



Presented by:
Doc Livingston PREC*

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



Active
R3063629
Board: V
House/Single Family

3937 WESTRIDGE AVENUE

West Vancouver
Bayridge
V7V 3H6

Residential Detached

\$1,598,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,598,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1961
Frontage(feet): 87.00	Bathrooms: 3	Age: 64
Frontage(metres): 26.52	Full Baths: 3	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,322.25
Lot Area (sq.ft.): 17,860.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.41	P.I.D.: 009-416-145	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **None, 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 6, BLOCK 13, PLAN VAP10299, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	2,016	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	24' x 13'4	Below	Workshop	23'8 x 11'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'11 x 12'4			x	Main	4
Finished Floor (Below):	0	Main	Den	13'2 x 13'			x	Main	3
Finished Floor (Basement):	1,557	Main	Kitchen	14'10 x 9'7			x	Below	3
		Main	Family Room	21'2 x 20'3			x		
Finished Floor (Total):	3,573sq. ft.	Main	Bedroom	14'9 x 8'1			x		
Unfinished Floor:	0	Main	Bedroom	12'4 x 10'5			x		
Grand Total:	3,573sq. ft.	Below	Utility	16'2 x 9'8			x		
		Below	Laundry	16'8 x 12'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Storage	9'8 x 6'11			x		
		Below	Bedroom	13'9 x 7'11			x		
Suite: None		Below	Bedroom	12'3 x 11'10			x		
Basement: Full		Below	Workshop	24'2 x 12'11			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

PLEASE DO NOT WALK ON PROPERTY! This is the lowest priced home between Capilano River & Horseshoe Bay! This large 3573 sq ft home is a project with great potential! Large 2 br & den or 3 br on main floor with kitchen looking over massive family room! Full bsmt to develop! Enjoy the large sundeck surrounded by mature trees and the soothing sound of Godman Creek that runs through property! PLEASE DO NOT WALK ON PROPERTY! Call your agent or LS for more details.



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Active
R3016341
Board: V
House with Acreage

14244 SILVER VALLEY ROAD

Maple Ridge
Silver Valley
V4R 2R3

Residential Detached

\$1,600,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,600,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 1948
Frontage(feet): 187.00	Bathrooms: 6	Age: 77
Frontage(metres): 57.00	Full Baths: 6	Zoning: RS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,369.37
Lot Area (sq.ft.): 0.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 3.17	P.I.D.: 006-415-865	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Shallow	

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

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

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

Total Parking: **15** Covered Parking: **4** Parking Access:
Parking: **Carport; Multiple, Garage; Double, RV Parking Avail.**
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: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT LOT 5, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**
PID: 006-415-873

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	2,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,546	Main	Foyer	6'3 x 3'9	Above	Bedroom	9'8 x 13'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	9'9 x 7'9	Above	Flex Room	12'8 x 9'6	Above	4
Finished Floor (Below):	0	Main	Family Room	15'11 x 9'11	Abv Main 2	Foyer	7'5 x 6'10	Above	3
Finished Floor (Basement):	0	Main	Foyer	8'4 x 10'6	Abv Main 2	Laundry	9'9 x 7'3	Main	3
		Main	Living Room	29'11 x 16'8	Abv Main 2	Kitchen	9'9 x 15'3	Abv Main 2	3
Finished Floor (Total):	3,591sq. ft.	Main	Dining Room	13'7 x 9'7	Abv Main 2	Living Room	21'8 x 17'0	Abv Main 2	3
Unfinished Floor:	0	Main	Kitchen	13'3 x 16'5	Abv Main 2	Bedroom	14'7 x 7'6	Abv Main 2	3
Grand Total:	3,591sq. ft.	Main	Bedroom	13'4 x 10'6	Abv Main 2	Bedroom	10'0 x 9'3		
		Main	Bedroom	12'0 x 11'3	Abv Main 2	Bedroom	10'0 x 10'3		
Flr Area (Det'd 2nd Res):	2,160sq. ft.	Above	Loft	19'4 x 11'10	Abv Main 2	Bedroom	10'0 x 9'9		
		Above	Primary Bedroom	12'7 x 12'11	Abv Main 2	Attic	14'8 x 20'3		
		Above	Walk-In Closet	8'1 x 7'2	Abv Main 2	Kitchen	10'0 x 9'10		
		Above	Bedroom	13'2 x 8'10	Abv Main 2	Bedroom	10'0 x 9'10		
Suite: Other									
Basement: Crawl									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 27	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Royal LePage - Wolstencroft**

Silver Valley!! Over 3 Acres of Park like Privacy backing onto Ravine and River. Main House tucked away from the road and boasts 5 bedrooms and 3 full bathrooms with multilevel decks, patio and balcony. Attached Double Garage and Loft area. Very unique and functional floor plan. Duplex on Property offers 6 bedrooms and 3 bathrooms. Located between Malcolm Knapp Research Forest and New Residential Development, this is a rare offering. 2 Legal Lots and loads of Parking.



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Active
R3058803
Board: V
House/Single Family

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

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



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,648,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**
Frontage(feet): **33.00** Bathrooms: **4** Age: **28**
Frontage(metres): **10.06** Full Baths: **4** Zoning: **R1-1**
Depth / Size: **113** Half Baths: **0** Gross Taxes: **\$8,427.83**
Lot Area (sq.ft.): **3,729.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.09** P.I.D.: **011-679-298** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :As is where is, court order**
Floor Finish: **Laminate, Tile, Carpet**

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

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

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

Finished Floor (Main):	1,018	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	10' x8'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'4 x10'			x	Main 4
Finished Floor (Below):	992	Main	Dining Room	15'6 x9'			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'4 x10'			x	Below 4
		Main	Bedroom	12' x7'10			x	Below 4
Finished Floor (Total):	2,010sq. ft.	Main	Bedroom	11' x9'			x	
Unfinished Floor:	0	Main	Nook	8'9 x8'3			x	
Grand Total:	2,010sq. ft.	Below	Kitchen	12'4 x14'			x	
		Below	Bedroom	12' x7'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9' x8'			x	
		Below	Living Room	13'6 x13'			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

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



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Active
R3069772
Board: V
House/Single Family

1640 SPRAY AVENUE

Coquitlam
Harbour Place
V3J 5Y6

Residential Detached

\$1,655,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,655,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1964
Frontage(feet): 76.00	Bathrooms: 3	Age: 61
Frontage(metres): 23.16	Full Baths: 2	Zoning: HSE
Depth / Size: 146.05	Half Baths: 1	Gross Taxes: \$6,426.79
Lot Area (sq.ft.): 11,100.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 008-794-081	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, RV Parking Avail.**
Driveway Finish: **Asphalt, 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: **:**
Floor Finish: **Mixed**

Legal: **LOT 80, PLAN NWP25266, DISTRICT LOT 369, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,235	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	17'3 x15'5			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'1 x8'6			x	Main	2
Finished Floor (Below):	796	Main	Kitchen	11'3 x14'3			x	Main	3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x12'2			x	Below	3
Finished Floor (Total):	2,031sq. ft.	Main	Primary Bedroom	9'2 x11'11			x		
Unfinished Floor:	0	Below	Foyer	12'9 x9'1			x		
Grand Total:	2,031sq. ft.	Below	Recreation Room	16'7 x14'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Office	16'7 x7'9			x		
		Below	Laundry	6'6 x7'6			x		
		Below	Foyer	12'3 x11'4			x		
Suite: None				x			x		
Basement: Unfinished				x			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:					
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:					
ByLaw Restrictions:									

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

If you've been searching for the kind of backyard every kid (and family dog) dreams about, this Harbour Place gem is it. An exceptional 11,100 sq. ft. lot gives you endless room to play, garden, or simply unwind. Inside, the main floor features three bedrooms, a spacious living and dining area, and a modern kitchen. Downstairs, the separate-entry basement offers a large rec room, an office, and a full laundry room, along with strong suite potential. A giant deck overlooks the fully fenced backyard, and multiple sheds provide great space for storage, workshops, or projects. Bright updates are already in place, and there's still room to make it your own. Whether you're looking for a project or a place to grow into, this property delivers. Book your private showing today!



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Active
R3070412
Board: V
House/Single Family

12506 WESCOTT STREET

Richmond
Steveston South
V3E 6T9

Residential Detached

\$1,749,880 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,880
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2006
Frontage(feet): 37.30	Bathrooms: 3	Age: 19
Frontage(metres): 11.37	Full Baths: 3	Zoning: RS1/K
Depth / Size: 103.30	Half Baths: 0	Gross Taxes: \$6,240.55
Lot Area (sq.ft.): 3,854.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 025-699-920	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
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: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Near By** Dist. to School Bus: **Near By**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :Court Order Sale Chattel Not Included**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 27 BLOCK 3N PLAN BCP6535 SECTION 12 RANGE TW NEW WESTMINSTER LAND DISTRICT.**

Amenities:

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

Features:

Finished Floor (Main):	1,229	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,480	Main	Great Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	20' x 6'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	16' x 12'			x	Above 4
Finished Floor (Basement):	0	Main	Nook	16' x 10'			x	Above 5
Finished Floor (Total):	2,709sq. ft.	Main	Den	12' x 12'			x	
Unfinished Floor:	0	Main	Pantry	7' x 5'			x	
Grand Total:	2,709sq. ft.	Above	Primary Bedroom	15' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	13' x 7'			x	
		Above	Bedroom	13' x 11'			x	
		Above	Bedroom	13' x 11'			x	
		Above	Bedroom	12' x 11'			x	
		Above	Flex Room	20' x 12'			x	
		Above	Laundry	12' x 6'			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Benchmark Titus Realty**

Welcome to Old Charm Steveston Village. This home has been meticulously maintained by its owners and pride of ownership gleams throughout. Well built, bright and beautifully kept on a quiet no-through road. Features 18' high ceiling in entry, 4 Bedroom, 3 full bathroom, Flex room over garage, Kitchen with island, granite, SS appliances, WI pantry, Hedged private backyard. Walk to the village and all amenities it provides, Garry Point Park and the Dyke.



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Active
R3055645
Board: V
House/Single Family

3561 SHEFFIELD AVENUE

Coquitlam
Burke Mountain
V3E 0M4

Residential Detached

\$1,750,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,750,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2018
Frontage(feet): 142.80	Bathrooms: 4	Age: 7
Frontage(metres): 43.53	Full Baths: 3	Zoning: RS-8
Depth / Size: 82.7	Half Baths: 1	Gross Taxes: \$7,483.68
Lot Area (sq.ft.): 7,153.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 030-054-800	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: City, Water, Mountain		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** 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.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 192 SECTION 18 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN EPP61635**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main):	1,234	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,269	Main	Great Room	18' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 12'			x	Main 2
Finished Floor (Below):	830	Main	Kitchen	18' x 10'			x	Above 5
Finished Floor (Basement):	0	Main	Flex Room	12' x 11'			x	Above 4
Finished Floor (Total):	3,333sq. ft.	Above	Primary Bedroom	16' x 15'			x	Below 3
Unfinished Floor:	0	Above	Bedroom	12' x 12'			x	
Grand Total:	3,333sq. ft.	Above	Bedroom	12'7' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	27'9' x 15'10'			x	
		Below	Bedroom	10'2' x 10'			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Benchmark Realty Corp.**

Homelife Benchmark Realty Corp.

Homelife Benchmark Realty Corp.

Court order sale. Welcome to Burke Mountain! This spacious Foxridge home sits on a 7,153 sq.ft. lot in a friendly, family-oriented neighborhood. With 3 bedrooms and 2 baths upstairs, plus a finished basement with an extra bedroom, full bath, and large rec room, there's plenty of space for the whole family. Bright south-facing windows bring in natural light, and the fenced backyard is perfect for kids and outdoor gatherings. Quality finishes include Bosch appliances, gas stove, quartz counters & high ceilings. Conveniently located across from the new Coast Salish Elementary and just 10 minutes to Coquitlam Centre & SkyTrain.



Presented by:
Doc Livingston PREC*

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



Active
R3041632
Board: V
House with Acreage

26521 LOUGHEED HIGHWAY

Maple Ridge
Thornhill MR
V2W 1K2

Residential Detached

\$1,750,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,998,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1982**
Frontage(feet): **524.93** Bathrooms: **1** Age: **43**
Frontage(metres): **160.00** Full Baths: **1** Zoning: **RS-3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,088.66**
Lot Area (sq.ft.): **376,358.40** Rear Yard Exp: **North** For Tax Year: **2022**
Lot Area (acres): **8.64** P.I.D.: **012-877-433** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Fraser River, Langley.**
Complex/Subdiv: **Thornhill**
First Nation Reserve:
Services Connected: **Electricity, Septic**
Sewer Type: **Septic** Water Supply: **Well - Drilled, Well - Shallow**

Style of Home: **1 Storey, Rancher/Bungalow** Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Single**
Exterior: **Wood** Driveway Finish: **Asphalt**
Foundation: **Concrete Perimeter** Dist. to Public Transit: **5K** Dist. to School Bus: **5K**
Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
of Fireplaces: **1** R.I. Fireplaces: **0** Property Disc.: **No**
Fireplace Fuel: **Wood** Rain Screen: Fixtures Leased: **No :Foreclosure**
Fuel/Heating: **Electric** Metered Water: **No** Fixtures Rmvd: **Yes :Foreclosure**
Outdoor Area: **Patio(s) & Deck(s)** R.I. Plumbing: **No** Floor Finish: **Wall/Wall/Mixed**
Type of Roof: **Asphalt**

Legal: **PARCEL F, DISTRICT LOT 434, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (REF PL 3042); EXC: FIRSTLY PCL "G" (EXPL PL 9867); SECONDLY: PT DEDICATED RD ON PL86354; THIRDLY: PT ON HIGHWAY PL 4697**

Amenities: **Barn, Garden, Storage, Wheelchair Access, Workshop Detached**

Site Influences: **Cleared, Gated Complex, Paved Road, Private Yard, Treed**

Features: **Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	3' x3'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'6 x12'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	8'6 x8'			x	
Finished Floor (Basement):	0	Main	Kitchen	12'2 x10'9			x	
Finished Floor (Total):	1,104sq. ft.	Main	Other	10' x8'1			x	
Unfinished Floor:	0	Main	Laundry	10' x5'5			x	
Grand Total:	1,104sq. ft.	Main	Dressing Room	7'7 x5'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.		Primary Bedroom	12'9 x12'			x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height: 3'	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Good morning, We have an accepted offer, the subjects were removed on Saturday, November 22, 2025, and the deposit is in place. We will be applying for a court date this week. Once the court date is confirmed, I will release the accepted offer amount as required by Board Rules. The court hearing will be at the Supreme Court on Smythe Street in Vancouver, usually at 9:00 a.m. If you have any questions, please do not hesitate to contact me. Thanks,



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Active
R3052869
Board: V
House/Single Family

11880 AZTEC STREET
Richmond
East Cambie
V6X 1H8

Residential Detached
\$1,799,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,888,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1997
Frontage(feet): 65.00	Bathrooms: 4	Age: 28
Frontage(metres): 19.81	Full Baths: 4	Zoning: RS1
Depth / Size: 95	Half Baths: 0	Gross Taxes: \$6,090.44
Lot Area (sq.ft.): 6,175.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 023-719-729	Tax Inc. Utilities?:
Flood Plain:	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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Tile - Concrete**

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

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

Legal: **LOT A, BLOCK 5N, PLAN LMP32487, SECTION 36, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

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

Features:

Finished Floor (Main):	1,710	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,593	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 13'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 10'			x	Above 5
Finished Floor (Basement):	0	Main	Family Room	16' x 14'			x	Above 4
		Main	Den	14' x 12'			x	Above 4
Finished Floor (Total):	3,303sq. ft.	Main	Bedroom	12' x 9'			x	
Unfinished Floor:	0	Main	Foyer	12' x 11'			x	
Grand Total:	3,303sq. ft.	Main	Kitchen	9' x 6'			x	
		Above	Primary Bedroom	17' x 17'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16' x 14'			x	
		Above	Bedroom	14' x 12'			x	
Suite:		Above	Bedroom	16' x 11'			x	
Basement:None		Above	Recreation Room	14' x 12'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

RE/MAX Masters Realty

Over 3,300 sqft., 5 bed + den executive home on a quiet street! Features include vaulted ceilings, grand main staircase, all upstairs bedrooms en-suited, concrete tile roof, radiant hot water heat and a video security system. The bright gourmet kitchen has granite counters and a gas wok / spice kitchen conveniently situated alongside the primary kitchen. Location, Location, Location! Conveniently located near schools, shops & parks with easy access to downtown Vancouver. Double garage + large driveway. Low maintenance front / back yard! SHOWINGS BY APPOINTMENT: Tuesday Nov 18th 11:00 am - 12:00noon.



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eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R3066775
Board: V
House/Single Family

4000 FISHER DRIVE

Richmond
West Cambie
V6X 3S4

Residential Detached

\$1,890,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,925,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1991
Frontage(feet): 0.00	Bathrooms: 5	Age: 34
Frontage(metres):	Full Baths: 4	Zoning: RS1/B
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,889.24
Lot Area (sq.ft.): 6,220.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 015-500-675	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** 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 NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 16, BLOCK 5N, PLAN NWP83946, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,764	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,611	Main	Foyer	8'10 x15'8	Above	Bedroom	15'0 x 13'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'4 x22'1			x	Main	2
Finished Floor (Below):	0	Main	Family Room	13'4 x8'6			x	Above	3
Finished Floor (Basement):	0	Main	Kitchen	13'5 x12'10			x	Main	3
		Main	Dining Room	10'6 x14'7			x	Above	5
Finished Floor (Total):	3,375sq. ft.	Main	Wok Kitchen	6'6 x12'10			x	Above	3
Unfinished Floor:	0	Main	Flex Room	14'4 x12'10			x		
Grand Total:	3,375sq. ft.	Main	Bedroom	9'0 x12'10			x		
		Above	Primary Bedroom	13'5 x19'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'11 x8'0			x		
		Above	Bedroom	11'6 x11'2			x		
Suite: None		Above	Bedroom	11'5 x13'5			x		
Basement: None		Above	Bedroom	11'10 x11'10			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): **RE/MAX Westcoast**

RE/MAX Westcoast

Welcome to this spacious 7 bed, 4.5 bath home in the desirable Fisher Gate area of West Cambie! Renovated around 2018, it offers a bright, functional layout with two bedrooms and a full bath on the main level, perfect for guests or extended family. Sitting on a 6,000+ sqft lot, this home provides plenty of space for living and entertaining. Enjoy a central location close to Garden City, Walmart, parks, and restaurants, with easy access to Vancouver via Highways 99 and 91. This home is ideal for families seeking comfort and convenience in one of Richmond's most connected neighborhoods! Open House Sunday December 7, 2-4PM



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



Active
R3037218
Board: V
House/Single Family

4734 PARKER STREET

Burnaby North
Brentwood Park
V5C 3E3

Residential Detached

\$1,895,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,988,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1959
Frontage(feet): 55.00	Bathrooms: 3	Age: 66
Frontage(metres): 16.76	Full Baths: 3	Zoning: R1
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$5,732.13
Lot Area (sq.ft.): 6,710.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 004-840-054	Tax Inc. Utilities?: No
Flood Plain: Yes	Tour:	
View: Yes: CITY VIEW		
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: Basement Entry, Rancher/Bungalow w/Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: DetachedGrge/Carport, Other		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata	Dist. to School Bus:	
Renovations: Addition, Partly	Reno. Year: 1999	Land Lease Expiry Year:	
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish: Hardwood, Mixed		

Legal: **LOT 36, PLAN NWP19296, DISTRICT LOT 122/123, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,636	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'5" x 19'3"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'2" x 9'9"			x	Main 5
Finished Floor (Below):	1,636	Main	Kitchen	16'5" x 14'0"			x	Bsmt 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'9" x 12'2"			x	Bsmt 4
Finished Floor (Total):	3,272sq. ft.	Main	Bedroom	11'3" x 8'10"			x	
Unfinished Floor:	0	Main	Bedroom	10'3" x 9'8"			x	
Grand Total:	3,272sq. ft.	Bsmt	Family Room	19'9" x 12'9"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12'9" x 10'8"			x	
		Bsmt	Bedroom	13' x 12'			x	
		Bsmt	Bedroom	13'0" x 10'3"			x	
		Bsmt	Bedroom	13'0" x 10'0"			x	
		Bsmt	Bedroom	13'3" x 11'10"			x	
		Bsmt	Kitchen	x			x	
Suite: Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Full, Fully Finished, Separate Entry		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 3	# of Rooms: 12							

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

COURT ORDERED SALE—SOLD AS IS WHERE IS. DUPLEX OR MULTIPLE SINGLE FAMILY DWELLINGS. Located in beautiful Brentwood Park, this home sits on a 55 x 122 ft lot, offers 6 bdrms, 3 bths and 3 Kitchens. Newer roof, new hot-water on demand, new furnace. This residence features spacious addition on the main floor providing a sun-filled living area, and an updated kitchen. Enjoy a private south facing backyard perfect for entertaining or relaxing while taking in the view of the city sky line. Located directly across from Alpha Secondary School, close to parks, recreation and shopping at the Amazing Brentwood. OPEN HOUSE - SUN, NOV 23, FROM 2-4



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Active
R3036464
Board: V
House/Single Family

970 W 64TH AVENUE
Vancouver West
Marpole
V6P 2M1

Residential Detached
\$1,915,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,199,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1944
Frontage(feet): 32.97	Bathrooms: 1	Age: 81
Frontage(metres): 10.05	Full Baths: 1	Zoning: RM-8
Depth / Size: 121.4	Half Baths: 0	Gross Taxes: \$9,306.54
Lot Area (sq.ft.): 4,002.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 014-109-239	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 1, BLOCK B, PLAN VAP1997, DISTRICT LOT 319, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 16, & DL 323 & 324**

Amenities:

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

Features:

Finished Floor (Main):	758	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'0 x 10'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	8'5 x 8'5			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10'0 x 10'0			x	
Finished Floor (Basement):	0			x			x	
Finished Floor (Total):	758sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	758sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 3	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Set on a prime 4,002 (32.97' x 121.4') corner lot in a charming, established neighbourhood, this property is steps to shops, cafes, parks, transit, and top schools, with quick access to downtown, YVR, and Richmond. RM-8 zoning offers flexibility for future plans (buyer to confirm with CoV), making it ideal for building, holding, or reimagining. Be part of what's next in one of Vancouver's most connected westside communities — book your showing today.



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



Active
R3067481
Board: V
House/Single Family

1289 GOWER POINT ROAD

Sunshine Coast
Gibsons & Area
V0N 1V3

Residential Detached

\$1,988,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,988,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**
Frontage(feet): **22.84** Bathrooms: **4** Age: **33**
Frontage(metres): **6.96** Full Baths: **3** Zoning: **R2**
Depth / Size: Half Baths: **1** Gross Taxes: **\$9,085.66**
Lot Area (sq.ft.): **43,561.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **1.00** P.I.D.: **016-834-470** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Ocean to Vancouver Island.**
Complex/Subdiv: **Gower Point**
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Hot Water, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other, Wood**

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: **5 Min Walk** Dist. to School Bus: **5 Min Walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :Forclosure**
Fixtures Rmvd: **:Forclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT D, BLOCK 13, PLAN VAP23107, DISTRICT LOT 909, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Lane Access, Paved Road, Private Yard, Shopping Nearby, Treed**

Features:

Finished Floor (Main):	1,425	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,151	Main	Living Room	27'5 x 15'	Bsmt	Other	28'7 x 13'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'1 x 13'	Bsmt	Other	20'2 x 7'6	Main	2
Finished Floor (Below):	1,322	Main	Eating Area	14' x 9'2	Bsmt	Other	28' x 16'3	Above	3
Finished Floor (Basement):	0	Main	Dining Room	17' x 8'1	Bsmt	Other	10'6 x 9'8	Above	3
Finished Floor (Total):	3,898sq. ft.	Main	Butlers Pantry	10'8 x 6'5			x	Below	4
Unfinished Floor:	0	Main	Mud Room	10' x 10'			x		
Grand Total:	3,898sq. ft.	Main	Other	6' x 4'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	22' x 15'			x		
Suite: None		Above	Walk-In Closet	16'3 x 6'8			x		
Basement: Full, Partly Finished		Above	Other	11'9 x 10'4			x		
		Above	Bedroom	12'6 x 9'2			x		
		Above	Bedroom	12'5 x 11'5			x		
		Above	Other	4'11 x 8'1			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Located in the heart of Gibsons on BC's scenic Sunshine Coast, 1289 Gower Point Road sits in a quiet, established waterfront neighborhood known for its natural beauty and relaxed, small-town character. The area offers a peaceful, coastal lifestyle just minutes from essential amenities. Residents enjoy easy access to local beaches, forested walking trails, marinas, and artisan shops, while still being close to schools, grocery stores, and healthcare services. Fenced yard. Public transit is conveniently located within a short walk from the property, providing easy connections to the rest of Gibsons and ferry access to Vancouver. The neighborhood is characterized by low-density housing and a strong sense of community, making it especially appealing to families, retirees, and professionals.



Presented by:
Doc Livingston PREC*

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



Active
R3071079
Board: V
House/Single Family

4641 WOODBURN ROAD
West Vancouver
Cypress Park Estates
V7S 2W7

Residential Detached
\$2,200,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1973
Frontage(feet): 112.00	Bathrooms: 3	Age: 52
Frontage(metres): 34.14	Full Baths: 3	Zoning: RS10
Depth / Size: 175	Half Baths: 0	Gross Taxes: \$6,689.72
Lot Area (sq.ft.): 19,603.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.45	P.I.D.: 007-893-949	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
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: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
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 :AS IS WHERE IS**
Floor Finish:

Legal: **LOT 27 BLOCK E PLAN VAP14218 DISTRICT LOT 885 GROUP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,961	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	20'4 x15'2	Below	Storage	15'3 x 8'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'2 x12'	Below	Utility	13'5 x 10'3	Main	4
Finished Floor (Below):	1,283	Main	Kitchen	16'2 x12'6			x	Main	4
Finished Floor (Basement):	0	Main	Family Room	15'9 x13'2			x	Below	4
		Main	Primary Bedroom	14'8 x13'			x		
Finished Floor (Total):	3,244sq. ft.	Main	Bedroom	11'11 x10'4			x		
Unfinished Floor:	0	Main	Bedroom	10'10 x10'2			x		
Grand Total:	3,244sq. ft.	Main	Walk-In Closet	6'2 x5'8			x		
		Below	Recreation Room	35' x13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Games Room	22'9 x11'1			x		
		Below	Bedroom	13'2 x8'			x		
Suite: None		Below	Nook	6'11 x6'10			x		
Basement: Full		Below	Laundry	9'1 x7'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Nationwide Realty Corp.**

Cypress Park Estates, updated 4 bedroom home. Spacious open living has chef inspired kitchen with quartz counter tops. Heated floors in the master en-suite & hardwood flooring throughout the home. Three bedrooms on the main level with 1 bedroom below. Lot size is 19,603 sq. ft. featuring a private sports court. School catchment is Rockridge High School & Caulfeild Elementary School. Court ordered Sale.



Presented by:
Doc Livingston PREC*

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



Active
R3003997
Board: V
House/Single Family

701 DELESTRE AVENUE
Coquitlam
Coquitlam West
V3K 2G1

Residential Detached
\$2,499,000 (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
		Main	Eating Area	9' x 9'			x	Main	4
Finished Floor (Total):	5,612sq. ft.	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 - 5500sqft+ 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 - 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. Priced well under assessment value \$3,774,000.00 initial offer can have subjects/conditions - please contact for more info on the court process.



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
\$2,568,000 (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: **8**
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**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

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

Amenities:

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

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

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

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



Presented by:
Doc Livingston PREC*

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



Active
R3069336
Board: V
House/Single Family

6080 EAGLERIDGE DRIVE

West Vancouver
Eagleridge
V7W 1W9

Residential Detached

\$2,575,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,575,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1958
Frontage(feet): 127.00	Bathrooms: 2	Age: 67
Frontage(metres): 38.71	Full Baths: 2	Zoning: RS3
Depth / Size: 91	Half Baths: 0	Gross Taxes: \$6,215.05
Lot Area (sq.ft.): 12,260.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.28	P.I.D.: 010-320-466	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: forest		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **0** Parking Access:
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 1, BLOCK E, PLAN VAP7821, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLK F**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,128	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	11'7 x 23'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 14'4			x	Main	3
Finished Floor (Below):	1,658	Main	Family Room	15'4 x 16'1			x	Below	3
Finished Floor (Basement):	0	Main	Kitchen	16' x 16'			x		
				x			x		
Finished Floor (Total):	2,786sq. ft.	Below	Primary Bedroom	15'9 x 12'9			x		
Unfinished Floor:	0	Below	Bedroom	14' x 12'			x		
Grand Total:	2,786sq. ft.	Below	Bedroom	14' x 11'5			x		
		Below	Bedroom	21' x 10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	9' x 5'8			x		
		Below	Office	11'6 x 7'10			x		
				x			x		
				x			x		
Suite: None									
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Modern post & beam Home, bright and airy, Vaulted ceilings, tastefully updated, Gourmet Kitchen, updated wood windows, numerous skylights, sun deck off the kitchen. Home offers privacy. Steps to Spirit trails, Golf Course, Orchard Restaurant and Gleneagle Elementary. Open house Saturday December 6 from 2 to 4



Presented by:
Doc Livingston PREC*

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



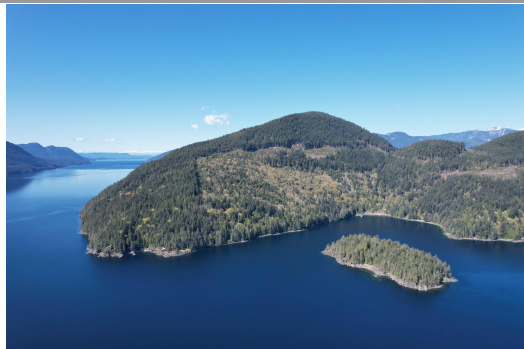
Active
R2875472
Board: V
House with Acreage

DL 4055 E DARK COVE JERVIS ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 2H4

Residential Detached

\$2,650,000 (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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Doc Livingston PREC*

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



Active
R3054170
Board: V
House/Single Family

9911 BATES ROAD

Richmond
Broadmoor
V7A 1E5

Residential Detached

\$2,750,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,750,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2016
Frontage(feet): 66.00	Bathrooms: 6	Age: 9
Frontage(metres): 20.12	Full Baths: 5	Zoning: RS1/E
Depth / Size: 110	Half Baths: 1	Gross Taxes: \$10,505.69
Lot Area (sq.ft.): 7,260.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 004-065-085	Tax Inc. Utilities?:
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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **3** Parking Access:
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 54, BLOCK 4N, PLAN NWP19708, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Sauna/Steam Room**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Jetted Bathtub**

Finished Floor (Main):	2,084	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,336	Main	Living Room	15' x 14'	Above	Bedroom	14' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'8 x 12'4	Above	Bedroom	12' x 10'	Main	3
Finished Floor (Below):	0	Main	Foyer	18'8 x 10'			x	Main	2
Finished Floor (Basement):	0	Main	Kitchen	13'10 x 13'4			x	Above	5
		Main	Wok Kitchen	11' x 6'2			x	Above	3
Finished Floor (Total):	3,420sq. ft.	Main	Den	11'6 x 9'4			x	Above	3
Unfinished Floor:	0	Main	Nook	14' x 10'4			x	Above	3
Grand Total:	3,420sq. ft.	Main	Family Room	16' x 12'4			x		
		Main	Media Room	20' x 11'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Steam Room	5' x 4'6			x		
Suite:		Above	Primary Bedroom	15'6 x 13'			x		
Basement:None		Above	Walk-In Closet	8'8 x 7'10			x		
		Above	Bedroom	12'4 x 12'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court order sale! Don't miss this attractive home at this affordable price. An architectural masterpiece with refined décor and timeless luxury – this rare Broadmoor estate is not to be missed! Nestled in Richmond West's prestigious and highly coveted neighborhood, this residence welcomes you through grand custom French doors into a sophisticated European-inspired interior. The soaring 19-ft foyer sets the stage with red oak floors, detailed coffered ceilings in the dining area, and marble finishes throughout the kitchen and baths. Enjoy the ultimate lifestyle with a private theatre/media room, dual kitchens (western & wok) for gourmet creations, and over 3,500 sq. ft. of superbly crafted living space. Featuring 4 bedrooms, 6 bathrooms, A/C, HRV, radiant heating. Open House Cancelled.



Presented by:
Doc Livingston PREC*

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



Active
R3031206
Board: V
House/Single Family

3494 LAUREL STREET

Vancouver West
Cambie
V5Z 3V2

Residential Detached

\$2,850,000 (LP)

(SP)



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

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

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

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

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

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities: **Elevator**

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

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

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

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