12'11 x 21'8	Above	Bedroom	10'1 x 9'0	Above 4
Finished Floor (Below):	0	Main	Laundry	10'1 x 5'5			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	9'8 x 10'11			x	Main 4
Finished Floor (Total):	2,500sq. ft.	Main	Kitchen	13'5 x 10'6			x	Main 4
Unfinished Floor:	0	Main	Dining Room	13'4 x 12'2			x	
Grand Total:	2,500sq. ft.	Main	Living Room	13'7 x 20'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:		Above	Kitchen	9'8 x 10'11			x	
Basement:None		Above	Eating Area	9'8 x 10'4			x	
		Above	Dining Room	12'11 x 10'8			x	
		Above	Family Room	16'6 x 13'3			x	
		Above	Primary Bedroom	13'4 x 15'3			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX City Realty**

**A well-maintained Vancouver Special. The upper level offers quality hardwood flooring, crown mouldings, and a finished painted ceiling. The spacious gourmet kitchen includes granite countertops, oak cabinetry, and a large dining area with French doors opening to a covered sun deck perfect for year-round enjoyment. The walk-out main floor includes a legal one-bedroom suite (w/ potential for two bedrooms), a generous recreation room, and two full bathrooms. Situated on a deep 33 x 146.12 ft lot with mountain views from the upper floor and potential for a laneway home above the garage. Conveniently located to transit, Dr. A.R. Lord Elementary, Templeton Secondary, Notre Dame Secondary, local shops, T&T Supermarket, and with easy access to the SkyTrain along Renfrew St.**



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

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



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

**1176 E 60TH AVENUE**

Vancouver East  
South Vancouver  
V5X 2A7

Residential Detached

**\$2,445,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,568,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2017**  
Frontage(feet): **33.00** Bathrooms: **5** Age: **9**  
Frontage(metres): **10.06** Full Baths: **4** Zoning: **RSI**  
Depth / Size: **116.7** Half Baths: **1** Gross Taxes: **\$8,646.33**  
Lot Area (sq.ft.): **3,851.10** Rear Yard Exp: **Southwest** For Tax Year: **2025**  
Lot Area (acres): **0.09** P.I.D.: **004-777-557** Tax Inc. Utilities?: **No**  
Flood Plain: **Exempt** Tour:  
View: **Yes: city views**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Laneway House, Reverse 2 Storey w/ Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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**

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

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	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	8'0 x 7'0			x	
		Below	Bedroom	8'0 x 7'0			x	
		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: **Legal Suite**

Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **4** # of Rooms: **14**

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

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.**



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**Active**  
**R3087384**  
Board: V  
House/Single Family

**2575 & 2577 PARKER STREET**

Vancouver East  
Renfrew VE  
V5K 2T2

Residential Detached

**\$2,600,000** (LP)

(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,650,000</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>6</b>	Approx. Year Built: <b>2025</b>
Frontage(feet): <b>33.00</b>		Bathrooms: <b>3</b>	Age: <b>1</b>
Frontage(metres): <b>10.06</b>		Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>108</b>		Half Baths: <b>0</b>	Gross Taxes: <b>\$9,200.03</b>
Lot Area (sq.ft.): <b>1.00</b>		Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.00</b>		P.I.D.: <b>014-070-944</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		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., Laneway House**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Rooftop Deck**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**  
Parking: **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** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT 9, BLOCK 4, PLAN VAP2055, PART NE1/4, DISTRICT LOT THSL, SECTION 22, NEW WESTMINSTER LAND DISTRICT, EXC N 2 FEET NOW LANE**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	863	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	742	Main	Living Room	12'9 x 10'8	Abv Main 2	Living Room	10'11 x 11'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'5 x 10'2	Abv Main 2	Kitchen	9'8 x 9'3	Bsmt 3
Finished Floor (Below):	863	Main	Kitchen	12'11 x 12'2	Abv Main 2	Bedroom	13'9 x 8'6	Above 3
Finished Floor (Basement):	0			x				Main 3
Finished Floor (Total):	2,468sq. ft.	Above	Primary Bedroom	12'9 x 12'1				
Unfinished Floor:	0	Above	Bedroom	10'11 x 9'5				
Grand Total:	2,468sq. ft.	Above	Bedroom	10' x 8'10				
Flr Area (Det'd 2nd Res):	sq. ft.			x				
		Below	Recreation Room	21'8 x 12'4				
		Below	Family Room	12'11 x 11'				
		Below	Bedroom	10'9 x 9'10				
		Below	Bedroom	10' x 7'5				
				x				
Suite: <b>Other</b>		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: <b>Full</b>		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	ByLaw Restrictions:						
# of Kitchens: <b>2</b>	# of Rooms: <b>13</b>							

Listing Broker(s): **RE/MAX City Realty**

**3 level home plus lane way home. Custom built home in east Vancouver, quality finishings, radiant heat, 2 fireplaces, fully finished basement, air conditioning Great view from roof top deck. easy to show**