



Presented by:
Michael Reganit

Stonehaus Realty Corp.
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Active
R2323552
Board: V
House/Single Family

2948 E 25TH AVENUE

Vancouver East
Renfrew Heights
V5R 1J2

Residential Detached

\$1,480,000 (LP)

(SP)



Sold Date:	Frontage (feet):	53.00	Original Price: \$1,480,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1947
Depth / Size: 99.54	Bathrooms:	1	Age: 71
Lot Area (sq.ft.): 5,275.62	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,305.75
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-616-861
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **DetachedGrge/Carport, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL VAP7436 LT 35 DL THSL LD 36 SEC 48. PART NW 1/4.**

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 15'			x			x
Main	Dining Room	9'8 x 9'6			x			x
Main	Kitchen	8'9 x 11'			x			x
Main	Master Bedroom	11' x 12'			x			x
Main	Bedroom	9' x 11'			x			x
Bsmt	Bedroom	13'6 x 14'			x			x
Below	Workshop	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,179	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,179 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	1,000	Beds in Basement: 1	Beds not in Basement: 2		6							Door Height:
Grand Total:	2,179 sq. ft.	Basement: None			7							
					8							

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

Big lot in Renfrew Heights Area. Close to schools, parks, shopping, transit, and library. 8 minutes walk to Skytrain Station. Measurements and age are approximate, Buyers should verify all the measurements.



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Active
R2298543

Board: V
House/Single Family

3377 NANAIMO STREET

Vancouver East
Grandview VE
V5N 5G7

Residential Detached

\$2,188,000 (LP)

(SP)



Sold Date:	Frontage (feet):	45.00	Original Price: \$2,188,000
Meas. Type: Feet	Bedrooms:	9	Approx. Year Built: 2018
Depth / Size: 152.62	Bathrooms:	5	Age: 0
Lot Area (sq.ft.): 4,446.00	Full Baths:	5	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,558.10
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-291-831
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Electricity, Water		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL VAP7943 LT F BLK A DL 195 LD 36. GROUP 1, OF LOT 5.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Above	Walk-In Closet	6'5 x 7'4			x
Main	Dining Room	5' x 15'	Bsmt	Living Room	17'7 x 15'			x
Main	Kitchen	16'5 x 14'5	Bsmt	Kitchen	16'10 x 17'7			x
Main	Family Room	18' x 16'3	Bsmt	Bedroom	10'2 x 9'			x
Main	Den	10'2 x 10'9	Bsmt	Bedroom	10'2 x 8'9			x
Main	Foyer	8'11 x 13'2	Bsmt	Bedroom	11'3 x 10'			x
Above	Master Bedroom	13'10 x 16'3	Bsmt	Recreation	11'8 x 10'1			x
Above	Bedroom	12'4 x 12'2	Bsmt	Bedroom	10'11 x 11'			x
Above	Bedroom	10'6 x 11'1	Bsmt	Bedroom	9'2 x 10'			x
Above	Bedroom	11'6 x 10'7			x			

Finished Floor (Main):	1,451	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,323	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,672	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,446 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 5	5	Bsmt	4	No	Door Height:
Unfinished Floor:	0	Basement: Unfinished	6				
Grand Total:	4,446 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Real Estate Services**

Court ordered sale. Subject to court approval. Prime Vancouver East Location! Walking distance to Nanaimo Skytrain station. Huge flat 6868 s.f. lot with 45 foot frontage and a depth of 152.62 foot. A great project for the experienced builder to complete this partly finished 3 level home. Plans and drawings available upon request. MUST SELL ! Please call for details.



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Active
R2311127

Board: V
House/Single Family

4846-4856 EARLES STREET

Vancouver East
Collingwood VE
V5R 3R5

Residential Detached

\$4,400,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$4,700,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1941**
Depth / Size: **110x117** Bathrooms: **4** Age: **77**
Lot Area (sq.ft.): **7,491.00** Full Baths: **4** Zoning: **RM7**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,485.61**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-017-512**
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **3 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Other**

Foundation: **Other**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**

Fuel/Heating: **Other**

Outdoor Area: **None**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking:

Parking: **Open**

Covered Parking:

Parking Access:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Legal: **PL VAP2160, LT 6, BLK 115, DL 37, LD 36, GROUP 1, EXC E 10 FT, W 7 FT & PT IN EXP PL 6173, NOW HWYS. PL VAP2160, LT 5, BLK 115, DL 37, LD 36, GROUP 1, EXP PT IN EXPL PL VAP5025 **DOUBLE EXPOSURE CLS C8021234**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Bsmt	Bedroom	10' x 10'			x
Main	Kitchen	14' x 13'			x			x
Main	Family Room	15' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
Bsmt	Living Room	13' x 8'			x			x
Bsmt	Kitchen	10' x 9'			x			
Bsmt	Bedroom	10' x 9'			x			

Finished Floor (Main):	2,000	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,875	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	3,875 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
		Beds in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	3,875 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Court order sale, selling as a land value only. RM7 multifamily zoning. Both properties 4846 & 4856 must be bought together and this price is for both properties. All sizes are approximate only, please verify everything before writing an offer. A convenient location, only block away from Kingsway. Check with the City of Vancouver for potential zoning.