



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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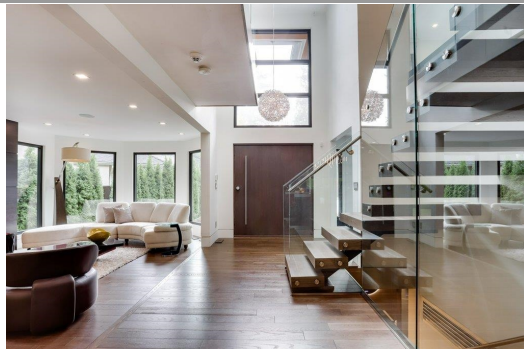
Active
R3063582
Board: V
House/Single Family

4577 CAPILANO ROAD

North Vancouver
Canyon Heights NV
V7R 4K3

Residential Detached

\$3,467,500 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,650,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**
Frontage(feet): **0.00** Bathrooms: **6** Age: **37**
Frontage(metres): Full Baths: **4** Zoning: **RS3**
Depth / Size: Half Baths: **2** Gross Taxes: **\$12,079.51**
Lot Area (sq.ft.): **8,279.65** Rear Yard Exp: **Southwest** For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **008-973-644** 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 w/ Bsmt.**
Construction: **Concrete Frame, Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Open**
Driveway Finish: **Gravel**
Dist. to Public Transit: **130 meters** Dist. to School Bus: **600 meters**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :FORECLOSURE**
Fixtures Rmvd: **No :FORECLOSURE**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT D BLOCK 5 DISTRICT LOT 595 PLAN 21478**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

| Finished Floor (Main): | 1,522 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|---------------|-------|-----------------|---------------|------------|
| Finished Floor (Above): | 1,440 | Main | Dining Room | 13'5" x 18'2" | Below | Bar Room | 13'6" x 22' | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Family Room | 15'1" x 23'9" | Below | Recreation Room | 26'4" x 14'5" | Main 2 |
| Finished Floor (Below): | 1,331 | Main | Foyer | 8'8" x 6'11" | Below | Living Room | 16'9" x 12'8" | Above 6 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 14'3" x 14'2" | Below | Cold Room | 4'8" x 11'9" | |
| Finished Floor (Total): | 4,293sq. ft. | Main | Wok Kitchen | 11'2" x 12'6" | Below | Utility | 7' x 5'10" | |
| Unfinished Floor: | 0 | Main | Living Room | 12'9" x 19' | Below | Laundry | 6'9" x 5'6" | Above 3 |
| Grand Total: | 4,293sq. ft. | Main | Office | 11'1" x 9'10" | | | x | Below 2 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 13'2" x 14'6" | | | x | |
| | | Above | Bedroom | 11'2" x 10'9" | | | x | |
| | | Above | Bedroom | 13'1" x 9'8" | | | x | Above 3 |
| | | Above | Laundry | 9'11" x 5'8" | | | x | Below 3 |
| | | Above | Primary Bedroom | 15'3" x 17'8" | | | x | |
| | | Above | Walk-In Closet | 8'6" x 8'8" | | | x | |

Suite: **None**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **19**

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

Listing Broker(s): **Keller Williams Ocean Realty**

Exceptionally re-designed home nestled in a quiet cul-de-sac off of Capilano Road, overlooks Capilano River in the serene Canyon Heights neighborhood. Boasting an open floorplan with custom millwork, cabinets & finishings, the main floor offers high end living and dining areas with a chef's delight custom kitchen, separate wok kitchen, office and family room. 4 spacious sun-drenched bedrooms on the top floor. The Primary bedroom, with spa-like ensuite, offers privacy and views of the lush tree-lined Capilano River canyon. Lower floor is an entertainers delight; large serving bar with dance floor, recroom, his & hers bathrooms, & a separate entrance, perfect for hosting private events for up to 80 people. Peaceful and quiet backyard. North Vancouver living at its finest.



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Active
R3045305
Board: V
House/Single Family

4511 CAPILANO ROAD

North Vancouver
Canyon Heights NV
V7R 4K2

Residential Detached

\$3,514,000 (LP)

(SP)



| | | |
|-------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$3,995,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 2014 |
| Frontage(feet): 85.00 | Bathrooms: 5 | Age: 11 |
| Frontage(metres): 25.91 | Full Baths: 4 | Zoning: RS3 |
| Depth / Size: 174 | Half Baths: 1 | Gross Taxes: \$13,461.00 |
| Lot Area (sq.ft.): 16,332.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.37 | P.I.D.: 008-885-541 | Tax Inc. Utilities?: |
| Flood Plain: | | Tour: |
| View: No : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer | |
| Sewer Type: Community | Water Supply: City/Municipal | |

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

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Other**
Fuel/Heating: **Electric, Forced Air, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Aggregate**
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: **Wall/Wall/Mixed**

Legal: **LOT A, BLOCK 3 & 4, PLAN VAP12483, DISTRICT LOT 595, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

| | | | | | | | | | |
|----------------------------|----------------|---------------------|-----------------|---------------|---------------------|-----------------|--------------|-----------|------|
| Finished Floor (Main): | 2,494 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,865 | Main | Living Room | 30' x 16' | Bsmt | Recreation Room | 15' x 18' | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 12' x 17'15" | Bsmt | Sauna | 5' x 8' | Main | 3 |
| Finished Floor (Below): | 0 | Main | Family Room | 15' x 16' | Bsmt | Utility | 6'5' x 10'3" | Above | 4 |
| Finished Floor (Basement): | 1,799 | Main | Kitchen | 13'7' x 17'7" | | | x | Above | 3 |
| | | Main | Foyer | 7' x 15'8" | | | x | Bsmt | 2 |
| Finished Floor (Total): | 6,158sq. ft. | Main | Pantry | 6' x 8' | | | x | Bsmt | 3 |
| Unfinished Floor: | 0 | Main | Kitchen | 7'5' x 19' | | | x | | |
| Grand Total: | 6,158sq. ft. | Abv Main 2 | Primary Bedroom | 14'5' x 18'1" | | | x | | |
| | | Abv Main 2 | Bedroom | 12' x 14' | | | x | | |
| | | Abv Main 2 | Bedroom | 10' x 11'2" | | | x | | |
| | | Abv Main 2 | Bedroom | 8'3' x 14'9" | | | x | | |
| | | Bsmt | Walk-In Closet | 10' x 15'4" | | | x | | |
| | | Bsmt | Family Room | 14'6' x 20'5" | | | x | | |
| Suite: | | Manuf Type: | | | Registered in MHR?: | | PAD Rental: | | |
| Basement:Full | | MHR#: | | | CSA/BCE: | | Maint. Fee: | | |
| | | ByLaw Restrictions: | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | | | | | | | | |
| # of Kitchens: 2 | # of Rooms: 16 | | | | | | | | |

Listing Broker(s): **RA Realty Alliance Inc.**

This exceptionally well-crafted residence sits on a beautifully landscaped 16,332 sq. ft. lot, within close proximity to Edgemont Village and Cleveland Park. Thoughtfully designed with 5 spacious bedrooms and 4 full bathrooms, it showcases refined finishes and a modern aesthetic across 6,158 sq. ft. of living space spread over three levels. The home offers a gourmet French-style kitchen with premium appliances, a secondary open-concept kitchen with a walk-in pantry, radiant heating, German-engineered porcelain flooring, and a high-quality roof. The lower level is tailored for entertaining, featuring a custom wet bar, recreation room, sauna, steam room, and additional walk-in closets. Conveniently located within walking distance to Handsworth Secondary and Canyon Heights Elementary.



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Active
R3058722
Board: V
House/Single Family

345 W 13TH AVENUE
Vancouver West
Mount Pleasant VW
V5Y 1W2

Residential Detached
\$3,750,000 (LP)
(SP)



| | | |
|------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$3,980,000 |
| Meas. Type: Feet | Bedrooms: 14 | Approx. Year Built: 1912 |
| Frontage(feet): 50.00 | Bathrooms: 11 | Age: 113 |
| Frontage(metres): 15.24 | Full Baths: 11 | Zoning: RT-6 |
| Depth / Size: 0.0 | Half Baths: 0 | Gross Taxes: \$15,677.30 |
| Lot Area (sq.ft.): 6,250.00 | Rear Yard Exp: | For Tax Year: 2025 |
| Lot Area (acres): 0.14 | P.I.D.: 014-565-633 | 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: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Forced Air**
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: **Carport & Garage**
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 13, BLOCK I, PLAN VAP1530, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

| Finished Floor (Main): | 1,788 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|--------------|-------|-------------|------------|------------|
| Finished Floor (Above): | 2,178 | Main | Living Room | 17'10 x 16'2 | Above | Dining Room | 10'4 x 8'4 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Foyer | 21' x 12'5 | Above | Kitchen | 10'8 x 9'4 | Main 3 |
| Finished Floor (Below): | 1,400 | Main | Dining Room | 17'10 x 15'5 | Above | Loft | 10' x 9' | Main 4 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 17'9 x 11'9 | Below | Kitchen | 9' x 8'10 | Above 3 |
| Finished Floor (Total): | 5,366sq. ft. | Main | Bedroom | 21'1 x 11'10 | Below | Bedroom | 12'1 x 10' | Above 4 |
| Unfinished Floor: | 0 | Main | Bedroom | 13'5 x 9'4 | Below | Bedroom | 14' x 9'3 | Above 4 |
| Grand Total: | 5,366sq. ft. | Above | Primary Bedroom | 15' x 15' | Below | Bedroom | 11'8 x 11' | Above 4 |
| | | Above | Bedroom | 14'9 x 15'8 | Below | Bedroom | 10' x 8' | Above 3 |
| | | Above | Bedroom | 14'8 x 12'8 | Below | Bedroom | 19'7 x 16' | Below 4 |
| | | Above | Bedroom | 12'7 x 10'10 | Below | Bedroom | 10' x 8' | Below 3 |
| | | Above | Flex Room | 10'7 x 7' | Below | Bedroom | 10' x 8' | Below 3 |
| | | Above | Bedroom | 13'7 x 12'8 | | | x | Below 3 |
| | | Above | Living Room | 18'3 x 19'3 | | | x | |

Suite:
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **24**

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

Listing Broker(s): **Unilife Realty Inc.**

Big opportunity for higher density redevelopment (5.5 FSR) . Hold it for high rental income or combine 1 more land (387 also for sale) for development. Don't miss it! Lane access parking for 5.



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Active
R3063336
Board: V
House/Single Family

5693 HEATHER STREET

Vancouver West
Cambie
V5Z 3M3

Residential Detached

\$3,900,000 (LP)
(SP)



| | | |
|--|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$3,900,000 |
| Meas. Type: Feet | Bedrooms: 0 | Approx. Year Built: 1989 |
| Frontage(feet): 57.00 | Bathrooms: 4 | Age: 36 |
| Frontage(metres): 17.37 | Full Baths: 4 | Zoning: R1-1 |
| Depth / Size: 120 | Half Baths: 0 | Gross Taxes: \$15,150.90 |
| Lot Area (sq.ft.): 6,830.00 | Rear Yard Exp: | For Tax Year: 2025 |
| Lot Area (acres): 0.16 | P.I.D.: 005-090-270 | Tax Inc. Utilities?: Yes |
| Flood Plain: | Tour: | |
| View: : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: Electricity | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **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: 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 5, BLOCK 998, PLAN VAP8313, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

Site Influences:
Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|-------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main): | 1,490 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,465 | Main | Other | 38'6 x38'6 | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Above | Other | 38'2 x38'2 | | | x | Main | 3 |
| Finished Floor (Below): | 0 | Bsmt | Other | 31'32 x31'32 | | | x | Main | 3 |
| Finished Floor (Basement): | 981 | | | x | | | x | Main | 3 |
| Finished Floor (Total): | 3,936sq. ft. | | | x | | | x | Bsmt | 3 |
| Unfinished Floor: | 0 | | | x | | | x | | |
| Grand Total: | 3,936sq. ft. | | | x | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | | | x | | | x | | |
| Suite: Other | | | | x | | | x | | |
| Basement:Full | | | | x | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 0 | # of Rooms: 3 | 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 the 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. The property must be sold with 715 West 41st Avenue.



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Active
R3063345
Board: V
House/Single Family

715 W 41ST AVENUE

Vancouver West
Cambie
V5Z 2N2

Residential Detached

\$3,900,000 (LP)

(SP)



| | | |
|--|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$3,900,000 |
| Meas. Type: Feet | Bedrooms: 0 | Approx. Year Built: 1953 |
| Frontage(feet): 57.00 | Bathrooms: 4 | Age: 72 |
| Frontage(metres): 17.37 | Full Baths: 4 | Zoning: R1-1 |
| Depth / Size: 120 | Half Baths: 0 | Gross Taxes: \$14,860.70 |
| Lot Area (sq.ft.): 6,830.00 | Rear Yard Exp: | For Tax Year: 2025 |
| Lot Area (acres): 0.16 | P.I.D.: 010-165-886 | Tax Inc. Utilities?: Yes |
| Flood Plain: | | Tour: |
| View: : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: Electricity | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Wood**
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:

Legal: **LOT 4, BLOCK 998, PLAN VAP8313, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

Site Influences:

Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|-------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main): | 1,259 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 0 | Main | Other | 33'66 x 33'66 | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Bsmt | Other | 35'48 x 35'48 | | | x | Main | 3 |
| Finished Floor (Below): | 0 | | | x | | | x | Main | 3 |
| Finished Floor (Basement): | 1,133 | | | x | | | x | Main | 3 |
| Finished Floor (Total): | 2,392sq. ft. | | | x | | | x | Bsmt | 3 |
| Unfinished Floor: | 0 | | | x | | | x | | |
| Grand Total: | 2,392sq. ft. | | | x | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | | | x | | | x | | |
| Suite: Other | | | | 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 the 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. The property must be sold with 5693 Heather Street.



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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:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
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: **Pool; Outdoor**

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 x14'3 | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 21'2 x21'2 | | | x | Main | 3 |
| Finished Floor (Below): | 0 | Main | Dining Room | 20'11 x12' | | | x | Main | 2 |
| Finished Floor (Basement): | 0 | Main | Laundry | 10'2 x7'1 | | | x | Above | 3 |
| Finished Floor (Total): | 2,619sq. ft. | Main | Bedroom | 11'10 x19'11 | | | x | | |
| Unfinished Floor: | 0 | Above | Primary Bedroom | 14'9 x13'11 | | | x | | |
| Grand Total: | 2,619sq. ft. | Above | Office | 8'4 x14' | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Foyer | 12'2 x12'4 | | | x | | |
| | | Main | Other | 11'11 x15'8 | | | 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:
Doc Livingston PREC*

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



Active
R3065623
Board: V
House/Single Family

4053 W 38TH AVENUE
Vancouver West
Dunbar
V6N 2Y8

Residential Detached
\$4,288,000 (LP)
(SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$4,288,000 |
| Meas. Type: Feet | Bedrooms: 7 | Approx. Year Built: 1986 |
| Frontage(feet): 50.00 | Bathrooms: 5 | Age: 39 |
| Frontage(metres): 15.24 | Full Baths: 4 | Zoning: RS5 |
| Depth / Size: 138 | Half Baths: 1 | Gross Taxes: \$20,088.80 |
| Lot Area (sq.ft.): 6,900.00 | Rear Yard Exp: North | For Tax Year: 2025 |
| Lot Area (acres): 0.16 | P.I.D.: 004-074-033 | Tax Inc. Utilities?: |
| Flood Plain: | Tour: | |
| View: No : | | |
| Complex/Subdiv: DUNBAR | | |
| 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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **close by** Dist. to School Bus: **walking distance**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 7, BLOCK 19, PLAN VAP4292, DISTRICT LOT 2027, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Vaulted Ceiling**

| | | | | | | | | | |
|------------------------------------|--------------|-------------|-----------------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main): | 1,995 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,500 | Main | Living Room | 20' x 15' | Below | Kitchen | 0' x 0' | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 15' x 13' | Below | Bedroom | 11' x 10' | Above | 5 |
| Finished Floor (Below): | 0 | Main | Kitchen | 14' x 11' | Below | Bedroom | 0' x 0' | Above | 4 |
| Finished Floor (Basement): | 700 | Main | Nook | 12' x 12' | | | x | Above | 4 |
| | | Main | Family Room | 18' x 15' | | | x | Main | 2 |
| Finished Floor (Total): | 4,195sq. ft. | Main | Bedroom | 13' x 10' | | | x | Bsmt | 4 |
| Unfinished Floor: | 0 | Main | Laundry | 6' x 6' | | | x | | |
| Grand Total: | 4,195sq. ft. | Above | Primary Bedroom | 19' x 15' | | | x | | |
| | | Above | Walk-In Closet | 0' x 0' | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 13' x 11' | | | x | | |
| | | Above | Bedroom | 12' x 11' | | | x | | |
| Suite: Unauthorized Suite | | Above | Bedroom | 14' x 12' | | | x | | |
| Basement: Fully Finished | | Bsmt | Living Room | 20' x 15' | | | 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): **Royal LePage Sussex**

Prestigious West of Dunbar multi generational family residence on a 6900 (50x138) south facing lot. Located on one of the most beautiful quiet tree lined family streets. A formal Grand staircase entry with high ceiling entry welcomes you to 4195 sqft, 7 bedroom, 5 bathroom home on 3 levels. All windows, kitchen, bathrms, flrs & lower have been renovated. 2 bedrm 1 bath suite below. Bedroom on the main. LIVE in Vancouver's most sought after neighbourhood, Southlands Elementary a few houses down. Just mins away fr ST. GEORGE'S Private School, CROFTON HOUSE, Point Grey Secondary, SHAUGHNESSY Golf & Country Club, UBC, Restaurants, Convenient shopping in Dunbar & Kerrisdale. Court Ordered Sale Property Sold As Is Where Is Schedule A & Deposit must accompany all offers. Showing by Appointment



Presented by:
Doc Livingston PREC*

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



Active
R3054046
Board: V
House/Single Family

3838 W 50TH AVENUE

Vancouver West
Southlands
V6N 3V5

Residential Detached

\$4,398,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,398,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2019**
Frontage(feet): **66.00** Bathrooms: **6** Age: **6**
Frontage(metres): **20.12** Full Baths: **6** Zoning: **R1-1**
Depth / Size: **147.9** Half Baths: **0** Gross Taxes: **\$20,535.00**
Lot Area (sq.ft.): **9,761.40** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.22** P.I.D.: **029-853-737** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: Water Supply: **City/Municipal**

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

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

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**
Parking: **DetachedGrge/Carport, Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

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

Amenities: **Air Cond./Central, Garden, Storage**

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

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

| | | | | | | | | | |
|----------------------------|----------------|-------------|---------------------|---------------|-------------|-----------------|-------------|-----------|------|
| Finished Floor (Main): | 2,144 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,661 | Main | Foyer | 11'1 x 7'10 | Above | Bedroom | 11'9 x 9'9 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 17'3 x 13'0 | Above | Bedroom | 11'10 x 9'9 | Main | 3 |
| Finished Floor (Below): | 250 | Main | Office | 10'6 x 7'0 | Above | Bedroom | 12'1 x 9'8 | Above | 5 |
| Finished Floor (Basement): | 0 | Main | Great Room | 15'0 x 14'11 | Below | Recreation Room | 20'9 x 10'3 | Above | 4 |
| Finished Floor (Total): | 4,055sq. ft. | Main | Dining Room | 16'1 x 13'2 | | | x | Above | 4 |
| Unfinished Floor: | 0 | Main | Kitchen | 15'8 x 9'10 | | | x | Above | 3 |
| Grand Total: | 4,055sq. ft. | Main | Wok Kitchen | 9'6 x 7'10 | | | x | Above | 3 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Family Room | 19'9 x 15'10 | | | x | | |
| Suite: | | Main | Eating Area | 9'10 x 8'7 | | | x | | |
| Basement:None | | Main | Laundry | 12'4 x 8'0 | | | x | | |
| | | Above | Primary Bedroom | 14'11 x 11'10 | | | x | | |
| | | Above | Walk-In Closet | 10'11 x 7'7 | | | x | | |
| | | Above | Bedroom | 11'9 x 10'1 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 17 | MHR#: | CSA/BCE: | | Maint. Fee: | | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **Engel & Volkers Vancouver**

Engel & Volkers Vancouver

Engel & Volkers Vancouver

Stunning custom-built luxury home by award-winning TC Dev Group and Peter Rose Architecture+Interiors, just steps from McCleery golf course in one of Vancouver's most desirable neighbourhoods. Over 4,000 SF of stylish living space on a large 66 x 150 SF lot. The main floor features 10 foot ceilings, recessed lighting, coffered ceilings, custom built-in cabinetry, and hardwood flooring. The stunning kitchen incorporates premium cabinetry, Wolf & Sub-Zero appliances, and opens to a large patio with built in heaters - perfect for entertaining. Highlights include smart home system with TV surveillance, radiant in-floor heating, HRV, A/C, and a sunny south-facing backyard. School catchment: Southlands Elementary and Point Grey Secondary and close to both Saint Georges and Crofton House.



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



Active
R3045892
Board: V
House/Single Family

1408 31ST STREET

West Vancouver
Altamont
V7V 4P5

Residential Detached

\$4,788,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,788,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2007**
Frontage(feet): **132.00** Bathrooms: **6** Age: **18**
Frontage(metres): **40.23** Full Baths: **5** Zoning: **RS2**
Depth / Size: Half Baths: **1** Gross Taxes: **\$18,122.53**
Lot Area (sq.ft.): **18,084.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**
Lot Area (acres): **0.42** P.I.D.: **010-305-327** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: BURRARD INLET, NATURE, CITY**
Complex/Subdiv: **Little 31st**
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: **Concrete, Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
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: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK A, PLAN VAP7885, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby, Ski Hill Nearby, Waterfront Property**

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

| | | | | | | | | | |
|----------------------------|----------------|-------------|---------------------|--------------|--------------------|-----------------|--------------|-----------|------|
| Finished Floor (Main): | 2,587 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,626 | Main | Foyer | 13'6 x 16'9 | Above | Walk-In Closet | 6'2 x 10'1 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 21'2 x 16'1 | Below | Recreation Room | 25'7 x 14'11 | Main | 6 |
| Finished Floor (Below): | 1,607 | Main | Dining Room | 15'6 x 21'8 | Below | Flex Room | 21'7 x 15'9 | Main | 2 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 16'9 x 12'5 | Below | Utility | 15'6 x 13'0 | Above | 7 |
| Finished Floor (Total): | 5,820sq. ft. | Main | Family Room | 15'2 x 26'1 | Below | Storage | 17'8 x 8'7 | Above | 4 |
| Unfinished Floor: | 0 | Main | Bedroom | 14'1 x 13'2 | Below | Wine Room | 5'5 x 2'0 | Above | 4 |
| Grand Total: | 5,820sq. ft. | Main | Primary Bedroom | 22'0 x 17'9 | | | x | Below | 3 |
| | | Main | Laundry | 8'4 x 8'8 | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 9'11 x 14'8 | | | x | | |
| | | Above | Bedroom | 12'3 x 12'3 | | | x | | |
| Suite: | | Above | Bedroom | 15'0 x 15'11 | | | x | | |
| Basement:Partly Finished | | Above | Primary Bedroom | 15'0 x 18'11 | | | x | | |
| | | Above | Walk-In Closet | 10'8 x 10'7 | | | 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: \$0.00 | | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

Experience coastal luxury in this stunning Altamont estate! Offering over 5,000 Sq. Ft. of refined living on an 18,084 Sq. Ft. lot, this residence features 6 beds and 6 baths. Dramatic ceilings, open-concept design, and walls of glass showcase panoramic views of the Burrard Inlet. Inside, hardwood, tile, granite, and quartz finishes pair with a chef's kitchen outfitted with Sub-Zero, Wolf, LG, and Frigidaire appliances plus Glacier Bay fixtures. Entertain with ease in the theatre room or private space with a second kitchen, then step outdoors to 1,200 Sq. Ft. of terraces, landscaped gardens, and a secluded pool. Complete with a garage, exceptional detailing, and a prime location near West Bay, Rockridge, Mulgrave, Collingwood, beaches, ski hills, and shops, this is West Vancouver living!



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doc@homehuntersbc.com



Active
R3068526
Board: V
House/Single Family

3029 W 45TH AVENUE

Vancouver West
Kerrisdale
V6N 3L9

Residential Detached

\$4,880,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,880,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2012**
Frontage(feet): **60.00** Bathrooms: **8** Age: **13**
Frontage(metres): **18.29** Full Baths: **7** Zoning: **R**
Depth / Size: **0.0** Half Baths: **1** Gross Taxes: **\$23,039.90**
Lot Area (sq.ft.): **7,111.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **012-814-164** Tax Inc. Utilities?: **Yes**
Flood Plain: Tour: **Virtual Tour URL**
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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
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: **Carport & Garage**
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: :
Floor Finish:

Legal: **LOT 89, BLOCK 7, PLAN VAP3501, DISTRICT LOT 321, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 42826L), TO BLK 11**

Amenities:

Site Influences:

Features:

| Finished Floor (Main): | 1,642 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|---------------|-------|----------|-------------|------------|
| Finished Floor (Above): | 1,456 | Main | Living Room | 15'10 x 14'11 | Below | Nook | 12'6 x 9'11 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Foyer | 8'7 x 23'10 | Below | Sauna | 5'5 x 5'11 | Main 3 |
| Finished Floor (Below): | 1,770 | Main | Dining Room | 14'11 x 12'10 | Below | Bar Room | 8'11 x 11'4 | Above 4 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 14'11 x 14'3 | | | x | Above 3 |
| Finished Floor (Total): | 4,868sq. ft. | Main | Office | 15'4 x 10'3 | | | x | Above 3 |
| Unfinished Floor: | 0 | Main | Kitchen | 6'1 x 9'11 | | | x | Above 3 |
| Grand Total: | 4,868sq. ft. | Above | Bedroom | 15'1 x 14'2 | | | x | Below 3 |
| | | Above | Bedroom | 16'0 x 13'0 | | | x | Below 3 |
| | | Above | Bedroom | 12'10 x 14'11 | | | x | Below 2 |
| | | Above | Bedroom | 12'7 x 10'9 | | | x | |
| | | Below | Bedroom | 15'0 x 12'6 | | | x | |
| | | Below | Bedroom | 13'2 x 11'4 | | | x | |
| | | Below | Recreation Room | 17'4 x 21'10 | | | x | |

Suite:
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **16**

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

Listing Broker(s): **Unilife Realty Inc.**

RARE opportunity to own luxury living in Prestigious Kerrisdale neighbourhood! Priced to sell! This family home sits on on a large 118.52 x 60 ft lot with south exposure and beautifully maintained gardens. Over 4,800 sq.ft. of exceptional craftsmanship including 6 bedrooms, gourmet kitchen with Sub Zero/Wolf appliances, marble waterfall island, and custom built-ins. Upper level features 4 spacious ensuite bedrooms. Lower level includes a full recreation area with wet bar, wine cellar, home theatre, sauna, and 2 additional ensuite bedrooms. Radiant heating, A/C, lane access. Walking distance to Crofton House, close to St. George's, York House, UBC, Point Grey Secondary, parks, golf, and Kerrisdale Village. A truly rare opportunity. Court order sale.



Presented by:
Doc Livingston PREC*

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Active
R3072374
Board: V
House/Single Family

950 GREENWOOD ROAD
West Vancouver
British Properties
V7S 1X7

Residential Detached
\$5,300,000 (LP)
(SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$5,300,000 |
| Meas. Type: Feet | Bedrooms: 7 | Approx. Year Built: 2017 |
| Frontage(feet): 92.00 | Bathrooms: 7 | Age: 8 |
| Frontage(metres): 28.04 | Full Baths: 5 | Zoning: RS3 |
| Depth / Size: 173 | Half Baths: 2 | Gross Taxes: \$22,306.83 |
| Lot Area (sq.ft.): 17,319.00 | Rear Yard Exp: South | For Tax Year: 2024 |
| Lot Area (acres): 0.40 | P.I.D.: 009-690-689 | Tax Inc. Utilities?: |
| Flood Plain: | Tour: | |
| View: Yes: Ocean and City | | |
| Complex/Subdiv: British Properties | | |
| 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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **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: **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.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **LOT 4, BLOCK 36, PLAN VAP9302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, CAP EST EXT 1**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

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

| | | | | | | | | | |
|----------------------------|----------------|-------------|---------------------|--------------|-------------|---------|-------------|-----------|------|
| Finished Floor (Main): | 3,016 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 2,381 | Main | Living Room | 23'10 x 16'6 | Below | Bedroom | 14'8 x 13'6 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 17'6 x 13'6 | Below | Bedroom | 12'8 x 13'8 | Main | 2 |
| Finished Floor (Below): | 2,493 | Main | Kitchen | 13'6 x 15'0 | | | x | Main | 2 |
| Finished Floor (Basement): | 0 | Main | Eating Area | 10'6 x 12'8 | | | x | Main | 3 |
| Finished Floor (Total): | 7,890sq. ft. | Main | Bedroom | 14'8 x 14'2 | | | x | Above | 6 |
| Unfinished Floor: | 0 | Main | Office | 14'6 x 12'6 | | | x | Above | 3 |
| Grand Total: | 7,890sq. ft. | Main | Foyer | 13'6 x 12'10 | | | x | Below | 3 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Primary Bedroom | 20'2 x 19'6 | | | x | Above | 3 |
| Suite: | | Above | Bedroom | 18'0 x 13'8 | | | x | | |
| Basement:Fully Finished | | Above | Bedroom | 10'10 x 16'5 | | | x | | |
| | | Above | Bedroom | 14'10 x 14'2 | | | x | | |
| | | Below | Recreation Room | 16'4 x 23'6 | | | x | | |
| | | Below | Media Room | 17'4 x 13'8 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 15 | MHR#: | CSA/BCE: | | Maint. Fee: | | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **Sotheby's International Realty Canada**

This 2017 custom built home view home sits on a gorgeous sun drenched 17300 sq/ft south side level lot in the heart of the British Properties. Offering ocean and city views with approximately 8000 sq/ft of gracious living on 3 levels and featuring 7 bedrooms and 7 baths with wonderful open plan perfect for all to enjoy. Lovely floor plan with 9 ft ceilings, UV treated windows, hardwood floors and generous size rooms throughout. The completely level lot is low maintenance with miniature golf area, artificial turf and plenty of room for all to enjoy. This is a prime British Properties Location offering tremendous value!! All showings by appointment.



Presented by:
Doc Livingston PREC*

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



Active
R3059400
Board: V
House/Single Family

2502 W 36TH AVENUE

Vancouver West
MacKenzie Heights
V6N 2P5

Residential Detached

\$5,450,000 (LP)

(SP)



| | | |
|------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$5,999,000 |
| Meas. Type: Feet | Bedrooms: 6 | Approx. Year Built: 2008 |
| Frontage(feet): 71.40 | Bathrooms: 7 | Age: 17 |
| Frontage(metres): 21.76 | Full Baths: 4 | Zoning: RS |
| Depth / Size: 134.0 | Half Baths: 3 | Gross Taxes: \$29,870.50 |
| Lot Area (sq.ft.): 9,567.60 | Rear Yard Exp: South | For Tax Year: 2025 |
| Lot Area (acres): 0.22 | P.I.D.: 007-142-595 | Tax Inc. Utilities?: |
| Flood Plain: | | Tour: |
| 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 w/ Bsmt., Basement Entry**
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: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tile - Composite**

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.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 11, BLOCK 18, PLAN VAP2977, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 8**

Amenities: **None**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Security System, Swimming Pool Equip., Vacuum - Built In**

| Finished Floor (Main): | 1,547 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|--------------|-------|-------------|-------------|------------|
| Finished Floor (Above): | 1,315 | Main | Living Room | 13'6 x 14'3 | Below | Media Room | 11'0 x 19'0 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Kitchen | 21'0 x 17'6 | Below | Living Room | 15'0 x 15'9 | Main 2 |
| Finished Floor (Below): | 2,485 | Main | Dining Room | 17'0 x 11'0 | Below | Hobby Room | 20'0 x 40'0 | Above 4 |
| Finished Floor (Basement): | 0 | Main | Eating Area | 10'4 x 7'9 | | | x | Above 4 |
| Finished Floor (Total): | 5,347sq. ft. | Main | Family Room | 13'0 x 14'0 | | | x | Above 4 |
| Unfinished Floor: | 0 | Main | Den | 11'0 x 12'0 | | | x | Below 2 |
| Grand Total: | 5,347sq. ft. | Above | Primary Bedroom | 17'11 x 14'0 | | | x | Below 2 |
| | | Above | Bedroom | 11'0 x 10'10 | | | x | Below 3 |
| | | Above | Bedroom | 11'0 x 14'0 | | | x | |
| | | Above | Bedroom | 15'0 x 10'6 | | | x | |
| | | Below | Recreation Room | 18'8 x 11'5 | | | x | |
| | | Below | Bedroom | 10'10 x 11'0 | | | x | |
| | | Below | Bedroom | 12'2 x 12'8 | | | x | |

Suite: **Other**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **16**

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

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

One of MacKenzie Heights' premier mansions, this custom-built masterpiece spans approx. 5,345 sq. ft. and features exquisite craftsmanship, extensive woodwork, a chef-inspired kitchen with wet kitchen, custom granite finishes, and a grand foyer with double wrought iron doors. Set on a 71 x 134 ft. lot, the property includes a separate guest house, 10-ft ceilings, parking for 3-5 vehicles, a theater room, and an indoor resort-style spa with natural hot tub and pool. Measurements and age are approximate; buyer to verify. School catchments: Kerrisdale Elementary / Point Grey Secondary



Presented by:
Doc Livingston PREC*

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



Active
R3047272
Board: V
House/Single Family

1041 W 53RD AVENUE

Vancouver West
South Granville
V6P 1K6

Residential Detached

\$5,500,000 (LP)

(SP)



| | | |
|------------------------------------|--|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$5,699,000 |
| Meas. Type: Feet | Bedrooms: 6 | Approx. Year Built: 2022 |
| Frontage(feet): 62.00 | Bathrooms: 8 | Age: 3 |
| Frontage(metres): 18.90 | Full Baths: 7 | Zoning: RES |
| Depth / Size: 160 | Half Baths: 1 | Gross Taxes: \$30,339.40 |
| Lot Area (sq.ft.): 9,920.00 | Rear Yard Exp: North | For Tax Year: 2025 |
| 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., Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** 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.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
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: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Microwave, Oven - Built In, 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 14'1 | 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: None | | Above | Bedroom | 10'3 x 11'6 | | | x | Bsmt | 4 |
| Basement: Fully Finished | | Above | Bedroom | 10'3 x 11'6 | | | 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 | | | | | Registered in MHR?: | | PAD Rental: | | |
| # of Kitchens: 2 # of Rooms: 16 | | | | | CSA/BCE: | | Maint. Fee: | | |
| ByLaw Restrictions: | | | | | | | | | |

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

Accepted offer price \$4,980,000.00. Court Date: Thursday, December 4, 2025 Time: 9:45 a.m. Location: Vancouver Courthouse. Address: 800 Smithe Street, Vancouver, BC. Unbeatable value. Meticulously crafted with premium finishes and timeless design, this elegant home offers 6 spacious bedrooms and 8 bathrooms across a refined, functional floor plan. The gourmet chef's kitchen showcases top-of-the-line appliances, sleek countertops, and abundant cabinetry, opening seamlessly to formal and casual living areas. Designed for both grand entertaining and everyday comfort, the home features a beautifully landscaped private backyard oasis and a 3-car garage. Smart home technology ensures the utmost in modern convenience.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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Active
R3055339
Board: V
House/Single Family

2 3838 CYPRESS STREET

Vancouver West
Shaughnessy
V6J 3P3

Residential Detached

\$5,580,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,248,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1912**
Frontage(feet): **153.00** Bathrooms: **6** Age: **113**
Frontage(metres): **46.63** Full Baths: **5** Zoning: **FSD**
Depth / Size: **243** Half Baths: **1** Gross Taxes: **\$63,665.50**
Lot Area (sq.ft.): **47,916.00** Rear Yard Exp: **East** For Tax Year: **2025**
Lot Area (acres): **1.10** P.I.D.: **025-839-080** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv: **GREENCROFT ESTATE**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, 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: **Completely**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Other, Wood**

Reno. Year: **2004**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Underground**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS638 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, Garden, In Suite Laundry**

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

Features: **Dishwasher, Garage Door Opener, Intercom, Other - See Remarks, Pantry, Security System, Vacuum - Built In, Wet Bar**

| | | | | | | | | | |
|----------------------------|--------------|----------------|----------------|---|------------|--------------------|-------------|------------|------|
| Finished Floor (Main): | 2,089 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,656 | Main | Foyer | 15'11 x 9'5 | Abv Main 2 | Other | 22'5 x 21'9 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 1,214 | Main | Great Room | 19'6 x 19'5 | Abv Main 2 | Laundry | 8'3 x 5'2 | Main | 2 |
| Finished Floor (Below): | 0 | Main | Dining Room | 26'1 x 16'0 | | | x | Above | 4 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 11'5 x 10'3 | | | x | Above | 5 |
| | | Main | Wok Kitchen | 8'0 x 6'0 | | | x | Above | 5 |
| Finished Floor (Total): | 4,959sq. ft. | Main | Butlers Pantry | 8'0 x 6'0 | | | x | Abv Main 2 | 4 |
| Unfinished Floor: | 2,403 | Main | Eating Area | 10'9 x 8'6 | | | x | Abv Main 2 | 4 |
| Grand Total: | 7,362sq. ft. | Main | Family Room | 19'1 x 18'4 | | | x | | |
| | | Above | Bedroom | 19'7 x 17'6 | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 17'11 x 13'6 | | | x | | |
| | | Above | Bedroom | 16'3 x 13'9 | | | x | | |
| Suite: | | Abv Main 2 | Bedroom | 16'8 x 15'1 | | | x | | |
| Basement:Partly Finished | | Abv Main 2 | Bar Room | 23'7 x 18'0 | | | x | | |
| Crawl/Bsmt. Height: | | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Levels: 4 | | MHR#: | | CSA/BCE: | | Maint. Fee: \$0.00 | | | |
| # of Kitchens: 2 | | # of Rooms: 15 | | ByLaw Restrictions: Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns | | | | | |

Listing Broker(s): **Engel & Volkers Vancouver**

Engel & Volkers Vancouver

Greencroft Estate - A rare opportunity to acquire one of Vancouver's most significant architectural & historic estates. Built in 1912 & designed by architect Thomas Hooper, this 'Heritage A' masterpiece was first home to Lt. Governor Eric Hamber. Blends Tudor & Gothic Revival w/ Arts & Crafts detailing; ft. oak floors, oak panelled elevator (Unit1), stained glass & tapered port cochere columns. Restored & updated in 2003, this ~15,000SF residence is stratified into a side-by-side duplex w/internal connectivity offering total 9 bdrms, 13 baths, 2 kitchens & underground parkade fitting ~6 cars in the heart of prestigious First Shaughnessy. Listing price/SF is for Unit 2 only (Unit 1 MLS R3055350) as a single residence. COURT ORDERED SALE.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R3021128
Board: V
House/Single Family

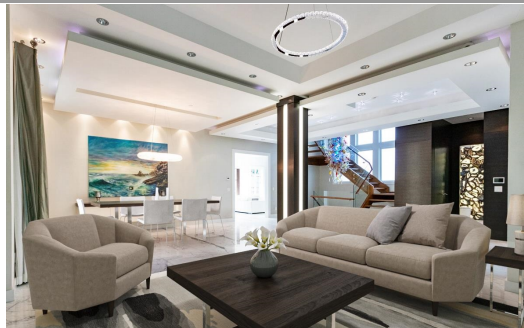
1542 W 28TH AVENUE

Vancouver West
Shaughnessy
V6J 2Y5

Residential Detached

\$5,688,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,798,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2012**
Frontage(feet): **66.00** Bathrooms: **7** Age: **13**
Frontage(metres): **20.12** Full Baths: **6** Zoning: **R1-1**
Depth / Size: **150** Half Baths: **1** Gross Taxes: **\$40,484.90**
Lot Area (sq.ft.): **9,900.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **011-023-660** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv: **Shaughnessy**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

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

Renovations: Reno. Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **5** Parking Access: **Lane**
Parking: **DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit: **1/2 block** Dist. to School Bus: **VERY CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 4, BLOCK 730, PLAN VAP6011, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-----------------|--------------|-----------|------|
| Finished Floor (Main): | 2,009 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,856 | Main | Foyer | 12'4 x 22'10 | Above | Walk-In Closet | 5'11 x 6' | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Office | 14'2 x 10'9 | Above | Storage | 5'3 x 5'3 | Above | 5 |
| Finished Floor (Below): | 2,654 | Main | Living Room | 16'10 x 14'6 | Above | Bedroom | 14'2 x 11'5 | Above | 4 |
| Finished Floor (Basement): | 0 | Main | Dining Room | 15'11 x 12'5 | Above | Walk-In Closet | 5'7 x 6' | Above | 4 |
| Finished Floor (Total): | 6,519sq. ft. | Main | Family Room | 22'3 x 17'6 | Above | Nook | 10'8 x 7'5 | Above | 4 |
| Unfinished Floor: | 0 | Main | Kitchen | 14'4 x 17'6 | Below | Recreation Room | 26'6 x 19'6 | Main | 2 |
| Grand Total: | 6,519sq. ft. | Main | Wok Kitchen | 11'7 x 6'1 | Below | Games Room | 20'7 x 18'6 | Below | 3 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Mud Room | 6'1 x 5'7 | Below | Sauna | 8'10 x 5' | Below | 4 |
| Suite: | | Above | Primary Bedroom | 22' x 14'4 | Below | Storage | 6'6 x 4'8 | | |
| Basement:Fully Finished | | Above | Walk-In Closet | 8'5 x 8'11 | Below | Wine Room | 19'6 x 3'11 | | |
| | | Above | Bedroom | 14'2 x 11'7 | Below | Media Room | 24'6 x 18'9 | | |
| | | Above | Walk-In Closet | 7'8 x 4'9 | Below | Bedroom | 11'11 x 12'6 | | |
| | | Above | Bedroom | 11'10 x 12'6 | Below | Walk-In Closet | 8'1 x 5' | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 2 | # of Rooms: 28 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

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

Macdonald Realty

Macdonald Realty

Wonderful family home, custom built in 2012 and set on a 66'x150' (9900 sq ft) south exposed lot in one of Shaughnessy's most sought after pockets. Attention to detail & quality are evident throughout the 6519 sf interior. Move right in or see an opportunity here to buy a solid house that could be updated to suit your own style and aesthetic with simple, cosmetic updates. Upstairs, luxurious primary suite + three large addtl ensuite bd rms. Elegant living & dining rms on main w/ family rm & gourmet kitch (incl wok kitch) open to sunny back deck & garden. Large rec rm down + media rm, wine rm, sauna, extra bdrm. Studio suite w/ private entrance. 4 car garage. Showings by appointment. *COURT DATE IS SET. COURT DATE IS 9:45AM THURS DEC 18th, 2025.*****



Presented by:
Doc Livingston PREC*

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



Active
R3057580
Board: V
House/Single Family

3295 WESTMOUNT ROAD

West Vancouver
Westmount WV
V7V 3G5

Residential Detached

\$5,788,888 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$5,888,888**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **9999**
Frontage(feet): **80.00** Bathrooms: **9** Age: **999**
Frontage(metres): **24.38** Full Baths: **8** Zoning: **RS3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$9,212.29**
Lot Area (sq.ft.): **21,144.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.49** P.I.D.: **009-492-348** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Ocean View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas**
Sewer Type: Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **3** Parking Access:
Parking: **Add. Parking Avail., Garage; Triple**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus: **Closse**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 12, BLOCK 10, PLAN VAP10133, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|-------------|---------------------|-------|-----------------|------------|-----------|------|
| Finished Floor (Main): | 3,127 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 2,336 | Bsmt | Games Room | 0' x 0' | Above | Primary Bedroom | 0' x 0' | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Bsmt | Media Room | 0' x 0' | Above | Bedroom | 0' x 0' | Bsmt | 3 |
| Finished Floor (Below): | 0 | Bsmt | Gym | 0' x 0' | Above | Bedroom | 0' x 0' | Bsmt | 3 |
| Finished Floor (Basement): | 2,651 | Bsmt | Sauna | 0' x 0' | Above | Bedroom | 0' x 0' | Bsmt | 3 |
| Finished Floor (Total): | 8,114sq. ft. | Bsmt | Bedroom | 0' x 0' | Above | Laundry | 0' x 0' | Main | 2 |
| Unfinished Floor: | 0 | Bsmt | Bedroom | 0' x 0' | Above | Study | 0' x 0' | Main | 3 |
| Grand Total: | 8,114sq. ft. | Main | Living Room | 0' x 0' | | | x | Above | 3 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Dining Room | 0' x 0' | | | x | Above | 3 |
| Suite: | | Main | Office | 0' x 0' | | | x | Above | 5 |
| Basement:Fully Finished | | Main | Family Room | 0' x 0' | | | x | Above | 4 |
| | | Main | Kitchen | 0' x 0' | | | x | | |
| | | Main | Nook | 0' x 0' | | | x | | |
| | | Main | Wok Kitchen | 0' x 0' | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 2 | # of Rooms: 19 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **Salus Realty Inc**

Court-Ordered Sale! Exceptional value in prestigious West Bay. Over 8,000 SF of contemporary design on a 21,144 SF lot with sweeping ocean views. This unfinished residence offers 6 bedrooms, 9 bathrooms, an elevator, sauna, radiant heat, and marble surfaces ready to be completed to the highest standards. Planned with an infinity pool, theatre room, games room, office, dog run, and triple-car garage and MUCH more. With too many features to list, this is a rare opportunity to personalize a world-class home in one of West Vancouver's premier neighborhoods. Majority completed but builder needed or can be supplied to finish the work. Estimated to take 3 months to complete. Customized options available.



Presented by:
Doc Livingston PREC*

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



Active
R2989610
Board: V
House/Single Family

5808 CROWN STREET

Vancouver West
Southlands
V6N 2B7

Residential Detached

\$6,300,000 (LP)

(SP)



| | | |
|-------------------------------------|--|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$6,700,000 |
| Meas. Type: Feet | Bedrooms: 5 | Approx. Year Built: 2013 |
| Frontage(feet): 96.37 | Bathrooms: 7 | Age: 12 |
| Frontage(metres): 29.37 | Full Baths: 6 | Zoning: R1-1 |
| Depth / Size: 134.5 | Half Baths: 1 | Gross Taxes: \$25,698.50 |
| Lot Area (sq.ft.): 12,964.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.30 | P.I.D.: 002-762-617 | Tax Inc. Utilities?: No |
| Flood Plain: | | Tour: Virtual Tour URL |
| View: : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood, Other**
Exterior: **Other, Stone, Wood**
Foundation: **Concrete Block**

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

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

Total Parking: **4** Covered Parking: **4** Parking Access:
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 11, BLOCK 2, PLAN VAP2442, DISTRICT LOT 320, NEW WESTMINSTER LAND DISTRICT, OF LOT D**

Amenities:

Site Influences:

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

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

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

Royal Regal Realty Ltd.

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



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Doc Livingston PREC*

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doc@homehuntersbc.com



Active
R3048459
Board: V
House/Single Family

12900 GILBERT ROAD

Richmond
Gilmore
V7E 2H6

Residential Detached

\$6,800,000 (LP)

(SP)



| | | |
|---------------------------------|--|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$6,800,000 |
| Meas. Type: Feet | Bedrooms: 6 | Approx. Year Built: 1996 |
| Frontage(feet): 400.00 | Bathrooms: 7 | Age: 29 |
| Frontage(metres): 121.92 | Full Baths: 6 | Zoning: AG1 |
| Depth / Size: | Half Baths: 1 | Gross Taxes: \$15,541.35 |
| Lot Area (sq.ft.): 0.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 9.07 | P.I.D.: 003-490-661 | Tax Inc. Utilities?: No |
| Flood Plain: | | Tour: |
| View: : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Electricity, Natural Gas, Septic, Water | |
| Sewer Type: Septic | Water Supply: City/Municipal | |

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL 33993 LT 7 BLK 3N LD 36 SEC 8 RNG 6W**

Amenities: **Air Cond./Central, Garden, Pool; Indoor, Sauna/Steam Room**

Site Influences:
Features:

| Finished Floor (Main): | 10,166 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|----------------|---------------------|---------------------|-------------|-------|-----------------|------------|------------|
| Finished Floor (Above): | 6,123 | Main | Living Room | 20' x 26' | Above | Recreation Room | 16' x 32' | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Kitchen | 20' x 30' | | | | Main 2 |
| Finished Floor (Below): | 0 | Main | Eating Area | 12' x 30' | | | | Main 4 |
| Finished Floor (Basement): | 0 | Main | Family Room | 20' x 30' | | | | Above 7 |
| Finished Floor (Total): | 16,289sq. ft. | Main | Recreation Room | 30' x 65' | | | | Main 4 |
| Unfinished Floor: | 0 | Main | Den | 17' x 26' | | | | Main 4 |
| Grand Total: | 16,289sq. ft. | Main | Bedroom | 16' x 20' | | | | Main 4 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Bedroom | 11' x 13' | | | | Above 4 |
| Suite: | | Above | Primary Bedroom | 22' x 40' | | | | |
| Basement:None | | Above | Bedroom | 20' x 23' | | | | |
| | | Above | Bedroom | 20' x 23' | | | | |
| | | Above | Bedroom | 20' x 23' | | | | |
| | | Above | Family Room | 19' x 20' | | | | |
| 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): **Royal Pacific Lions Gate Realty Ltd.**

Open house on Saturday Dec. 6, at 2-4pm. All buyers must use Seller's Contract of Purchase and Sale with Schedule A (in attached documents).Grand double high entry foyer & living room, designer kitchen with all the bells and whistles, 40 ft indoor swimming pool, exercise area, library, double family room, recreation room, tennis court, many more. The property is sold "as is, where is".



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Active
R3055350
Board: V
House/Single Family

1 3838 CYPRESS STREET

Vancouver West
Shaughnessy
V6J 3P3

Residential Detached

\$6,880,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,980,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1912**
Frontage(feet): **153.00** Bathrooms: **7** Age: **113**
Frontage(metres): **46.63** Full Baths: **5** Zoning: **FSD**
Depth / Size: **243** Half Baths: **2** Gross Taxes: **\$52,041.30**
Lot Area (sq.ft.): **47,916.00** Rear Yard Exp: **East** For Tax Year: **2025**
Lot Area (acres): **1.10** P.I.D.: **025-839-071** Tax Inc. Utilities?:
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv: **GREENCROFT ESTATE**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, 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: **Completely** Reno. Year: **2004**
of Fireplaces: **5** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas** Rain Screen:
Fuel/Heating: **Baseboard, Hot Water, Natural Gas** Metered Water:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)** R.I. Plumbing:
Type of Roof: **Other, Wood**

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

Legal: **STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS638 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, Garden, In Suite Laundry**

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

Features: **Garage Door Opener, Other - See Remarks, Refrigerator, Security System, Smoke Alarm, Vacuum - Built In, Wet Bar**

| Finished Floor (Main): | 2,495 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|---------------|------------|-----------------|---------------|------------|---------|----------------|------------|
| Finished Floor (Above): | 2,107 | Main | Foyer | 15'11" x 9'5" | Abv Main 2 | Study | 18'10" x 16'2" | Floor #Pcs |
| Finished Floor (AbvMain2): | 1,624 | Main | Great Room | 23'8" x 18'3" | Abv Main 2 | Library | 21'2" x 16'1" | Main 2 |
| Finished Floor (Below): | 339 | Main | Dining Room | 21'8" x 18'2" | | | x | Main 2 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 13'7" x 11'9" | | | x | Above 4 |
| Finished Floor (Total): | 6,565sq. ft. | Main | Laundry | 12'0" x 8'11" | | | x | Above 4 |
| Unfinished Floor: | 4,284 | Above | Primary Bedroom | 19'5" x 18'3" | | | x | Above 4 |
| Grand Total: | 10,849sq. ft. | Above | Primary Bedroom | 18'3" x 15'3" | | | x | Above 4 |
| | | Above | Dressing Room | 18'3" x 15'3" | | | x | Above 5 |
| | | Above | Bedroom | 16'4" x 9'10" | | | x | |
| | | Above | Bedroom | 14'1" x 13'4" | | | x | |
| | | Abv Main 2 | Bedroom | 18'8" x 18'3" | | | x | |
| | | Abv Main 2 | Dining Room | 17'6" x 14'2" | | | x | |
| | | Abv Main 2 | Kitchen | 14'9" x 6'6" | | | x | |

Suite:
Basement: **Partly Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **15**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$0.00**
ByLaw Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns**

Listing Broker(s): **Engel & Volkers Vancouver**

Engel & Volkers Vancouver

Greencroft Estate - A rare opportunity to acquire one of Vancouver's most significant historic & architectural estates. Built in 1912 & designed by architect Thomas Hooper, this 'Heritage A' masterpiece was first home to Lt. Governor Eric Hamber. Blends Tudor & Gothic Revival w/ Arts & Crafts detailing; ft. oak floors, oak panelled elevator, stained glass & tapered port cochere columns. Restored & updated in 2003, this ~15,800SF residence is stratified into a side-by-side duplex w/ internal connectivity offering total 9 bdrms, 13 baths, 3 kitchens & underground parkade fitting ~6 cars in the heart of prestigious First Shaughnessy. Listing price/SF is for Unit1 only, (Unit 2 MLS R3055339). COURT ORDERED SALE.



Presented by:
Doc Livingston PREC*

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doc@homehuntersbc.com



Active
R3049690
Board: V
House/Single Family

1065 GROVELAND ROAD

West Vancouver
British Properties
V7S 1Z3

Residential Detached

\$6,998,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,498,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
Frontage(feet): **149.86** Bathrooms: **6** Age: **9**
Frontage(metres): **45.68** Full Baths: **5** Zoning: **SFD**
Depth / Size: **277** Half Baths: **1** Gross Taxes: **\$42,552.40**
Lot Area (sq.ft.): **25,970.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.60** P.I.D.: **009-912-088** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Partial City & Ocean Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
Parking: **Add. Parking Avail., 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.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 31, BLOCK 33, PLAN VAP8884, DISTRICT LOT CE, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Pool; Outdoor, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Swimming Pool Equip., Wet Bar, Wine Cooler**

| | | | | | | | | |
|----------------------------|----------------|-------------|---------------------|--------------|-------------|-----------------|---------------|------------|
| Finished Floor (Main): | 2,939 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
| Finished Floor (Above): | 2,269 | Main | Family Room | 20'0 x 22'6 | Above | Bedroom | 13'0 x 11'3 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 18'8 x 17'9 | Above | Bedroom | 16'5 x 14'1 | Main 2 |
| Finished Floor (Below): | 2,582 | Main | Kitchen | 17'6 x 20'5 | Above | Walk-In Closet | 4'8 x 6'0 | Main 3 |
| Finished Floor (Basement): | 0 | Main | Wok Kitchen | 15'1 x 7'8 | Above | Laundry | 14'6 x 5'7 | Above 4 |
| | | Main | Dining Room | 17'0 x 14'7 | Below | Media Room | 18'8 x 21'11 | Above 3 |
| Finished Floor (Total): | 7,790sq. ft. | Main | Eating Area | 12'10 x 11'9 | Below | Recreation Room | 19'10 x 19'10 | Above 3 |
| Unfinished Floor: | 0 | Main | Foyer | 13'7 x 12'0 | Below | Games Room | 17'9 x 14'1 | Above 3 |
| Grand Total: | 7,790sq. ft. | Main | Bedroom | 11'6 x 12'2 | Below | Gym | 19'9 x 14'4 | |
| | | Main | Walk-In Closet | 15'3 x 14'4 | Below | Bar Room | 14'4 x 8'8 | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Walk-In Closet | 7'0 x 4'11 | Below | Wine Room | 7'3 x 8'3 | |
| | | Above | Primary Bedroom | 17'6 x 25'3 | Below | Utility | 12'2 x 10'3 | |
| Suite: | | Above | Walk-In Closet | 14'6 x 10'10 | Below | Utility | 14'11 x 13'9 | |
| Basement: Fully Finished | | Above | Bedroom | 11'10 x 11'8 | Below | Storage | 7'11 x 5'0 | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 2 | # of Rooms: 26 | MHR#: | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | |

Listing Broker(s): **The Partners Real Estate**

The Partners Real Estate

PERCHED UP on one of the nicest streets in the British Properties, this STUNNING CONTEMPORARY ESTATE leaves me SPEECHLESS. With car area in the front for 8 cars and 2 separate double garages, 1065 Groveland is 4 years old but feels like brand new! The main floor alone is almost 3000 square feet and the quality itself is felt as you enter the front door! AMAZING KITCHEN open concept as well as separate dining room and second kitchen makes this an ENTERTAINERS DREAM. Indoor and outdoor living that leads to the front deck with incredible INFINITY EDGE POOL. On OVER A 1/2 ACRE of private/flat land 8,800 sq.ft. of house (including both garages), 7,790 sq.ft. without garages, 6 luxurious bedrooms, 8 baths, huge media room and CITY VIEW POOL with SOUTHERN SUN EXPOSURE.



Presented by:
Doc Livingston PREC*

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



Active
R3021542
Board: V
House/Single Family

1126 WOLFE AVENUE

Vancouver West
Shaughnessy
V6H 1V8

Residential Detached

\$15,499,000 (LP)

(SP)



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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **4** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **STEPS** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

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

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

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

Features: **Other - See Remarks**

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

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **22**

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

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

Dracco Pacific Realty

Dracco Pacific Realty

Serious and SERIOUS VALUE, like this doesn't come around often!!! REDUCED PRICE AND LOWER THAN ASSESSMENT VALUE! Shaughnessy estate on a massive lot. Custom-built with top-quality finishes, resort-style backyard with infinity pool, spa, cabana & heated outdoor kitchen. Wine cellar, home theatre, billiards lounge, and more. Surrounded by top private schools – an extremely rare opportunity.