



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
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info@mylyne.com



**Active**  
**R3079382**  
Board: V  
House/Single Family

## 3429 DUNDAS STREET

Vancouver East  
Hastings Sunrise  
V5K 1R9

Residential Detached

**\$849,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$969,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>R1-1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,238.02</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>031-872-239</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View:	<b>Yes: CITY AND NORTH SHORE MOUNTAINS</b>	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Laneway House**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Mixed**  
 Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Electric, Radiant**  
 Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Other**  
 Driveway Finish: **Concrete**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No :SOLD AS IS AT TIME OF POSSESSION**  
 Fixtures Rmvd: **:SOLD AS IS AT TIME OF POSSESSION**  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 1 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8793**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	515	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	330	Main	Living Room	10'2 x 9'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'5 x 7'7			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'9 x 7'			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 8'2			x	
Finished Floor (Total):	845sq. ft.	Main	Laundry	5' x 2'9			x	
Unfinished Floor:	0	Above	Primary Bedroom	9'9 x 9'			x	
Grand Total:	845sq. ft.	Above	Bedroom	10'7 x 8'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee: <b>\$0.00</b>				
		ByLaw Restrictions: <b>No Restrictions</b>						

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! Prime Hastings area LANEWAY HOUSE built in 2021. Located off the lane on the rear portion of a 33'x122' lot. Main floor bedroom offers a slider to a private patio while the upstairs primary bedroom offers a slider to a large view deck to sit and enjoy the views of the N Shore Mountains and the City. Main floor layout offers a kitchen with white arborite cabinets and onyx countertops, engineered hardwood flooring throughout, living area with space for a dining table, closet laundry with hook up for stacking washer/dryer. Upper floor layout offers 2 bedrooms. The upper bath has a deep tub. Location is prime and close to transit, shopping, local restaurants and the PNE.**



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**Active**  
**R3103855**  
Board: V  
House/Single Family

**7656 MAIN STREET**  
Vancouver East  
South Vancouver  
V5X 3K3

Residential Detached  
**\$1,210,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,210,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1971</b>
Frontage(feet): <b>29.60</b>	Bathrooms: <b>2</b>	Age: <b>55</b>
Frontage(metres): <b>9.02</b>	Full Baths: <b>2</b>	Zoning: <b>RT-2</b>
Depth / Size: <b>101.05</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,504.47</b>
Lot Area (sq.ft.): <b>2,991.08</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.07</b>	P.I.D.: <b>011-784-181</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Carport; Single, Open</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>close by</b>		Dist. to School Bus: <b>close by</b>
Renovations: <b>Partly</b>	Reno. Year: <b>2025</b>	Title to Land: <b>Freehold NonStrata</b>	
# of Fireplaces: <b>R.I.</b>	Rain Screen:	Property Disc.: <b>No</b>	
Fireplace Fuel:	Metered Water:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Forced Air</b>	R.I. Plumbing:	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Other</b>	
Type of Roof: <b>Tar &amp; Gravel</b>			

Legal: **LOT 44, BLOCK 1, PLAN VAP4141, DISTRICT LOT 326A, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

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

Features:

Finished Floor (Main):	1,032	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13' x 12'8"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'8 x 7'			x	Main 4
Finished Floor (Below):	768	Main	Kitchen	13'5 x 11'			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'8 x 9'9"			x	
Finished Floor (Total):	1,800sq. ft.	Main	Bedroom	10'7 x 9'6"			x	
Unfinished Floor:	0	Main	Nook	10' x 6'			x	
Grand Total:	1,800sq. ft.	Below	Bedroom	12' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12' x 10'			x	
		Below	Living Room	12' x 12'			x	
		Below	Kitchen	9' x 7'			x	
Suite: <b>Unauthorized Suite</b>							x	
Basement: <b>Full</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

**Investor Builder Alert RT-2 Zoning. Court Ordered Sale priced \$286,000 below assessed Value. 4 bedroom, 2 bathroom, 2 level home on a west facing 2991 sqft South Vancouver building lot. Updated Floors, paint, doors, bathroom & upper kitchen. Incredible potential & zoned RT-2 allows for a duplex/ single-family home with basement suite & laneway house (Buyer to Verify all details with the City of Vancouver) Perfect for builders, investors, or families. Close to amenities, shops, schools, restaurants & conveniently located a few blocks down to Superstore. Transit out your door step connecting you to the Marine Drive Sky Train station (8-minute bus ride). Langara College, QE Park & Oakridge a short drive west. Main level Tenanted month to month. 24hrs notice to show. Open House Sat 12:30-1:30**



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**Active**  
**R3067667**  
Board: V  
House/Single Family

## 3390 NANAIMO STREET

Vancouver East  
Renfrew Heights  
V5N 5G6

Residential Detached

**\$1,250,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1954</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>72</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R1 - 1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,538.80</b>
Lot Area (sq.ft.): <b>8,611.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>013-938-819</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport; Multiple, Garage; Single**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **A FEW BLOCKS** Dist. to School Bus: **A FEW BLOCKS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile**

Legal: **LOT A, BLOCK 10, PLAN VAP1224, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT, OF BLK A RELIST**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby**

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

Finished Floor (Main):	1,652	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	244	<b>Below</b>	<b>Foyer</b>	<b>6'2 x 4'8</b>	<b>Main</b>	<b>Bedroom</b>	<b>7'7 x 12'5</b>	Floor #Pcs
Finished Floor (AbvMain2):	0	<b>Below</b>	<b>Living Room</b>	<b>17'4 x 13'3</b>	<b>Main</b>	<b>Bedroom</b>	<b>9'1 x 12'1</b>	<b>Below 4</b>
Finished Floor (Below):	771	<b>Below</b>	<b>Dining Room</b>	<b>9'6 x 9'11</b>	<b>Main</b>	<b>Bedroom</b>	<b>15'6 x 9'7</b>	<b>Main 4</b>
Finished Floor (Basement):	0	<b>Below</b>	<b>Kitchen</b>	<b>12'4 x 9'11</b>	<b>Main</b>	<b>Walk-In Closet</b>	<b>6'4 x 4'3</b>	<b>Main 4</b>
Finished Floor (Total):	2,667 sq. ft.	<b>Below</b>	<b>Bedroom</b>	<b>12'1 x 11'5</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>11'8 x 12'11</b>	
Unfinished Floor:	0	<b>Below</b>	<b>Bedroom</b>	<b>14'10 x 10'0</b>	<b>Above</b>	<b>Loft</b>	<b>10'3 x 6'2</b>	
Grand Total:	2,667 sq. ft.	<b>Below</b>	<b>Dining Room</b>	<b>14'10 x 6'4</b>	<b>Above</b>	<b>Loft</b>	<b>10'3 x 8'6</b>	
Flr Area (Det'd 2nd Res):	sq. ft.	<b>Below</b>	<b>Living Room</b>	<b>14'10 x 10'4</b>			<b>x</b>	
		<b>Below</b>	<b>Kitchen</b>	<b>10'8 x 9'6</b>			<b>x</b>	
		<b>Below</b>	<b>Other</b>	<b>11'6 x 23'5</b>			<b>x</b>	
		<b>Main</b>	<b>Living Room</b>	<b>16'1 x 13'1</b>			<b>x</b>	
		<b>Main</b>	<b>Dining Room</b>	<b>12'1 x 10'6</b>			<b>x</b>	
		<b>Main</b>	<b>Kitchen</b>	<b>12'1 x 9'0</b>			<b>x</b>	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>3</b>	# of Rooms: <b>20</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Stilhavn Real Estate Services** **Stilhavn Real Estate Services**

**Investors, Developers and Builders - Great chance to build up your portfolio and invest in the future of this neighbourhood. REDEVELOPMENT potential within the TOA (Transit Oriented Area) at Tier 3 - 800 meters. Up to 8 stories or 3.0 FSR. Great potential to hold and/or build later. Large 8600 sqft lot. Court Order sale for 2/3 share of property, 1/3 share ALSO available to purchase for remainder of the property. As is where is. Please call listing agent for more details.**



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**Active**  
**R3076959**  
Board: V  
House/Single Family

## 8236 HAIG STREET

Vancouver West  
Marpole  
V6P 4R9

Residential Detached

**\$1,295,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,488,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1949</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>2</b>	Age: <b>77</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>2</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>117</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,852.39</b>
Lot Area (sq.ft.): <b>3,862.98</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>004-180-364</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single**  
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: **Tile, Carpet**

Legal: **LOT 19, BLOCK 5, PLAN VAP2257, DISTRICT LOT 319, NEW WESTMINSTER LAND DISTRICT, EXC THE W 7 FT, OF BLK B, & DL 323 & 324**

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	842	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'7 x 14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'2 x 8'11			x	Main 4
Finished Floor (Below):	812	Main	Dining Room	11'2 x 14'6			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	10'7 x 12'4			x	
Finished Floor (Total):	1,654sq. ft.	Below	Recreation Room	10' x 16'			x	
Unfinished Floor:	0	Below	Bedroom	13'6 x 12'2			x	
Grand Total:	1,654sq. ft.	Below	Bedroom	10'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	10'9 x 14'5			x	
		Main	Primary Bedroom	10'6 x 14'8			x	
Suite:							x	
Basement: <b>Fully Finished</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **FaithWilson Christies International Real Estate**

**Located in the highly desirable Churchill Secondary catchment, this home presents a fantastic opportunity for FIRST-TIME BUYERS or DEVELOPMENT PROPERTY. Whether you're looking for an entry-level property to renovate to your taste or a prime lot to build your dream home, this 1950s bungalow is full of potential. Tucked away on a quiet, tree-lined street, this classic West Side gem offers Abundant of living space, including 4 bedrooms, 2 bathrooms, a full dining room, and spacious family room. The open-concept layout is bright and inviting, enhanced by generous skylights that fill the home with natural light. Sitting on a serene lane bordered by cherry trees, the setting is ideal for families and outdoor enjoyment. A RARE OPPORTUNITY IN A SOUGHT-AFTER NEIGHBOURHOOD.**



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**Active**  
**R3087113**  
Board: V  
House/Single Family

## 2566 VENABLES STREET

Vancouver East  
Renfrew VE  
V5K 2R1

Residential Detached

**\$1,399,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,445,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>31.28</b>	Bathrooms: <b>2</b>	Age: <b>78</b>
Frontage(metres): <b>9.53</b>	Full Baths: <b>2</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>108</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,244.75</b>
Lot Area (sq.ft.): <b>3,378.28</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>014-195-518</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Other**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

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

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

Legal: **LOT 11, BLOCK 3, PLAN VAP1945, PART W1/2, DISTRICT LOT THSL, SECTION 22, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (215411L)**

Amenities: **Storage**

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

Features: **Other - See Remarks**

Finished Floor (Main):	785	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	14' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17' x 12'			x	Main 4
Finished Floor (Below):	707	Main	Primary Bedroom	14' x 12'			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	12' x 14'			x	
Finished Floor (Total):	1,492sq. ft.	Below	Family Room	17' x 8'			x	
Unfinished Floor:	0	Below	Kitchen	6' x 9'			x	
Grand Total:	1,492sq. ft.	Below	Bedroom	12' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13' x 11'			x	
							x	
							x	
							x	
							x	

Suite: **Unauthorized Suite**  
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **8**

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

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

**Fantastic location, in the heart of Renfrew, highly sought-after neighborhood, an exceptional opportunity for homeowners or investors. The lower level offers a 2-bedrm 1 bath with separate-entry, great mortgage helper. The home has some recent updates. South-facing backyard, a single detached garage. For your convenience easy access to local shops including T&T Supermarket , parks, public transit, and Highway 1. Just a short drive from Metrotown and Downtown. Great holding property, renovate the existing home or build your own dream house with laneway, or duplex (buyer to verify). Don't miss the opportunity.**



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info@mylyne.com



**Active**  
**R3074410**  
Board: V  
House/Single Family

## 3254 E 5TH AVENUE

Vancouver East  
Renfrew VE  
V5M 1P3

Residential Detached

**\$1,548,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,738,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1934</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>3</b>	Age: <b>92</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>2</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>122</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,864.06</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>014-850-362</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>Yes: Burnaby</b>	Tour: <b>Virtual Tour URL</b>
Complex/Subdiv: <b>Renfrew</b>	First Nation Reserve:	
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey, Basement Entry</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>DetachedGrge/Carport</b>
Exterior: <b>Brick, Stucco</b>	Driveway Finish: <b>Asphalt</b>
Foundation: <b>Concrete Perimeter, Concrete Slab</b>	Dist. to Public Transit: <b>A few blocks.</b> Dist. to School Bus: <b>A few blocks.</b>
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>2</b> R.I. Fireplaces: <b>0</b>	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Natural Gas, Wood</b>	Fixtures Leased: <b>No :Foreclosure</b>
Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b>	Metered Water: <b>No</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	R.I. Plumbing: <b>No</b> Fixtures Rmvd: <b>No :Foreclosure</b>
Type of Roof: <b>Tar &amp; Gravel</b>	Floor Finish: <b>Wall/Wall/Mixed</b>

Legal: **LOT 9, BLOCK 6, PLAN VAP1314, PART N1/2, DISTRICT LOT THSL, SECTION 37, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,241	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	8'9 x 8'	Main	Living Room	22'2 x 14'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Mud Room	7'9 x 7'3	Main	Bedroom	10'9 x 10'6	Below 2
Finished Floor (Below):	1,264	Below	Laundry	7'8 x 6'2	Main	Bedroom	12'6 x 7'9	Below 5
Finished Floor (Basement):	0	Below	Living Room	15'9 x 10'9	Main	Other	7'6 x 7'9	Main 4
Finished Floor (Total):	2,505sq. ft.	Below	Dining Room	10'9 x 8'	Main	Primary Bedroom	11'3 x 11'1	
Unfinished Floor:	0	Below	Other	7'6 x 7'9	Main	Kitchen	10'9 x 9'9	
Grand Total:	2,505sq. ft.	Below	Kitchen	12'9 x 10'9	Main	Dining Room	17'2 x 18'2	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Eating Area	10'9 x 7'7			x	
Suite: <b>Legal Suite</b>		Below	Pantry	3' x 4'			x	
Basement: <b>Full, Fully Finished, Separate Entry</b>		Below	Primary Bedroom	11'4 x 11'1			x	
Crawl/Bsmt. Height: # of Levels: <b>2</b>		Below	Bedroom	11'1 x 10'3			x	
# of Kitchens: <b>2</b> # of Rooms: <b>20</b>		Below	Other	7'9 x 7'6			x	
		Below	Storage	8'1 x 7'2			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**Detached single-family home located at 3254 East 5th Avenue in East Vancouver. Originally built in 1934, it is a two-level house with a full lower-level two-bedroom suite and a 3-bedroom main floor, offering approximately 2,505 square feet of total living space. The home sits on a 4,026-square-foot lot with rear-lane access and a detached double garage. Finished with stucco and brick and topped by a tar-and-gravel roof, the house is in average overall condition with dated interior finishes. The property is located in the established Renfrew neighbourhood, a quiet residential area characterized by single-family homes, and sits directly across from Sunrise Park with convenient access to schools, transit, shopping, and major roadways. The Court date is Mar. 23, at Smythe St. Court. Tks**



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3097853**  
Board: V  
House/Single Family

## 3153 PARKER STREET

Vancouver East  
Renfrew VE  
V5K 2V4

Residential Detached

**\$1,639,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,639,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>33.42</b>	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres): <b>10.19</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>146.01</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,434.70</b>
Lot Area (sq.ft.): <b>4,879.65</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.11</b>	P.I.D.: <b>014-241-188</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **300 mts** Dist. to School Bus: **500 mts**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **Yes :AS IS WHERE IS - SEE SCHEDULE A**  
Fixtures Rmvd: **Yes :AS IS WHERE IS - SEE SCHEDULE A**  
Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **LOT 22 BLOCK B NORTH WEST 1/4 OF SECTION 25 TOWN OF HASTINGS SUBURBAN LANDSPLAN 1876**

Amenities: **Garden, In Suite Laundry**

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

Features:

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'1 x 10'6	Above	Bedroom	10'1 x 9'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	12'11 x 21'8			x	Above 2
Finished Floor (Below):	1,150	Main	Laundry	10'1 x 5'5			x	Above 4
Finished Floor (Basement):	0	Main	Bedroom	9'8 x 10'11			x	Main 4
Finished Floor (Total):	2,500sq. ft.	Main	Kitchen	13'5 x 10'6			x	Main 4
Unfinished Floor:	0	Main	Dining Room	13'4 x 12'2			x	
Grand Total:	2,500sq. ft.	Main	Living Room	13'7 x 20'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Kitchen	9'8 x 10'11			x	
		Above	Eating Area	9'8 x 10'4			x	
		Above	Dining Room	12'11 x 10'8			x	
		Above	Family Room	16'6 x 13'3			x	
		Above	Primary Bedroom	13'4 x 15'3			x	
		Above	Bedroom	10'1 x 8'11			x	

Suite:  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **14**

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

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

**Stonehaus Realty Corp.**

**COURT ORDERED SALE - PROPERTY SOLD AS IS WHERE IS. Incredible opportunity in Hastings-Sunrise! This Vancouver Special sits on a rare, deep 33 x 146 ft lot with mountain views from the upper floor and potential for a laneway home. The home features a functional layout including a walk-out lower level and a covered sun deck. Perfectly positioned in one of East Van's most sought-after pockets, you are steps from the eclectic East Village shops, T&T Supermarket, and PNE. Enjoy quick access to the Renfrew SkyTrain and top schools including Templeton and Notre Dame. Whether you are looking to renovate or hold for future development, this property offers immense potential in a high-demand urban location. Open House Saturday 1 to 2 PM.**



Presented by:

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**Active**  
**R3099676**  
Board: V  
House/Single Family

## 6805 SHERBROOKE STREET

Vancouver East  
South Vancouver  
V5X 4C9

Residential Detached

**\$1,700,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1962</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>64</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>121.80</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,249.55</b>
Lot Area (sq.ft.): <b>4,019.73</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>014-131-561</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>2 Storey</b>	Total Parking: <b>3</b>	Covered Parking: <b>0</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>None</b>		
Exterior: <b>Glass, Stone, Stucco</b>	Driveway Finish: <b>Gravel</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>2</b>	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Electric</b>	Reno. Year:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Balcony(s)</b>	Metered Water:		
Type of Roof: <b>Asphalt</b>	R.I. Plumbing: <b>No</b>	Floor Finish: <b>Laminate, Tile</b>	

Legal: **LOT 23, BLOCK A, PLAN VAP1965, SUBLOT 2, DISTRICT LOT 740, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**  
Site Influences: **Central Location, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	15'9 x 19'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'1 x 8'10			x	Main 4
Finished Floor (Below):	1,215	Main	Living Room	25'7 x 13'0			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	12'11 x 9'6			x	Below 4
Finished Floor (Total):	2,415sq. ft.	Main	Bedroom	11'10 x 9'5			x	Below 3
Unfinished Floor:	0	Main	Bedroom	9'11 x 9'5			x	
Grand Total:	2,415sq. ft.	Below	Kitchen	12'1 x 8'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9'6 x 13'9			x	
		Below	Living Room	10'6 x 7'5			x	
		Below	Kitchen	10'11 x 12'10			x	
		Below	Bedroom	11'7 x 13'7			x	
		Below	Bedroom	14' x 10'6			x	
		Below	Living Room	12'5 x 20'8			x	

Suite: <b>Other, Unauthorized Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Full</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	ByLaw Restrictions:	
# of Kitchens: <b>3</b>	# of Rooms: <b>13</b>		

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

**Located in a desirable South Vancouver neighbourhood, this home sits on a 33' x 122' lot with a sunny west-facing backyard. The property offers a comfortable and spacious layout with a functional kitchen featuring stainless steel appliances. Well maintained over the years with updates including flooring, roof, furnace, hot water tank, and windows. The home also includes two mortgage helpers below: a 2-bedroom suite and a 1-bedroom suite. A great opportunity for homeowners or investors looking for a property with income potential in a convenient location.**



Presented by:

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**Active**  
**R3088964**  
Board: V  
House/Single Family

## 970 W 64TH AVENUE

Vancouver West  
Marpole  
V6P 2M1

Residential Detached

**\$1,799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,849,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1944</b>
Frontage(feet): <b>32.97</b>	Bathrooms: <b>1</b>	Age: <b>82</b>
Frontage(metres): <b>10.05</b>	Full Baths: <b>1</b>	Zoning: <b>RM-8</b>
Depth / Size: <b>121.4</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,306.54</b>
Lot Area (sq.ft.): <b>4,002.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>014-109-239</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tour: <b>Virtual Tour URL</b>
Complex/Subdiv:	Services Connected: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>1 Storey</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Electric</b>	Fixtures Rmvd: :		
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	Floor Finish: <b>Mixed</b>		
Type of Roof: <b>Asphalt</b>			

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

Amenities:

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

Features:

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

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

**Rare Marpole corner lot with RM-8 zoning. This 4,002 sq ft property presents an excellent opportunity for builders and investors alike. Set in an established, amenity-rich neighbourhood just steps to shops, cafés, parks, transit, and top schools. Central location provides quick access to downtown, YVR, and Richmond. Corner exposure and flexible zoning add real redevelopment potential and long-term value (buyer to verify with CoV). A smart buy in a proven westside location.**



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**Active**  
**R3103369**  
Board: V  
House/Single Family

**2544 W 3RD AVENUE**  
Vancouver West  
Kitsilano  
V6K 1M1

Residential Detached  
**\$2,350,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,350,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>0</b>	Approx. Year Built: <b>1912</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>0</b>	Age: <b>114</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>0</b>	Zoning: <b>RT-8</b>
Depth / Size: <b>120</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$10,575.40</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>014-980-274</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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: **None**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
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: **No** :  
Floor Finish:

Legal: **LOT 7, BLOCK 230A, PLAN VAP1058, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

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

	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
	Main	Other	0'0 x 0'0			x	Floor #Pcs
Finished Floor (Main):	<b>1,112</b>		x			x	
Finished Floor (Above):	<b>810</b>		x			x	
Finished Floor (AbvMain2):	<b>0</b>		x			x	
Finished Floor (Below):	<b>0</b>		x			x	
Finished Floor (Basement):	<b>1,046</b>		x			x	
Finished Floor (Total):	<b>2,968sq. ft.</b>		x			x	
Unfinished Floor:	<b>0</b>		x			x	
Grand Total:	<b>2,968sq. ft.</b>		x			x	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>		x			x	
Suite:			x			x	
Basement: <b>Unfinished</b>			x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>0</b>	# of Rooms: <b>1</b>	MHR#:	CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:					

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

**Renovator/Builder Alert! Situated on a prime 50 x 120 ft lot in Kitsilano, this 1912 home offers a rare opportunity for a full renovation or new build. The existing 2,968 sq. ft. residence (per BC Assessment) requires a complete to-the-studs overhaul and is currently uninhabitable. Property is not secured—enter at your own risk. The seller and listing agent assume no responsibility for any injury or loss on site. Exceptional location just steps to Kits Beach & Park, the Arbutus Greenway, and a vibrant mix of shops and restaurants. Walk Score: 92. Oil tank present. Sold as-is, where-is. School catchment: General Gordon Elementary and Kitsilano Secondary.**



Presented by:

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**Active**  
**R3071293**  
Board: V  
House/Single Family

**1176 E 60TH AVENUE**  
Vancouver East  
South Vancouver  
V5X 2A7

Residential Detached  
**\$2,399,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,568,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2017</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>5</b>	Age: <b>9</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>4</b>	Zoning: <b>RSI</b>
Depth / Size: <b>116.7</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,646.33</b>
Lot Area (sq.ft.): <b>3,851.10</b>	Rear Yard Exp: <b>Southwest</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>004-777-557</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	Tour:	
View: <b>Yes: city views</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Laneway House, Reverse 2 Storey w/Bsmt</b>	Total Parking: <b>3</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>
Exterior: <b>Mixed</b>	Driveway Finish: <b>Asphalt</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>NEAR</b> Dist. to School Bus: <b>NEAR</b>
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Radiant</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Mixed</b>
Type of Roof: <b>Other</b>	

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

Amenities:

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

Finished Floor (Main):	976	Floor Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	754	Main	Living Room	Below	Living Room	10'0 x 7'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room			x	Above 4
Finished Floor (Below):	796	Main	Kitchen			x	Above 4
Finished Floor (Basement):	0	Main	Wok Kitchen			x	Main 2
Finished Floor (Total):	2,526sq. ft.	Above	Primary Bedroom			x	Below 3
Unfinished Floor:	0	Above	Bedroom			x	Below 3
Grand Total:	2,526sq. ft.	Above	Bedroom			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom			x	
		Below	Bedroom			x	
		Below	Kitchen			x	
		Below	Living Room			x	
		Below	Bedroom			x	
		Below	Kitchen			x	
Suite: <b>Legal Suite</b>							
Basement: <b>Fully Finished</b>							
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>4</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:					

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

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



Presented by:

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**Active**  
**R3087384**  
Board: V  
House/Single Family

## 2575 & 2577 PARKER STREET

Vancouver East  
Renfrew VE  
V5K 2T2

Residential Detached

**\$2,600,000** (LP)

(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,650,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2025</b>
Frontage(feet):	<b>33.00</b>	Bathrooms: <b>3</b>	Age: <b>1</b>
Frontage(metres):	<b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size:	<b>108</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,200.03</b>
Lot Area (sq.ft.):	<b>1.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres):	<b>0.00</b>	P.I.D.:	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	<b>No</b>		Tour:
View:	:		
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Rooftop Deck**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT 9, BLOCK 4, PLAN VAP2055, PART NE1/4, DISTRICT LOT THSL, SECTION 22, NEW WESTMINSTER LAND DISTRICT, EXC N 2 FEET NOW LANE**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	863	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	742	Main	Living Room	12'9 x 10'8	Abv Main 2	Living Room	10'11 x 11'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'5 x 10'2	Abv Main 2	Kitchen	9'8 x 9'3	Bsmt 3
Finished Floor (Below):	863	Main	Kitchen	12'11 x 12'2	Abv Main 2	Bedroom	13'9 x 8'6	Above 3
Finished Floor (Basement):	0			x				Main 3
Finished Floor (Total):	2,468sq. ft.	Above	Primary Bedroom	12'9 x 12'1			x	
Unfinished Floor:	0	Above	Bedroom	10'11 x 9'5			x	
Grand Total:	2,468sq. ft.	Above	Bedroom	10' x 8'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	21'8 x 12'4			x	
		Below	Family Room	12'11 x 11'			x	
		Below	Bedroom	10'9 x 9'10			x	
		Below	Bedroom	10' x 7'5			x	
				x			x	

Suite: **Other**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **13**

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

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

**3 level home plus lane way home. Custom built home in east Vancouver, quality finishings, radiant heat, 2 fireplaces, fully finished basement, air conditioning Great view from roof top deck. easy to show**



Presented by:

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**Active**  
**R3099272**  
Board: V  
House/Single Family

## 1458 E 60TH AVENUE

Vancouver East  
Fraserview VE  
V5P 2H3

Residential Detached

**\$2,675,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,675,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>9</b>	Approx. Year Built: <b>2013</b>
Frontage(feet): <b>44.00</b>	Bathrooms: <b>8</b>	Age: <b>13</b>
Frontage(metres): <b>13.41</b>	Full Baths: <b>6</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>112.21</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$9,617.96</b>
Lot Area (sq.ft.): <b>4,937.44</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.11</b>	P.I.D.: <b>009-709-720</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/Bsmt., Laneway House</b>	Total Parking: <b>2</b> Covered Parking: <b>1</b> Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Single</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Renovations:	Title to Land: <b>Freehold NonStrata</b>
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel:	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Radiant</b>	Fixtures Rmvd: :
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Mixed</b>
Type of Roof: <b>Asphalt</b>	

Legal: **LOT E, BLOCK 5, PLAN VAP9250, DISTRICT LOT 200, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 2**

Amenities:

Site Influences: **Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,149	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,066	Main	Living Room	0' x 0'	Bsmt	Living Room	0' x 0'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	0' x 0'	Bsmt	Living Room	0' x 0'	Main 2
Finished Floor (Below):	0	Main	Kitchen	0' x 0'	Below	Bedroom	0' x 0'	Above 5
Finished Floor (Basement):	1,110	Main	Office	0' x 0'	Below	Living Room	0' x 0'	Above 3
Finished Floor (Total):	3,325 sq. ft.	Above	Primary Bedroom	0' x 0'	Below	Bedroom	0' x 0'	Above 4
Unfinished Floor:	0	Above	Bedroom	0' x 0'	Below	Kitchen	0' x 0'	Bsmt 4
Grand Total:	3,325 sq. ft.	Above	Bedroom	0' x 0'				Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	0' x 0''				Below 2
		Bsmt	Bedroom	0' x 0'				Below 4
		Bsmt	Bedroom	0' x 0'				
		Bsmt	Kitchen	0' x 0'				
		Bsmt	Bedroom	0' x 0'				
		Bsmt	Bedroom	0' x 0'				

Suite: **Legal Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **4** # of Rooms: **19**

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

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

**Welcome to this exceptional three-level residence offering 9 bedrooms and 8 bathrooms, thoughtfully designed to provide both spacious family living and outstanding potential. This versatile property features three valuable mortgage helpers, including a 2-bedroom in-law suite, a separate 2-bedroom suite, and a 2-bedroom laneway home, creating multiple options for extended family or rental income. Situated on a generous 4,900+ sq. ft. lot in the family-oriented Fraser View neighborhood, this home combines comfort, functionality, and curb appeal. Ideally positioned near South Vancouver, the property offers convenient access to shopping, parks, schools, and everyday amenities. Whether you're accommodating a large or multi-generational family or seeking addition.**



Presented by:

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**Active**  
**R3099547**  
Board: V  
House/Single Family

## 2669 VANNESS AVENUE

Vancouver East  
Renfrew Heights  
V5R 2R3

Residential Detached

**\$2,865,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,865,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>40.00</b>	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres): <b>12.19</b>	Full Baths: <b>4</b>	Zoning: <b>CD-1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$12,303.30</b>
Lot Area (sq.ft.): <b>9,308.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.21</b>	P.I.D.: <b>017-705-835</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>Community</b>	

Style of Home: <b>2 Storey</b>	Total Parking: Covered Parking: Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Freehold NonStrata</b>
Renovations:	Dist. to School Bus: Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel:	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: :
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Floor Finish:
Type of Roof: <b>Tile - Composite</b>	

Legal: **LOT A, BLOCK B, PLAN LMP3469, PART S1/2, DISTRICT LOT THSL, SECTION 46, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access**

Features:

Finished Floor (Main):	1,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9' x 6'			x	Main 4
Finished Floor (Below):	1,625	Main	Dining Room	13' x 7'			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	13' x 13'			x	Below 4
Finished Floor (Total):	3,097 sq. ft.	Main	Primary Bedroom	16' x 11'			x	Below 4
Unfinished Floor:	0	Main	Bedroom	13' x 12'			x	
Grand Total:	3,097 sq. ft.	Main	Bedroom	11' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	11' x 9'			x	
		Below	Kitchen	9' x 9'			x	
		Below	Family Room	13' x 13'			x	
		Below	Bedroom	12' x 11'			x	
		Below	Bedroom	11' x 8'			x	
		Below	Bedroom	10' x 9'			x	

Suite:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Full</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>2</b>	ByLaw Restrictions:		
# of Kitchens: <b>2</b>			
# of Rooms: <b>13</b>			

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

**2669 Vanness Avenue presents a strong holding and redevelopment opportunity in Vancouver, B.C. The property sits on a 9,308 SF lot and offers the potential to assemble with the neighbouring property at 2675 Vanness Avenue (10,184 SF), creating a combined site of approximately 19,492 SF. The site falls within a Transit Oriented Development (TOD) Tier 2 area, permitting density up to 4.0 FAR and building heights up to 12 storeys, making it well suited for future high-density residential development.**



Presented by:

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**Active**  
**R3094044**  
Board: V  
House/Single Family

## 345 W 13TH AVENUE

Vancouver West  
Mount Pleasant VW  
V5Y 1W2

Residential Detached

**\$2,900,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>13</b>	Approx. Year Built: <b>1912</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>12</b>	Age: <b>114</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>12</b>	Zoning: <b>R5-2</b>
Depth / Size: <b>125</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$15,677.30</b>
Lot Area (sq.ft.): <b>6,250.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>014-565-633</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Storey w/Bsmt</b>	Total Parking: <b>5</b>	Covered Parking:	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Baseboard, Forced Air</b>	Fixtures Rmvd: <b>:</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish:		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 13, BLOCK I, PLAN VAP1530, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

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	Kitchen	10'8 x 9'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	21' x 12'5	Above	Loft	10'9 x 9'	Main 3
Finished Floor (Below):	0	Main	Dining Room	17'10 x 15'5	Bsmt	Kitchen	9' x 8'10	Main 4
Finished Floor (Basement):	1,400	Main	Kitchen	17'9 x 11'9	Bsmt	Bedroom	12'1 x 10'	Above 4
Finished Floor (Total):	5,366sq. ft.	Main	Primary Bedroom	21'1 x 11'10	Bsmt	Bedroom	14' x 9'3	Above 4
Unfinished Floor:	0	Above	Bedroom	15' x 15'	Bsmt	Bedroom	11'8 x 11'	Above 3
Grand Total:	5,366sq. ft.	Above	Bedroom	14'9 x 15'8	Bsmt	Bedroom	10' x 8'	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'8 x 12'8	Above	Bedroom	19'7 x 16'	Above 3
Suite:		Above	Bedroom	12'7 x 10'10	Above	Bedroom	10' x 8'	Above 3
Basement: Fully Finished		Above	Flex Room	10'7 x 7'	Main	Bedroom	13'5 x 9'4	Bsmt 3
		Above	Bedroom	13'7 x 12'8			x	Bsmt 3
		Above	Living Room	18'3 x 19'3			x	Bsmt 4
		Above	Dining Room	10'4 x 8'4			x	Bsmt 4

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>3</b>	# of Rooms: <b>23</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**A rare opportunity not to be missed! A well-appointed residence situated in a highly desirable location. The property features thirteen bedrooms and twelve full bathrooms. There are 5 parking stalls accessible via the rear lane. Ideally positioned within walking distance to SkyTrain, City Hall, Downtown, Vancouver General Hospital, and the Broadway shopping district. Next door, 387 West 13th is also for sale, presenting an exceptional opportunity for high-density redevelopment ranging from 6-8 storeys, or it can be retained as an income-generating rental. ACCEPTED OFFER FOR \$2,520,000. COURT DATE IS MAY 4TH. CONTACT AGENTS FOR DETAILS.**



Presented by:

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**Active**  
**R3080451**  
Board: V  
House/Single Family

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

Residential Detached  
**\$2,950,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>16</b>	Approx. Year Built: <b>1912</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>11</b>	Age: <b>114</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>11</b>	Zoning: <b>R5-2</b>
Depth / Size: <b>125</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$12,953.80</b>
Lot Area (sq.ft.): <b>6,250.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>014-565-650</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	View: :	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Storey w/Bsmt</b>	Total Parking: <b>5</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Carport; Multiple</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus: <b>few minutes</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Wood</b>	Fixtures Rmvd: :		
Fuel/Heating: <b>Baseboard, Electric</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 14, BLOCK I, PLAN VAP1530, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Shopping Nearby**  
Features: **Air Conditioning**

Finished Floor (Main):	1,631	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,631	Main	Foyer	16' x 9'9"	Above	Kitchen	5'5 x 5'5"	Floor #Pcs
Finished Floor (AbvMain2):	555	Main	Kitchen	7'1 x 6'6"	Above	Kitchen	5'5 x 5'5"	Main 4
Finished Floor (Below):	0	Main	Bedroom	17'2 x 10'5"	Above	Kitchen	5'5 x 5'5"	Main 3
Finished Floor (Basement):	1,200	Main	Bedroom	12'1 x 10'5"	Abv Main 2	Bedroom	13' x 10'6"	Main 3
Finished Floor (Total):	5,017 sq. ft.	Main	Kitchen	7'3 x 6'6"	Abv Main 2	Bedroom	15'4 x 13'9"	Above 4
Unfinished Floor:	0	Main	Bedroom	17'5 x 14'1"	Abv Main 2	Bedroom	12'5 x 12'3"	Above 3
Grand Total:	5,017 sq. ft.	Main	Bedroom	12'2 x 10'5"	Bsmt	Living Room	15'7 x 10'7"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'2 x 10'5"	Bsmt	Kitchen	16'7 x 7'7"	Above 3
		Above	Bedroom	13' x 11'5"	Bsmt	Bedroom	10'9 x 9'7"	Abv Main 2 3
		Above	Kitchen	12' x 12'1"	Bsmt	Bedroom	10' x 9'1"	Bsmt 3
		Above	Bedroom	14'5 x 12'5"	Bsmt	Living Room	11'5 x 8'9"	Bsmt 3
		Above	Bedroom	13'8 x 13'4"	Bsmt	Kitchen	10'8 x 9'8"	Above 3
		Above	Bedroom	15'2 x 12'2"	Bsmt	Bedroom	12' x 10'1"	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>8</b>	# of Rooms: <b>27</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**A rare opportunity not to be missed! A well-appointed residence situated in a highly desirable location. The property features six self-contained suites, totaling sixteen bedrooms and eleven full bathrooms. There are 5 parking stalls accessible via the rear lane. Ideally positioned within walking distance to SkyTrain, City Hall Downtown, Vancouver General Hospital, and the Broadway shopping district. This property presents an exceptional opportunity for high-density redevelopment ranging from 6-8 storeys, or it can be retained as a strong income-generating rental. There is also the option to assemble with the neighbouring property at 345 West 13th Ave, which is available for purchase. ACCEPTED OFFER FOR \$2,730,000. COURT DATE IS MAY 4TH. CONTACT AGENTS FOR DETAILS.**



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3078978**  
Board: V  
House/Single Family

## 515 W 60TH AVENUE

Vancouver West  
Marpole  
V6P 1Z8

Residential Detached

**\$2,980,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,198,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>44.50</b>	Bathrooms: <b>5</b>	Age: <b>32</b>
Frontage(metres): <b>13.56</b>	Full Baths: <b>5</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>121.58</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$41,573.30</b>
Lot Area (sq.ft.): <b>5,410.37</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>009-692-665</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Community</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Glass, Mixed, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b> :		
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: :		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish:		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 14, BLOCK K, PLAN VAP9322, DISTRICT LOT 323, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,272	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,130	Main	Foyer	9'5" x 8'9"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'0" x 13'1"			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	5'1" x 10'0"			x	Above 4
Finished Floor (Basement):	670	Main	Kitchen	12'0" x 12'11"			x	Above 4
Finished Floor (Total):	3,072sq. ft.	Main	Bedroom	14'1" x 8'0"			x	Bsmt 4
Unfinished Floor:	0	Main	Bedroom	10'0" x 10'5"			x	Bsmt 4
Grand Total:	3,072sq. ft.	Above	Primary Bedroom	12'0" x 13'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'0" x 11'0"			x	
Suite:		Above	Bedroom	10'0" x 13'0"			x	
Basement: <b>Part</b>		Above	Bedroom	13'1" x 13'0"			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Bsmt	Recreation Room	14'5" x 16'1"			x	
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	Bsmt	Bedroom	14'0" x 8'6"			x	
				x			x	

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

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

**COURT ORDER SALE \*\*\*RM-8A Townhouse Zoning\*\*\* Attention Investors, Builders & Developers! An incredible opportunity to build on the 44.5FT x 121.58FT (5410.31 SF) CORNER LOT next to Cambie Garden offers 3 exposures (Front, Side, and Back Lane) City of Vancouver DEVELOPMENT PERMIT LETTER and building drawings and plans in place for 6 UNITS (five 3 bedroom townhomes and 1 studio unit) or perfect for Duplex.**



Presented by:

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**Active**  
**R3106550**  
Board: V  
House/Single Family

## 3456 W 36TH AVENUE

Vancouver West  
Dunbar  
V6N 2R9

Residential Detached

**\$2,999,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,999,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>6</b>	Age: <b>32</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>6</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>130.25</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$17,649.10</b>
Lot Area (sq.ft.): <b>6,512.50</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>006-769-519</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Brick, Stucco</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Close</b> Dist. to School Bus: <b>Close</b>
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Baseboard, Natural Gas</b>	Fixtures Rmvd: <b>No</b> :
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Hardwood, Tile, Carpet</b>
Type of Roof: <b>Wood</b>	

Legal: **LOT 32, BLOCK 33, PLAN VAP2953, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,579	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,119	Main	Foyer	13'0 x 7'6	Bsmt	Bedroom	10'11 x 10'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'0 x 13'0	Bsmt	Laundry	11'1 x 10'6	Main 3
Finished Floor (Below):	0	Main	Dining Room	13'0 x 11'0			x	Main 3
Finished Floor (Basement):	1,195	Main	Kitchen	18'0 x 13'0			x	Above 5
Finished Floor (Total):	3,893sq. ft.	Main	Family Room	14'0 x 11'11			x	Above 3
Unfinished Floor:	0	Main	Bedroom	13'0 x 11'0			x	Above 3
Grand Total:	3,893sq. ft.	Main	Bedroom	12'6 x 11'0			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	8'8 x 7'1			x	Main
		Above	Primary Bedroom	18'5 x 13'0			x	
		Above	Bedroom	15'6 x 11'2			x	
		Above	Bedroom	12'4 x 12'1			x	
		Bsmt	Living Room	24'6 x 13'8			x	
		Bsmt	Bedroom	12'0 x 11'8			x	

Suite: <b>Legal Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Crawl, Full</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>3</b>	ByLaw Restrictions:		
# of Kitchens: <b>1</b> # of Rooms: <b>15</b>			

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

**Kerrisdale & Point Grey school catchment.**



Presented by:

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**Active**  
**R3100564**  
Board: V  
House/Single Family

## 2675 VANNESS AVENUE

Vancouver East  
Renfrew Heights  
V5R 2R3

Residential Detached

**\$3,135,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,135,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>40.00</b>	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres): <b>12.19</b>	Full Baths: <b>4</b>	Zoning: <b>CD-1</b>
Depth / Size: <b>254</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$12,620.50</b>
Lot Area (sq.ft.): <b>10,184.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>017-705-843</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>2 Storey</b>	Total Parking: Covered Parking: Parking Access: <b>Front, Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Freehold NonStrata</b>
Renovations:	Dist. to School Bus: Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel:	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: :
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Floor Finish:
Type of Roof: <b>Tile - Composite</b>	

Legal: **LOT B, BLOCK B, PLAN LMP3469, PART S1/2, DISTRICT LOT THSL, SECTION 46, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access**

Features:

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 7'			x	Main 4
Finished Floor (Below):	1,668	Main	Kitchen	9' x 8'			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	13' x 13'			x	Below 4
Finished Floor (Total):	3,218sq. ft.	Main	Primary Bedroom	16' x 12'			x	Below 4
Unfinished Floor:	0	Main	Bedroom	17' x 13'			x	
Grand Total:	3,218sq. ft.	Main	Bedroom	11' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14' x 13'			x	
		Below	Kitchen	9' x 9'			x	
		Below	Bedroom	12' x 12'			x	
		Below	Bedroom	10' x 9'			x	
		Below	Living Room	13' x 12'			x	
		Below	Kitchen	13' x 8'			x	

Suite:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Full</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>2</b>	ByLaw Restrictions:		
# of Kitchens: <b>3</b>			
# of Rooms: <b>13</b>			

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

**2675 Vanness Avenue presents a strong holding and redevelopment opportunity in Vancouver, B.C. The property sits on a 10,184 SF lot and offers the potential to assemble with the neighbouring property at 2669 Vanness Avenue (9,308 SF), creating a combined site of approximately 19,492 SF. The site falls within a Transit Oriented Development (TOD) Tier 2 area, permitting density up to 4.0 FAR and building heights up to 12 storeys, making it well suited for future high-density residential development.**



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3088282**  
Board: V  
House/Single Family

## 4053 W 38TH AVENUE

Vancouver West  
Dunbar  
V6N 2Y8

Residential Detached

**\$3,480,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1986</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>5</b>	Age: <b>40</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>4</b>	Zoning: <b>RS5</b>
Depth / Size: <b>138</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$20,088.80</b>
Lot Area (sq.ft.): <b>6,900.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>004-074-033</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: <b>No</b>		
Complex/Subdiv: <b>DUNBAR</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front, Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>close by</b>	Dist. to School Bus: <b>walking distanc</b>	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas, Wood</b>	Metered Water:		
Fuel/Heating: <b>Baseboard, Hot Water</b>	R.I. Plumbing: <b>No</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s), Fenced Yard</b>	Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>		
Type of Roof: <b>Wood</b>			

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):	1,980	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,547	Main	Living Room	19'2 x 14'7	Bsmt	Kitchen	13'9 x 11'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'7 x 9'11	Bsmt	Bedroom	13'9 x 8'6	Above 5
Finished Floor (Below):	0	Main	Kitchen	14'1 x 11'6	Bsmt	Primary Bedroom	11'3 x 10'4	Above 4
Finished Floor (Basement):	739	Main	Eating Area	13'2 x 11'7				Above 4
Finished Floor (Total):	4,266sq. ft.	Main	Family Room	18'11 x 15'				Main 2
Unfinished Floor:	0	Main	Bedroom	13'4 x 10'11				Bsmt 4
Grand Total:	4,266sq. ft.	Main	Laundry	6'5 x 5'11				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	20'0 x 14'7				
Suite: <b>Unauthorized Suite</b>		Above	Walk-In Closet	14'7 x 7'0				
Basement: <b>Fully Finished</b>		Above	Bedroom	12'8 x 11'1				
		Above	Bedroom	14'10 x 11'6				
		Above	Bedroom	14' x 10'11				
		Bsmt	Den	8'5 x 5'7				

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>16</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Prestigious West of Dunbar multi generational residence on a 6900 (50x138) south facing lot. Located on one of the most beautiful quiet tree lined streets. A formal grand staircase entry with high ceilings welcomes you to a 4266 sqft, 7 bedroom, 5 bathroom family home on 3 levels. Lg Master suite with balcony and large bedrooms. All windows, kitchen, bathrooms, floors & lower level have been renovated. 2 bedrm & flex 1 bathrm suite below. One Bedroom on the main floor. LIVE in Vancouver's most sought after neighbourhood, Southlands Elementary a few houses down. Just mins away ST. GEORGE'S Private School, CROFTON HOUSE, Point Grey Secondary, SHAUGHNESSY Golf & Country Club, UBC, Restaurants & Shops on Dunbar/41st. Priced 469k below Assessment. Court Ordered Sale**



Presented by:

# Mylyne Santos PREC\*

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info@mylyne.com



**Active**  
**R3096381**  
Board: V  
House/Single Family

## 1 3838 CYPRESS STREET

Vancouver West  
Shaughnessy  
V6J 3P3

Residential Detached

**\$3,750,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,750,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1912</b>
Frontage(feet): <b>153.00</b>	Bathrooms: <b>6</b>	Age: <b>114</b>
Frontage(metres): <b>46.63</b>	Full Baths: <b>5</b>	Zoning: <b>FSD</b>
Depth / Size: <b>243</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$63,665.50</b>
Lot Area (sq.ft.): <b>47,916.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>1.10</b>	P.I.D.: <b>025-839-071</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv: <b>GREENCROFT ESTATE</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Storey w/ Bsmt</b>	Total Parking: <b>6</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations: <b>Completely</b>	Reno. Year: <b>2004</b>	Title to Land: <b>Freehold Strata</b>	Land Lease Expiry Year:
# of Fireplaces: <b>3</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Hot Water, Natural Gas</b>	Metered Water:	Fixtures Rmvd: :	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)</b>	R.I. Plumbing:	Floor Finish: <b>Hardwood, Tile</b>	
Type of Roof: <b>Other, Wood</b>			

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: **Garden, In Suite Laundry**

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

Features: **Garage Door Opener, Intercom, Other - See Remarks, 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
Finished Floor (Total):	4,959sq. ft.	Main	Wok Kitchen	8'0 x 6'0			x	Above 5
Unfinished Floor:	1,964	Main	Butlers Pantry	8'0 x 6'0			x	Abv Main 2 4
Grand Total:	6,923sq. ft.	Main	Eating Area	10'9 x 8'6			x	Abv Main 2 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	19'1 x 18'4			x	
Suite:		Above	Bedroom	19'7 x 17'6			x	
Basement: <b>Partly Finished</b>		Above	Bedroom	17'11 x 13'6			x	
		Above	Bedroom	16'3 x 13'9			x	
		Abv Main 2	Bedroom	16'8 x 15'1			x	
		Abv Main 2	Bar Room	23'7 x 18'0			x	

Crawl/Bsmt. Height:	# of Levels: <b>4</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>15</b>	MHR#:	CSA/BCE:	Maint. Fee: <b>\$0.00</b>
ByLaw Restrictions: <b>Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns</b>				

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 (Unit 1), 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 1 only (Unit 2 MLS R3096379). COURT ORDERED SALE.**



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3068526**  
Board: V  
House/Single Family

## 3029 W 45TH AVENUE

Vancouver West  
Kerrisdale  
V6N 3L9

Residential Detached

**\$4,460,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,880,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2012</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>8</b>	Age: <b>14</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>7</b>	Zoning: <b>R</b>
Depth / Size: <b>0.0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$23,039.90</b>
Lot Area (sq.ft.): <b>7,111.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>012-814-164</b>	Tax Inc. Utilities?: <b>Yes</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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: <b>Carport &amp; Garage</b>		
Driveway Finish:		
Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Title to Land: <b>Freehold NonStrata</b>		
Property Disc.: <b>Yes</b>		
Fixtures Leased: <b>No</b> :		
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				Above 3
Finished Floor (Total):	4,868sq. ft.	Main	Office	15'4 x 10'3				Above 3
Unfinished Floor:	0	Main	Kitchen	6'1 x 9'11				Above 3
Grand Total:	4,868sq. ft.	Above	Bedroom	15'1 x 14'2				Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16'0 x 13'0				Below 3
		Above	Bedroom	12'10 x 14'11				Below 2
		Above	Bedroom	12'7 x 10'9				
		Below	Bedroom	15'0 x 12'6				
		Below	Bedroom	13'2 x 11'4				
		Below	Recreation Room	17'4 x 21'10				

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:

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**Active**  
**R3088950**  
Board: V  
House/Single Family

## 6261 ADERA STREET

Vancouver West  
South Granville  
V6M 3J5

Residential Detached

**\$4,488,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,488,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1985</b>
Frontage(feet): <b>76.82</b>	Bathrooms: <b>5</b>	Age: <b>41</b>
Frontage(metres): <b>23.41</b>	Full Baths: <b>4</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>125.5</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$24,293.30</b>
Lot Area (sq.ft.): <b>9,640.91</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>002-915-341</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Partly**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Radiant**  
Outdoor Area: **None**  
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: **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: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 10, BLOCK 3, PLAN VAP5279, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, LOT 10 OF LOT 3**

Amenities:

Site Influences: **Golf Course Dev., Private Yard, Ski Hill Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Sprinkler - Inground**

Finished Floor (Main):	1,804	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,923	Main	Foyer	15'0 x 16'4	Bsmt	Games Room	13'6 x 15'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'4 x 21'7	Bsmt	Bedroom	12'1 x 15'5	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'0 x 19'0	Bsmt	Laundry	9'1 x 9'7	Bsmt 3
Finished Floor (Basement):	1,200	Main	Office	14'4 x 14'5	Bsmt	Steam Room	13'6 x 7'9	Above 6
Finished Floor (Total):	4,927 sq. ft.	Main	Kitchen	25'2 x 14'8			x	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	5'9 x 9'3			x	Above 3
Grand Total:	4,927 sq. ft.	Main	Family Room	18'1 x 18'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14'3 x 18'5			x	
		Above	Bedroom	15'0 x 15'9			x	
		Above	Bedroom	12'9 x 15'9			x	
		Above	Bedroom	13'1 x 23'3			x	
		Above	Bedroom	20'8 x 18'6			x	
		Bsmt	Recreation Room	26'5 x 13'11			x	

Suite: **None**  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **17**

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

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

**Sutton Group-West Coast Realty**

**Well-built and impeccably maintained Tudor-style home with lane access in prestigious South Granville. Fully renovated in 2008 with an excellent floor plan. Main floor offers elegant principal rooms, gourmet kitchen with wok kitchen, bright office, and covered deck off the family room. Upstairs features five spacious bedrooms. Basement includes a bright recreation room with wet bar, games room, and one bedroom. Exceptional craftsmanship throughout. Steps to Maple Grove and within the Magee Secondary catchment.**



Presented by:

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**Active**  
**R3059400**  
Board: V  
House/Single Family

## 2502 W 36TH AVENUE

Vancouver West  
MacKenzie Heights  
V6N 2P5

Residential Detached

**\$4,599,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2008</b>
Frontage(feet): <b>71.40</b>	Bathrooms: <b>7</b>	Age: <b>18</b>
Frontage(metres): <b>21.76</b>	Full Baths: <b>5</b>	Zoning: <b>RS</b>
Depth / Size: <b>134.0</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$29,870.50</b>
Lot Area (sq.ft.): <b>9,567.60</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>007-142-595</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/Bsmt., Basement Entry</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Natural Gas, Radiant</b>	Floor Finish: <b>Hardwood, Tile</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>			
Type of Roof: <b>Tile - Composite</b>			

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"				Above 4
Finished Floor (Total):	5,347 sq. ft.	Main	Family Room	13'0" x 14'0"				Above 4
Unfinished Floor:	0	Main	Den	11'0" x 12'0"				Below 2
Grand Total:	5,347 sq. ft.	Above	Primary Bedroom	17'11" x 14'0"				Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0" x 10'10"				Below 3
		Above	Bedroom	11'0" x 14'0"				
		Above	Bedroom	15'0" x 10'6"				
		Below	Recreation Room	18'8" x 11'5"				
		Below	Bedroom	10'10" x 11'0"				
		Below	Bedroom	12'2" x 12'8"				

Suite: <b>Other</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Fully Finished</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>3</b>	ByLaw Restrictions:		
# of Kitchens: <b>1</b>			
# of Rooms: <b>16</b>			

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:

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**Active**  
**R3096379**  
Board: V  
House/Single Family

## 2 3838 CYPRESS STREET

Vancouver West  
Shaughnessy  
V6J 3P3

Residential Detached

**\$4,750,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,750,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1912</b>
Frontage(feet): <b>153.00</b>	Bathrooms: <b>7</b>	Age: <b>114</b>
Frontage(metres): <b>46.63</b>	Full Baths: <b>5</b>	Zoning: <b>FSD</b>
Depth / Size: <b>243</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$52,041.30</b>
Lot Area (sq.ft.): <b>47,916.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>1.10</b>	P.I.D.: <b>025-839-080</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>	View: <b>:</b>	Tour:
Complex/Subdiv: <b>GREENCROFT ESTATE</b>	Services Connected: <b>Natural Gas, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>3 Storey w/ Bsmt</b>	Total Parking: <b>6</b>	Covered Parking: <b>6</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Underground</b>		
Exterior: <b>Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		Dist. to School Bus:
Renovations: <b>Completely</b>	Reno. Year: <b>2004</b>	Title to Land: <b>Freehold Strata</b>	Land Lease Expiry Year:
# of Fireplaces: <b>5</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Hot Water, Natural Gas</b>	Metered Water:	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)</b>	R.I. Plumbing:	Floor Finish: <b>Hardwood, Tile</b>	
Type of Roof: <b>Other, Wood</b>			

Legal: **STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA 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, 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):	6,565 sq. ft.	Main	Laundry	12'0 x 8'11			x	Above 4
Unfinished Floor:	3,406	Above	Primary Bedroom	19'5 x 18'3			x	Above 4
Grand Total:	9,971 sq. ft.	Above	Primary Bedroom	18'3 x 15'3			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	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:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Partly Finished</b>	MHR#:	CSA/BCE:	Maint. Fee: <b>\$0.00</b>
Crawl/Bsmt. Height: # of Levels: <b>3</b>	ByLaw Restrictions: <b>Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns</b>		
# of Kitchens: <b>2</b>	# of Rooms: <b>15</b>		

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 Unit 2 only, (Unit 1 MLS R3096381). COURT ORDERED SALE.**



Presented by:

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**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: <b>\$6,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2013</b>
Frontage(feet): <b>96.37</b>	Bathrooms: <b>7</b>	Age: <b>13</b>
Frontage(metres): <b>29.37</b>	Full Baths: <b>6</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>134.5</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$25,698.50</b>
Lot Area (sq.ft.): <b>12,964.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.30</b>	P.I.D.: <b>002-762-617</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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'	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: <b>3</b>	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>2</b>	# of Rooms: <b>23</b>	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 !**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3087433**  
Board: V  
House/Single Family

## 1126 WOLFE AVENUE

Vancouver West  
Shaughnessy  
V6H 1V8

Residential Detached

**\$14,499,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$14,999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2017</b>
Frontage(feet): <b>97.60</b>	Bathrooms: <b>9</b>	Age: <b>9</b>
Frontage(metres): <b>29.75</b>	Full Baths: <b>6</b>	Zoning: <b>FSD</b>
Depth / Size: <b>237.08</b>	Half Baths: <b>3</b>	Gross Taxes: <b>\$107,498.0</b>
Lot Area (sq.ft.): <b>23,139.00</b>	Rear Yard Exp: <b>Southwest</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.53</b>	P.I.D.: <b>011-079-509</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: <b>Yes: CITY &amp; MOUNTAIN</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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; Single, 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: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Security System, Swimming Pool Equip., Wet Bar**

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'			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**

**A World-Class Estate in Vancouver's Iconic Shaughnessy - A striking white brick façade, gated entry, and meticulously sculpted gardens introduce a residence where timeless design harmonizes with contemporary luxury. Grand formal rooms filled with natural light open effortlessly to expansive terraces and a resort-inspired outdoor oasis featuring an infinity pool, spa, cabana, and heated kitchen—perfect for entertaining or tranquil relaxation. Every detail—from bespoke millwork and rich finishes to the private wine cellar, billiards lounge, and intimate theatre—is crafted for those who value exceptional beauty, unparalleled privacy, and refined presence.**