



Presented by:
Mylyne Santos PREC*
 Stonehaus Realty Corp.
 Phone: 604-723-2000
<http://www.mylyne.com>
info@mylyne.com



Active
R2705034
 Board: V
 House/Single Family

2919 E GEORGIA STREET

Vancouver East
 Renfrew VE
 V5K 2K5

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,525,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1925
Frontage(feet): 33.00	Bathrooms: 1	Age: 97
Frontage(metres): 10.06	Full Baths: 1	Zoning: RS-1
Depth / Size: 105.50	Half Baths: 0	Gross Taxes: \$4,994.05
Lot Area (sq.ft.): 3,481.50	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.08	P.I.D.: 014-754-801	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 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: **3** Covered Parking: Parking Access: **Rear**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes :AS IS WHERE IS**
 Floor Finish:

Legal: **LOT 29 EXCEPT: THE NORTH 2 FEET; OF LOT 82 TOWN OF HASTINGS SUBURBAN LANDS PLAN 1367**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	0	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	703	Main	Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0			x			x	Main 3
Finished Floor (Below):	0			x			x	
Finished Floor (Basement):	650			x			x	
Finished Floor (Total):	1,353sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,353sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement:Full, Partly Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 1	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Amex - Fraseridge Realty**

Excellent Building Lot in a desired neighborhood with many upcoming new homes. Please make your own inquiries with the City of Vancouver. Property being SOLD as "Lot Value" only in an "AS IS WHERE IS" condition. Court Date is September 22nd 2022.



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Active
R2727740

Board: V
House/Single Family

2677 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,950,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,950,000
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: \$5,531.76
Lot Area (sq.ft.): 3,366.00	Rear Yard Exp: Northeast	For Tax Year: 2022
Lot Area (acres): 0.08	P.I.D.: 013-814-656	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Basement Entry**
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: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
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 B, & BLKS 2 TO 4**

Amenities:

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

Features:

Finished Floor (Main):	807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	239	Main	Living Room	10'5 x 10'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'10 x 9'6			x	Main 3
Finished Floor (Below):	705	Main	Kitchen	12'11 x 11'9			x	
Finished Floor (Basement):	0	Main	Bedroom	10'6 x 10'5			x	
Finished Floor (Total):	1,751sq. ft.	Main	Bedroom	10'5 x 11'5			x	
Unfinished Floor:	0	Main	Bedroom	10'5 x 10'5			x	
Grand Total:	1,751sq. ft.	Below	Laundry	9'5 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
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.

A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, W/ THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 & 2677 Duke St are being sold together as an RM-7 zoned land assembly package, consisting of 2 flat 33' x 102' lots w/lane access (total land package size of 6732 sqft), w/ a possible gross buildable area of 8040 sqft over 4 lvls. Centrally located in the highly desirable Norquay Village Community & within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools & parks! It doesn't get much better! Inquire to agent for information & docs. COURT ORDERED SALE - Pls do not walk the property without permission. Photos are renderings of what the project could look like once completed



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Active
R2727739

Board: V
House/Single Family

2665 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,950,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,950,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1910**
Frontage(feet): **33.00** Bathrooms: **2** Age: **112**
Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-7**
Depth / Size: **102** Half Baths: **1** Gross Taxes: **\$5,568.29**
Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: **Northeast** For Tax Year: **2022**
Lot Area (acres): **0.08** P.I.D.: **013-814-664** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
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: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
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, Recreation Nearby**

Features:

Finished Floor (Main):	1,229	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'9 x 14'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'11 x 11'9			x	Main 3
Finished Floor (Below):	1,229	Main	Bedroom	10'6 x 10'5			x	Above 2
Finished Floor (Basement):	0	Main	Bedroom	10'6 x 10'5			x	
Finished Floor (Total):	2,458sq. ft.	Main	Bedroom	14'7 x 9'3			x	
Unfinished Floor:	0	Above	Bedroom	13'5 x 11'2			x	
Grand Total:	2,458sq. ft.	Above	Bedroom	11' x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	17'9 x 14'4			x	
		Above	Kitchen	12'11 x 11'9			x	
		Above	Laundry	9'10 x 9'9			x	
Suite: None				x			x	
Basement: None				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): **Rennie & Associates Realty Ltd.**

Rennie & Associates Realty Ltd.

A PRIME & RARE DEVELOPMENT OPPORTUNITY THAT IS READY TO GO, W/ THE PRIOR TO LETTER & DEVELOPMENT APPLICATION ALREADY PREVIOUSLY CITY APPROVED FOR 8 STACKED TOWNHOMES! 2665 & 2677 Duke St are being sold together as an RM-7 zoned land assembly package, consisting of 2 flat 33' x 102' lots w/lane access (total land package size of 6732 sqft), w/ a possible gross buildable area of 8040 sqft over 4 lvls. Centrally located in the highly desirable Norquay Village Community & within a short walking distance to 29th Ave Skytrain Station, all levels of shopping/conveniences, schools & parks! It doesn't get much better! Inquire to agent for information & docs. COURT ORDERED SALE - Pls do not walk the property without permission. Photos are renderings of what the project could look like once completed



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Active
R2709395
 Board: V
 House/Single Family

2645 W 8TH AVENUE
 Vancouver West
 Kitsilano
 V6K 2B5

Residential Detached
\$3,133,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,133,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 1925
Frontage(feet): 50.00	Bathrooms: 1	Age: 97
Frontage(metres): 15.24	Full Baths: 1	Zoning: RT-8
Depth / Size: 119.85	Half Baths: 0	Gross Taxes: \$10,542.40
Lot Area (sq.ft.): 5,992.50	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.14	P.I.D.: 015-122-671	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary 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:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Other**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 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: **Mixed**

Legal: **LOT 6, BLOCK 18, PLAN VAP774, PART W1/2, DISTRICT LOT 192, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Dryer, Refrigerator, Stove**

Finished Floor (Main):	974	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	485	Main	Living Room	11' x 11'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0			x			x	Main	3
Finished Floor (Below):	0			x			x		
Finished Floor (Basement):	806			x			x		
Finished Floor (Total):	2,265sq. ft.			x			x		
Unfinished Floor:	0			x			x		
Grand Total:	2,265sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite:				x			x		
Basement: Separate Entry				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 0	# of Rooms: 1	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

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

Excellent 50' x 120' lot in the heart of Kitsilano! Close to shopping, restaurants and transit. Not a Land Assembly, can be purchased individually without the other listings on the block. OPEN HOUSE SUNDAY JULY 17 1-3PM



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Active
R2663344
Board: V
House/Single Family

5811 ADERA STREET

Vancouver West
South Granville
V6M 3J1

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: 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: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey 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
		Main	Office	12'8 x 8'0			x	Bsmt	3
Finished Floor (Total):	4,572sq. ft.	Above	Master Bedroom	18'0 x 16'6			x	Above	3
Unfinished Floor:	0	Above	Bedroom	12'0 x 11'0			x		
Grand Total:	4,572sq. ft.	Above	Bedroom	12'5 x 11'6			x		
		Above	Bedroom	11'7 x 10'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	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		
Suite:				x			x		
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 0	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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 West. 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 appts only. Interior photos and 360 virtual walk-through now available. Court ordered sale. Property is sold as is where is.



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Active
R2696472
Board: V
House/Single Family

1233 TECUMSEH AVENUE

Vancouver West
Shaughnessy
V6H 1T3

Residential Detached

\$23,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$29,999,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2019
Frontage(feet): 126.00	Bathrooms: 11	Age: 3
Frontage(metres): 38.40	Full Baths: 7	Zoning: FSD
Depth / Size: IRR	Half Baths: 4	Gross Taxes: \$132,645.0
Lot Area (sq.ft.): 24,972.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.57	P.I.D.: 008-156-603	Tax Inc. Utilities?:
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:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **5** 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: **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:

Legal: **LOT 8B, BLOCK 472, PLAN VAP7670, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Pool; Indoor**

Site Influences:
Features:

Finished Floor (Main):	4,887	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,356	Main	Living Room	29'0 x 16'5	Above	Bedroom	16'8 x 14'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	25'0 x 21'0	Below	Recreation Room	25'7 x 24'3	Main 2
Finished Floor (Below):	4,170	Main	Kitchen	20'6 x 16'6	Below	Media Room	23'5 x 16'5	Main 2
Finished Floor (Basement):	0	Main	Wok Kitchen	14'6 x 8'7	Below	Hobby Room	24'3 x 23'6	Main 3
Finished Floor (Total):	12,413sq. ft.	Main	Family Room	25'0 x 17'6	Below	Bedroom	15'10 x 10'11	Above 7
Unfinished Floor:	0	Main	Bedroom	14'6 x 11'8	Below	Bedroom	13'10 x 10'9	Above 3
Grand Total:	12,413sq. ft.	Main	Library	17'0 x 13'3	Below	Study	15'6 x 12'4	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	18'5 x 14'1	Below	Gym	27'7 x 18'6	Above 4
Suite:		Above	Master Bedroom	27'6 x 12'9	Below	Recreation Room	23'4 x 16'8	Below 4
Basement: Fully Finished		Above	Walk-In Closet	16'5 x 14'6			x	Below 4
		Above	Bedroom	16'10 x 12'9			x	Below 2
		Above	Walk-In Closet	13'2 x 12'6			x	Main 2
		Above	Bedroom	15'6 x 11'5			x	Main

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 22	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

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

Located in this most coveted First Shaughnessy neighborhood of Vancouver this brilliantly designed Modern Masterpiece is a rare example of high performance construction with a sensational ambiance situated on one of the most beautifully landscaped estate properties in the city. Together architectural firm The Airey Group and HB Design have created what is truly an iconic residence ideally situated in a private oasis masterfully designed by Paul Sanga Creative Landscape architects. Exceptional quality and extensive concrete, steel and timber construction together with an impeccable choice of quality materials define this exceptional 6 bedroom 7 and 2 half bathroom home. Additional features include additional accessory building for guests, koi pond and 3 car garage.