



Presented by:
Mylyne Santos PREC*

Stonehaus Realty Corp.
Phone: 604-723-2000
http://www.mylyne.com
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Active
R2671772
Board: V
House/Single Family

2665 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,725,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,725,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1948
Frontage(feet): 33.00	Bathrooms: 2	Age: 74
Frontage(metres): 10.06	Full Baths: 1	Zoning: RM-7
Depth / Size: 102	Half Baths: 1	Gross Taxes: \$5,140.30
Lot Area (sq.ft.): 3,366.00	Rear Yard Exp: Northeast	For Tax Year: 2021
Lot Area (acres): 0.08	P.I.D.: 013-814-664	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

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

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

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

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

Legal: **LOT 44, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities:

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

Features:

Finished Floor (Main):	1,074	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,193	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	10' x 10'			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	2,267sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 10'			x	
Grand Total:	2,267sq. ft.	Above	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	10' x 10'			x	
		Above	Kitchen	10' x 10'			x	
		Above	Laundry	10' x 10'			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Rennie & Associates Realty Ltd.

A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, WITH THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 Duke St. and 2677 Duke St. are being sold together as an RM-7 zoned land assembly package, consisting of two flat 33' x 102' lots with lane access (total land package size of 6732 sqft), with a previously permitted gross buildable area of 8342 sqft over 4 levels. Centrally located in the highly desirable Norquay Village Community and within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools and parks! It doesn't get much better! Inquire to agent for all information and documents. COURT ORDERED SALE - Please do not walk the property without permission.



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Active
R2671776
Board: V
House/Single Family

2677 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,725,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,725,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1910**
Frontage(feet): **33.00** Bathrooms: **1** Age: **112**
Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-7**
Depth / Size: **102** Half Baths: **0** Gross Taxes: **\$5,127.58**
Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: **Northeast** For Tax Year: **2021**
Lot Area (acres): **0.08** P.I.D.: **013-814-656** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **:**
Complex/Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

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

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

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

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

Legal: **LOT 43, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10' NOW LANE, OF LOT 8, & BLKS 2 TO 4**

Amenities:

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

Features:

Finished Floor (Main):	807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	239	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 3
Finished Floor (Below):	705	Main	Kitchen	10' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	1,751sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	1,751sq. ft.	Below	Laundry	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Rennie & Associates Realty Ltd.

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Active
R2670708
Board: V
House/Single Family

2828 W 41ST AVENUE

Vancouver West
Kerrisdale
V6N 3C6

Residential Detached

\$3,380,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,380,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2004**
Frontage(feet): **42.00** Bathrooms: **6** Age: **18**
Frontage(metres): **12.80** Full Baths: **5** Zoning: **RS-5**
Depth / Size: Half Baths: **1** Gross Taxes: **\$9,988.38**
Lot Area (sq.ft.): **4,838.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.11** P.I.D.: **025-821-580** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple, Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **LOT A, BLOCK 6, PLAN BCP8827, DISTRICT LOT 321, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,261	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,260	Below	Eating Area	9'6 x 7'1	Main	Mud Room	5'2 x 6'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Below	Kitchen	7'11 x 11'2	Main	Eating Area	10' x 6'6	Below	4
Finished Floor (Below):	1,386	Below	Living Room	13'10 x 7'3	Main	Patio	12' x 8'4	Below	4
Finished Floor (Basement):	0	Below	Den	8'11 x 7'1	Above	Nook	6' x 7'4	Main	2
Finished Floor (Total):	3,907sq. ft.	Below	Bedroom	10' x 11'1	Above	Bedroom	11'1 x 10'3	Above	5
Unfinished Floor:	0	Below	Laundry	9'5 x 7'6	Above	Bedroom	10'2 x 10'1	Above	4
Grand Total:	3,907sq. ft.	Below	Recreation Room	27'2 x 12'5	Above	Bedroom	11'2 x 10'8	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	6'8 x 10'11	Above	Master Bedroom	14'3 x 14'6		
Suite:		Main	Dining Room	9'11 x 13'	Above	Walk-In Closet	4'6 x 4'10		
Basement:Fully Finished		Main	Living Room	11' x 13'2	Above	Walk-In Closet	4'5 x 4'11		
		Main	Bar Room	5'6 x 8'2			x		
		Main	Kitchen	13'8 x 14'3			x		
		Main	Family Room	14'4 x 16'4			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): **Magnum Urban Homes**

Magnum Urban Homes

Exquisite family residence in Kerrisdale! This beautifully maintained home has the perfect spacious layout your family has been looking for! Upstairs you have 4 bedrooms, including a large master bedroom with a luxurious ensuite and his & hers walk-in closets. On the main floor you'll find an extensive chef's kitchen and generous space for dining and lounging. Below are a recreation/media room for use of the main house, along with a 1 Bed + Den mortgage helper. This is west side living at its finest – just a couple blocks to Kerrisdale Village and in one of the most desired school catchments, Kerrisdale Elementary and Point Grey Secondary. Ample parking with a detached double garage and open carport. **OPEN HOUSE Saturday April 2nd from 1-4 PM. Don't miss out!**



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Active
R2646835
Board: V
House/Single Family

4037 W 15TH AVENUE

Vancouver West
Point Grey
V6R 3A2

Residential Detached

\$3,788,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,788,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1940**
Frontage(feet): **51.00** Bathrooms: **4** Age: **82**
Frontage(metres): **15.54** Full Baths: **2** Zoning: **RS-1**
Depth / Size: Half Baths: **2** Gross Taxes: **\$10,503.60**
Lot Area (sq.ft.): **6,217.00** Rear Yard Exp: **North** For Tax Year: **2021**
Lot Area (acres): **0.14** P.I.D.: **011-545-763** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Metal**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
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: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 18, BLOCK 166, PLAN VAP4498, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, AMD OF LOT 2**

Amenities: **None**

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

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

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'11 x 19'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	19'9 x 8'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'11 x 10'10			x	Main 2
Finished Floor (Basement):	1,200	Main	Master Bedroom	12'1 x 12'7			x	Below 4
Finished Floor (Total):	2,501 sq. ft.	Main	Bedroom	11'8 x 10'10			x	Below 2
Unfinished Floor:	0	Below	Recreation Room	23'2 x 10'4			x	
Grand Total:	2,501 sq. ft.	Below	Bedroom	11'10 x 11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'5 x 18'7			x	
		Below	Den	10'9 x 9'2			x	
		Below	Kitchen	12'3 x 7'6			x	
Suite: Unauthorized Suite				x			x	
Basement: Full				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Good lot size (51 x 121) in Point Grey. Quiet neighbourhood close to Queen Elizabeth Elementary and Lord Byng Secondary. Within minutes to UBC and Pacific Spirit Park. Large garden area and big garage space (20 x 19).



Presented by:

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Active
R2663344
Board: V
House/Single Family

5811 ADERA STREET

Vancouver West
South Granville
V6M 3J1

Residential Detached

\$6,700,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,700,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2009
Frontage(feet): 75.50	Bathrooms: 5	Age: 13
Frontage(metres): 23.01	Full Baths: 4	Zoning: RS-3
Depth / Size: 125.50	Half Baths: 1	Gross Taxes: \$26,973.60
Lot Area (sq.ft.): 9,475.25	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.22	P.I.D.: 011-143-584	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
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, Stone, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/ Carport, Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK 3, PLAN VAP5522, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 6 OF BLK 14**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Security System, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	1,534	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,403	Main	Foyer	10'2 x 8'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'5 x 13'11			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'11 x 13'0			x	Above 3
Finished Floor (Basement):	1,635	Main	Family Room	19'3 x 14'10			x	Above 5
Finished Floor (Total):	4,572sq. ft.	Main	Office	12'8 x 8'0			x	Bsmt 3
Unfinished Floor:	0	Above	Master Bedroom	18'0 x 16'6			x	Above 3
Grand Total:	4,572sq. ft.	Above	Bedroom	12'0 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'5 x 11'6			x	
		Above	Bedroom	11'7 x 10'3			x	
		Bsmt	Recreation Room	30'0 x 23'8			x	
		Bsmt	Media Room	18'7 x 13'5			x	
		Bsmt	Bedroom	13'10 x 11'1			x	
				x			x	
Suite:		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Fully Finished		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 0	# of Rooms: 12							

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

This beautiful 4,572 sq.ft 5 bed and 5 bath home sits on an almost 9,500 sq.ft. lot in the prestigious Vancouver Westside. This amazing two story home, with fully finished basement, features A/C throughout, custom stencil painted washroom walls, a full gourmet kitchen with Miele appliances, custom glass-stained doors, French plastered walls in the formal dining room, a theatre room, built in sound system, a recreation room, large outside patio deck, a oversized detached garage that allows for 2.5 cars, and more! Steps to transit, convenient access to Oakridge Mall, Downtown, Kerisdale and UBC, and close to Magee Secondary and Maple Grove Elementary schools. Showing by appt only. Court ordered sale. Property is sold as is where is.