



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R2988806
Board: V
House/Single Family

2748 CULTUS AVENUE

Coquitlam
Coquitlam East
V3C 5A5

Residential Detached

\$2,320,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,388,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2020**
Frontage(feet): **54.20** Bathrooms: **7** Age: **5**
Frontage(metres): **16.52** Full Baths: **6** Zoning: **RS-1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,193.19**
Lot Area (sq.ft.): **8,949.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.21** P.I.D.: **001-852-574** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: City and Mountains**
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: **Concrete, Concrete Block, Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Block**

Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air, Heat Pump, Radiant** R.I. Plumbing:
Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard, Patio(s) &**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Add. Parking Avail., Garage; Double**
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 17 DISTRICT LOT 305 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 65386**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,933	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,603	Main	Bedroom	11'1 x 9'10	Above	Bedroom	11'0 x 16'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'10 x 15'7	Below	Recreation Room	20'10 x 15'7	Main	2
Finished Floor (Below):	0	Main	Dining Room	18'2 x 9'10	Below	Living Room	11'4 x 13'8	Above	4
Finished Floor (Basement):	1,933	Main	Family Room	18'3 x 18'11	Below	Kitchen	10'0 x 15'10	Bsmt	3
Finished Floor (Total):	5,469sq. ft.	Main	Kitchen	14'8 x 18'11	Below	Bedroom	11'1 x 9'10	Main	4
Unfinished Floor:	0	Main	Kitchen	7'5 x 18'11	Below	Kitchen	10'0 x 16'10	Above	3
Grand Total:	5,469sq. ft.	Main	Bedroom	13'8 x 12'4	Below	Living Room	11'4 x 13'8	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'4 x 11'9	Below	Bedroom	15'0 x 9'5	Bsmt	3
Suite: Legal Suite, Unauthorized Suite		Above	Walk-In Closet	5'8 x 5'1			x		
Basement: Full, Fully Finished		Above	Bedroom	11'4 x 13'11			x		
		Above	Walk-In Closet	4'0 x 5'11			x		
		Above	Bedroom	11'6 x 16'10			x		
		Above	Walk-In Closet	5'0 x 5'3			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 4	# of Rooms: 21	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage Global Force Realty**

Royal LePage Global Force Realty

DATE SET FOR COURT: JULY 14 - unparalleled luxury at 2748 Cultus Ave, Coquitlam. This 8-bed residence offers breathtaking mountain and city views. The gourmet kitchen boasts an oversized island, wok kitchen, gas stoves, and premium appliances. Each bedroom features a private ensuite. Highlights include a formal dining room, spacious den, putting green, movie theatre and 2 mortgage helpers with a separate entrances. Modern upgrades encompass radiant heating, a surveillance system, custom lighting, glass railings, built-in speakers, control4 home automation and EV charging. The expansive deck provides stunning views, Priced competitively, this home represents the best value in the Lower Mainland. Showings every Thursdays 3pm-6pm and Saturdays 1pm-3pm by appointment only. COURT DATE JULY 14!!



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Active
R2986056
Board: V
House/Single Family

1072 E 39TH AVENUE

Vancouver East
Fraser VE
V5W 1L1

Residential Detached

\$2,395,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,598,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**
Frontage(feet): **33.00** Bathrooms: **6** Age: **9**
Frontage(metres): **10.06** Full Baths: **5** Zoning: **R1-1**
Depth / Size: **131** Half Baths: **1** Gross Taxes: **\$10,197.20**
Lot Area (sq.ft.): **4,327.95** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.10** P.I.D.: **008-244-740** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: CITY VIEWS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **2** Covered Parking: **1** 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: **:**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 10, BLOCK 12, PLAN VAP1378, DISTRICT LOT 666, NEW WESTMINSTER LAND DISTRICT, EXC S 2.5', NOW LANE OF LOT 2, TO BLK 21**

Amenities: **In Suite Laundry, Swirlpool/Hot Tub**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Sprinkler - Inground, Vacuum - Built In**

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	970	Main	Living Room	15' x12'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x10'			x	Main	2
Finished Floor (Below):	936	Main	Kitchen	10' x11'4			x	Main	3
Finished Floor (Basement):	0	Main	Family Room	10' x13'2			x	Above	3
		Above	Bedroom	16'4 x11'4			x	Above	3
Finished Floor (Total):	2,842sq. ft.	Above	Bedroom	8'10 x11'8			x	Above	3
Unfinished Floor:	0	Above	Primary Bedroom	11'4 x12'10			x	Below	3
Grand Total:	2,842sq. ft.	Below	Bedroom	9'8 x9'6			x		
		Below	Living Room	16'10 x6'10			x		
		Below	Bedroom	16'6 x7'6			x		
		Below	Recreation Room	15'4 x9'4			x		
Suite:		Main	Living Room	15'11 x9'10			x		
Basement:Fully Finished		Main	Bedroom	13' x8'10			x		
Crawl/Bsmt. Height: # of Levels: 2					Registered in MHR?:		PAD Rental:		
# of Kitchens: 1 # of Rooms: 13					MHR#:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **FaithWilson Christies International Real Estate** **FaithWilson Christies International Real Estate**

Welcome to this stunning modern home, perfectly positioned on a quiet street. This 6-bedroom, 5-bathroom property offers an ideal combination of contemporary finishes and lush tropical landscaping. With an abundance of natural light streaming in from both the south and north-facing skylights, you'll enjoy a bright living space. The laneway suite provides a fantastic opportunity for additional rental income to help with your mortgage. Located just moments away from the amenities along Victoria Street, and with easy access to Memorial South Park, Tecumseh Park, and Kensington Park, this home truly offers the best of both comfort and location.



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Active
R3003997
Board: V
House/Single Family

701 DELESTRE AVENUE

Coquitlam
Coquitlam West
V3K 2G1

Residential Detached

\$2,799,000 (LP)

(SP)



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

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

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

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

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

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

Amenities:

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

Features:

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

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

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



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Active
R2875472
Board: V
House with Acreage

DL 4055 E DARK COVE JERVIS ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 2H4

Residential Detached

\$3,250,000 (LP)

(SP)



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

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

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

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

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

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities:

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

Features:

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

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

Landquest Realty Corporation

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



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Active
R3004138
Board: V
House/Single Family

1151 MILLSTREAM ROAD
West Vancouver
British Properties
V7S 2C8

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,488,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1988
Frontage(feet): 90.17	Bathrooms: 7	Age: 37
Frontage(metres): 27.48	Full Baths: 5	Zoning: RS3
Depth / Size:	Half Baths: 2	Gross Taxes: \$14,093.69
Lot Area (sq.ft.): 17,047.23	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.39	P.I.D.: 008-719-675	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Ocean		
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 w/ Bsmt**
Construction: **Brick, Concrete Frame, Frame - Wood**
Exterior: **Brick, Concrete, Stucco**
Foundation: **Concrete Block, Concrete Slab**

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

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

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

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

Amenities:

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

Features:

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

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

Stonehaus Realty Corp.

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



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Active
R3021423
Board: V
House/Single Family

745 W 41ST AVENUE

Vancouver West
Cambie
V5Z 2N2

Residential Detached

\$3,500,000 (LP)

(SP)



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

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

Goodman Commercial

Dexter Realty

For sale by court order. Prime 57.3' x 120' lot in Oakridge neighbourhood. Directly opposite Oakridge Park master-planned development and steps from SkyTrain. R1-1 zoning allows multi-plex development on its own or assemble for higher density. 12-storeys / 4.0 FSR permitted under both Transit-Oriented Areas (TOA) policy and Cambie Corridor Plan.



Presented by:
Doc Livingston PREC*

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Active
R2967119
Board: V
House/Single Family

9036 RIVERSIDE DRIVE

Whistler
WedgeWoods
V8E 1M1

Residential Detached

\$3,549,000 (LP)

(SP)



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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Propane Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **Yes**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **N/A** Dist. to School Bus: **50m approx.**
Title to Land: **Freehold Strata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed, Tile**

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

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

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

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

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

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

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

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

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

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



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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
Finished Floor (Total):	5,017sq. ft.	Main	Kitchen	7'3' x 6'6"	Below	Bedroom	10'9' x 9'7"	Above 4
Unfinished Floor:	0	Main	Bedroom	17'5' x 14'1"	Below	Bedroom	10' x 9'	Above 3
Grand Total:	5,017sq. ft.	Main	Bedroom	15'5' x 14'5"	Below	Living Room	11'5' x 8'6"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	13' x 11'5"	Below	Kitchen	10'8' x 9'8"	Above 3
Suite: Legal Suite, Unauthorized Suite		Above	Kitchen	12' x 12'	Below	Bedroom	12' x 10'	Above 3
Basement: Fully Finished		Above	Bedroom	14'5' x 12'5"	Below	Bedroom	10' x 10'	Above 3
		Above	Bedroom	13'8' x 13'4"	Below	Den	10' x 9'	Below 3
		Above	Kitchen	5'5' x 5'5"	Below	Den	9' x 9'	Below 3
		Above	Bedroom	16'5' x 12'2"	Below	Den	8' x 8'	Below 3

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	Bsmt 2
Grand Total:	2,548sq. ft.	Above	Bedroom	10'11" x 9'3"			x	
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:	
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!



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Active
R2963356
Board: V
House/Single Family

4995 ROBSON ROAD

Port Moody
Belcarra
V3H 4N9

Residential Detached

\$3,950,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,188,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1969
Frontage(feet): 0.00	Bathrooms: 4	Age: 56
Frontage(metres): 0.00	Full Baths: 3	Zoning: RS-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$30,966.00
Lot Area (sq.ft.): 22,872.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.53	P.I.D.: 011-972-947	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Water Inlet, Mountain		
Complex/Subdiv: Belcarra		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
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: **:**
Floor Finish:

Legal: **LOT 5 BLOCK 8 DISTRICT LOT 229 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1095 & LOT 39 DISTRICT LOT 229 GROUP 1 NWD PLAN 53835**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,101	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	24'3 x 14'11	Below	Laundry	0'0 x 0'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	13'4 x 11'1			x	Main	4
Finished Floor (Below):	860	Main	Kitchen	19'0 x 9'10			x	Main	4
Finished Floor (Basement):	0	Main	Eating Area	9'5 x 10'10			x	Main	2
		Main	Dining Room	18'8 x 11'7			x	Below	4
Finished Floor (Total):	2,961sq. ft.	Main	Primary Bedroom	15'4 x 12'0			x		
Unfinished Floor:	0	Main	Bedroom	15'2 x 12'0			x		
Grand Total:	2,961sq. ft.	Main	Bedroom	10'1 x 10'6			x		
		Main	Foyer	6'6 x 6'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	15'5 x 12'8			x		
		Below	Kitchen	12'10 x 12'4			x		
Suite: Unauthorized Suite		Below	Dining Room	12'1 x 8'9			x		
Basement: Fully Finished, Separate Entry		Below	Bedroom	13'10 x 9'9			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): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.**

This magnificent .53-acre waterfront estate with boat dock comprises of 2 SIDE BY SIDE legal WATERFRONT lots offering spectacular ocean and mountain views in one of the Lower Mainland's most coveted locations. This classic West Coast Modern 2 level 4-bedroom residence with its timeless design and many updates provides a wonderful indoor/outdoor lifestyle with floor to ceiling windows, and spacious principal rooms together with 2 large walk-outs and view side terraces in Belcarra's most coveted Whisky Cove.



Presented by:
Doc Livingston PREC*

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Active
R3015429
Board: V
House with Acreage

108 TWISS ROAD

Islands-Van. & Gulf
Galiano Island
VON 1P0

Residential Detached

\$3,950,000 (LP)

(SP)



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

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

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

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

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

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

Amenities:

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

Features:

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

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

Gulfport Realty

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



Presented by:
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doc@homehuntersbc.com



Active
R3022832
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?: **No** 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: **150** Half Baths: **0** Gross Taxes: **\$20,535.00**
Lot Area (sq.ft.): **9,900.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **029-853-737** Tax Inc. Utilities?: **No**
Flood Plain: 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: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(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: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

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

Amenities: **None**

Site Influences: **Golf Course Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	2,415	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,683	Main	Living Room	17'3 x 12'11	Above	Bedroom	11'10 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'1 x 13'2	Above	Bedroom	11'9 x 9'9	Above 5
Finished Floor (Below):	0	Main	Family Room	19'1 x 17'3	Above	Bedroom	11'2 x 10'1	Above 4
Finished Floor (Basement):	0	Main	Kitchen	15'11 x 9'11	Above	Flex Room	10'1 x 9'4	Above 4
Finished Floor (Total):	4,098sq. ft.	Main	Wok Kitchen	9'7 x 8'			x	Above 3
Unfinished Floor:	0	Main	Eating Area	9'11 x 6'9			x	Above 3
Grand Total:	4,098sq. ft.	Main	Office	10'5 x 7'			x	Main 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Media Room	15'7 x 15'			x	
Suite: None		Main	Foyer	11'1 x 7'1			x	
Basement: Crawl		Main	Laundry	12' x 7'11			x	
		Above	Primary Bedroom	14'11 x 11'10			x	
		Above	Walk-In Closet	10'1 x 7'5			x	
		Above	Bedroom	12'9 x 9'9			x	

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

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

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **RE/MAX Select Properties**

EXCELLENT PRICE ! GORGEOUS, ELEGANT CUSTOM BUILT HOME BY WELL KNOW EUROPEAN BUILDER LOCATED IN MOST DESIRABLE LOCATION. Steps away to all beautiful GOLF COURSE. This beautiful home simply offers over 4,000 sq.ft. of living space sits on high side of street w/ huge level lot 66 x 150 (9,900 sq.ft). Total 5 ensuite bedrms, 6 baths & den. Entertaining sized living & dining, 10" high ceiling, attention to details & supreme quality finishing give you a feeling of classic & modern luxurious living, huge gourmet kitchen w/ high end cabinetry, Wolf & Sub-Zero appliances, family rm open onto the large PATIO and is good for BBQ. Home smart system w/ TV surveillance, radiant flr heating, HRV, A/C, Secured back yard w/ SOUTHERN EXPOSURE. Close to SOUTHLANDS ELEMENTARY w/ IB PROGRAM, POINT GREY HIGH SCHOOL. MUST SEE !



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Active
R2912549
Board: V
House/Single Family

7640 FRANCIS ROAD

Richmond
Broadmoor
V6Y 1A2

Residential Detached
\$4,650,000 (LP)
(SP)



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

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

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

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

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

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

Amenities:

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

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

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

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



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Active
R2998646
Board: V
House/Single Family

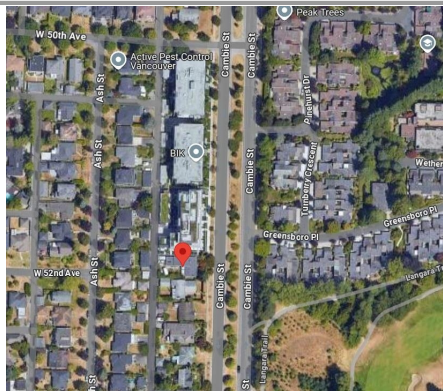
6789 CAMBIE STREET

Vancouver West
South Cambie
V6P 3H1

Residential Detached

\$4,800,000 (LP)

(SP)



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

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

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

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

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

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

Amenities: **None**

Site Influences:

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

Finished Floor (Main):	1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	610	Main	Living Room	22' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12' x 9'			x	Above 4
Finished Floor (Basement):	680	Main	Eating Area	10' x 9'			x	Bsmt 3
Finished Floor (Total):	2,735sq. ft.	Main	Family Room	17' x 12'			x	
Unfinished Floor:	0	Above	Primary Bedroom	15' x 13'			x	
Grand Total:	2,735sq. ft.	Above	Bedroom	11' x 11'			x	
		Above	Bedroom	11' x 11'			x	
		Bsmt	Recreation Room	23' x 17'			x	
		Bsmt	Bedroom	12' x 11'			x	
		Bsmt	Laundry	12' x 8'			x	
				x			x	
				x			x	
Suite: 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
R2974129

Board: V
Other

6404 WELLINGTON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 2H6

Residential Detached

\$5,350,000 (LP)

(SP)



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

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

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

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

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

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities:

Site Influences:

Features:

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

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

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



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Active
R2964639
Board: V
House/Single Family

1462 DEVONSHIRE CRESCENT

Vancouver West
Shaughnessy
V6H 2G6

Residential Detached

\$5,499,000 (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.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'10 x 16'0			x		
		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.



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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		
		Above	Bedroom	9'9 x 15'2			x		
		Above	Bedroom	10' x 10'7			x		
		Above	Bedroom	14'10 x 12'11			x		
Suite: None		Abv Main 2	Bedroom	8'1 x 12'10			x		
Basement: Unfinished		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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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
Finished Floor (Total):	5,553sq. ft.	Main	Family Room	14'11 x 16'9			x	Above	3
Unfinished Floor:	0	Main	Den	10'5 x 7'0			x	Above	3
Grand Total:	5,553sq. ft.	Above	Primary Bedroom	11'8 x 15'0			x	Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	12'0 x 13'3			x	Bsmt	4
Suite:		Above	Bedroom	10'3 x 11'6			x	Bsmt	4
Basement:Fully Finished		Bsmt	Bedroom	10'3 x 11'2			x		
		Bsmt	Bedroom	10'3 x 11'2			x		
		Bsmt	Bedroom	10'3 x 11'6			x		
		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.



Presented by:
Doc Livingston PREC*

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



Active
R2960044
Board: V
House/Single Family

850 FARMLEIGH ROAD

West Vancouver
British Properties
V7S 1Z9

Residential Detached

\$5,999,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,888,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1997**
Frontage(feet): **99.50** Bathrooms: **11** Age: **28**
Frontage(metres): **30.33** Full Baths: **7** Zoning: **RS3**
Depth / Size: Half Baths: **4** Gross Taxes: **\$54,557.80**
Lot Area (sq.ft.): **29,535.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.68** P.I.D.: **010-399-372** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: city**
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: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Geothermal, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **3** Parking Access:
Parking: **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.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **LOT 40, BLOCK 29, PLAN VAP7843, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD, EXPL PL 8394, CAPILANO ESTATES PL 7843**

Amenities:

Site Influences: **Gated Complex, Private Setting, Private Yard, Recreation Nearby**

Features:

Finished Floor (Main):	3,339	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,090	Main	Living Room	24'0 x 22'0	Below	Media Room	15'0 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'0 x 14'0	Below	Den	11'0 x 10'0	Main 3
Finished Floor (Below):	4,004	Main	Kitchen	18'0 x 16'0	Below	Bedroom	12'0 x 10'0	Main 2
Finished Floor (Basement):	0	Main	Family Room	23'0 x 21'0	Below	Other	42'0 x 29'0	Above 6
Finished Floor (Total):	10,433sq. ft.	Main	Den	16'0 x 12'0			x	Above 4
Unfinished Floor:	0	Main	Laundry	10'0 x 9'0			x	Above 4
Grand Total:	10,433sq. ft.	Above	Primary Bedroom	28'0 x 12'0			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	17'0 x 11'0			x	Above 4
		Above	Bedroom	12'0 x 11'0			x	Above 2
		Above	Bedroom	12'0 x 11'0			x	Below 4
		Above	Bedroom	12'0 x 10'0			x	Below 2
		Above	Hobby Room	10'0 x 10'0			x	Below 2
		Below	Recreation Room	25'0 x 16'0			x	

Suite: **None**
Basement: **Full**
Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **17**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Court Order sale! BEST VALUE in West Van! Spectacular ocean, Stanley Park views and downtown skyline. BC Assessment value \$9.4 million. Beautiful home situated in most prestigious British Properties. It offers 10,433 sqft home on a 29, 535sqft. 6 bedrooms, 11 bathrooms. Interior features: custom home office, home theater, gourmet kitchen with Corian countertops, sub zero fridge, beachwood paneling, marble and granite flooring. Four season indoor pool and spa with change rooms, 3-car garage, geothermal forced air heating system, heat recovery system, air conditioning, water purifiers, surround sound system, gated camera surveillance and heated driveway. BEST VALUE in West Van. Accepted Offer waiting for court date.