



Presented by:
Mylyne Santos PREC*

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



Active
R3062723

Board: V
House/Single Family

242 PRINCESS AVENUE

Vancouver East
Strathcona
V6A 3C5

Residential Detached

\$930,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$930,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1901
Frontage(feet): 30.50	Bathrooms: 2	Age: 124
Frontage(metres): 9.30	Full Baths: 2	Zoning: DEOD
Depth / Size: 50.0	Half Baths: 0	Gross Taxes: \$4,886.55
Lot Area (sq.ft.): 1,525.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.04	P.I.D.: 015-047-091	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric, Forced Air**
Outdoor Area: **Fenced Yard, Patio(s)**
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:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 8, BLOCK 52, PLAN VAP971, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, OF LOTS 31 & 32**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	978	Main	Foyer	6'5 x 5'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'10 x 11'4			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'5 x 11'5			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'7 x 11'4			x	
Finished Floor (Total):	1,938sq. ft.	Main	Bedroom	11'2 x 10'8			x	
Unfinished Floor:	616	Above	Primary Bedroom	15'0 x 11'4			x	
Grand Total:	2,554sq. ft.	Above	Bedroom	11'4 x 10'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'4 x 11'2			x	
		Above	Bedroom	11'3 x 10'8			x	
		Bsmt	Storage	26'5 x 13'1			x	
		Bsmt	Utility	23'2 x 23'0			x	
				x			x	
				x			x	
Suite: None								
Basement: Full, Unfinished								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Select Properties**

Large Strathcona home with spacious main floor and a large covered deck out back and 4 bedrooms up. Interior heritage features include original wood floors, spindle & banister stairway, and claw foot bathtub plus an undeveloped basement down with its own access. Updated kitchen and bathrooms. Mechanical updates include 200 amp service and newer furnace. Easy walking distance to downtown. Better than a townhouse. No monthly maintenance fees.



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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: \$1,250,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1954
Frontage(feet): 0.00	Bathrooms: 3	Age: 71
Frontage(metres):	Full Baths: 3	Zoning: R1 - 1
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,538.80
Lot Area (sq.ft.): 8,611.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 013-938-819	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
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	Below	Foyer	6'2 x 4'8	Main	Bedroom	7'7 x 12'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Below	Living Room	17'4 x 13'3	Main	Bedroom	9'1 x 12'1	Below	4
Finished Floor (Below):	771	Below	Dining Room	9'6 x 9'11	Main	Bedroom	15'6 x 9'7	Main	4
Finished Floor (Basement):	0	Below	Kitchen	12'4 x 9'11	Main	Walk-In Closet	6'4 x 4'3	Main	4
		Below	Bedroom	12'1 x 11'5	Main	Primary Bedroom	11'8 x 12'11		
Finished Floor (Total):	2,667sq. ft.	Below	Bedroom	14'10 x 10'0	Above	Loft	10'3 x 6'2		
Unfinished Floor:	0	Below	Dining Room	14'10 x 6'4	Above	Loft	10'3 x 8'6		
Grand Total:	2,667sq. ft.	Below	Living Room	14'10 x 10'4			x		
		Below	Kitchen	10'8 x 9'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Other	11'6 x 23'5			x		
		Main	Living Room	16'1 x 13'1			x		
		Main	Dining Room	12'1 x 10'6			x		
		Main	Kitchen	12'1 x 9'0			x		
Suite: Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement: Separate Entry		MHR#:		CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:		# of Levels: 3							
# of Kitchens: 3		# of Rooms: 20		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 - Samantha.



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Active
R3015271
Board: V
House/Single Family

8236 HAIG STREET

Vancouver West
Marpole
V6P 4R9

Residential Detached

\$1,500,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,750,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1951
Frontage(feet): 33.00	Bathrooms: 2	Age: 74
Frontage(metres): 10.06	Full Baths: 2	Zoning: R1-1
Depth / Size: 117.06	Half Baths: 0	Gross Taxes: \$8,231.37
Lot Area (sq.ft.): 3,862.98	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.09	P.I.D.: 004-180-364	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
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: **Fenced Yard**
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.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 2257 LD 36 LT 19 OF 5 BLK 8 DL 319 324 & PT 323**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	848	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	10'7 x14'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'2 x8'11			x	Main	4
Finished Floor (Below):	868	Main	Dining Room	11'2 x14'6			x	Below	3
Finished Floor (Basement):	0	Main	Bedroom	10'7 x12'4			x		
Finished Floor (Total):	1,716sq. ft.	Below	Recreation Room	10' x16'			x		
Unfinished Floor:	0	Below	Bedroom	13'6 x12'2			x		
Grand Total:	1,716sq. ft.	Below	Bedroom	10'9 x11'1			x		
		Below	Laundry	10'9 x14'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
				x			x		
				x			x		
Suite: None				x			x		
Basement: Fully Finished				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 8	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Royal Pacific Realty Corp.** **Royal Pacific Realty Corp.**

Foreclosure alert! Located in the desirable Churchill Secondary catchment. A fantastic opportunity for first-time buyers or savvy investors! PERFECT ENTRY LEVEL HOME FOR BUYERS TO RENOVATE TO THEIR LIKING OR BUILD ON THIS DREAM LOT. Charming 1950s Bungalow on a Quiet, Tree-Lined Street! Nestled in the heart of Marpole, this classic West Side gem offers over 1,700 SF of living space. Featuring 3 bedrooms, 2 bathrooms, a spacious family room, and a full dining room, this home boasts an open-concept layout with large skylights that fill the space with natural light. Situated on a serene lane lined with cherry trees—perfect for families and outdoor play.



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Active
R3058803

Board: V
House/Single Family

3043 E 29TH AVENUE

Vancouver East
Renfrew Heights
V5R 1V9

Residential Detached

\$1,648,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,648,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1997
Frontage(feet): 33.00	Bathrooms: 4	Age: 28
Frontage(metres): 10.06	Full Baths: 4	Zoning: R1-1
Depth / Size: 113	Half Baths: 0	Gross Taxes: \$8,427.83
Lot Area (sq.ft.): 3,729.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 011-679-298	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :As is where is, court order**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 10, BLOCK 1, PLAN VAP1692, PART SE1/4, DISTRICT LOT THSL, SECTION 48, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

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

Finished Floor (Main):	1,018	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	10' x8'9			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'4 x10'			x	Main	4
Finished Floor (Below):	992	Main	Dining Room	15'6 x9'			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'4 x10'			x	Below	4
Finished Floor (Total):	2,010sq. ft.	Main	Bedroom	12' x7'10			x	Below	4
Unfinished Floor:	0	Main	Bedroom	11' x9'			x		
Grand Total:	2,010sq. ft.	Main	Nook	8'9 x8'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12'4 x14'			x		
Suite: None		Below	Bedroom	12' x7'10			x		
Basement: None		Below	Bedroom	9' x8'			x		
		Below	Living Room	13'6 x13'			x		
				x			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

— Must See! Don't miss this incredible opportunity! This well-maintained home is just a 5-minute walk to the SkyTrain station, Windermere Secondary, and Willingdon Elementary—an unbeatable location close to everything, yet tucked away on a quiet street with stunning North Shore mountain views. Featuring a practical layout with spacious living areas and suite in the basement (with a separate entrance), this property is perfect for families or investors looking for a mortgage helper. A rare find in a highly desirable neighborhood—act fast!



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Active
R3036464
Board: V
House/Single Family

970 W 64TH AVENUE

Vancouver West
Marpole
V6P 2M1

Residential Detached

\$1,940,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	No	Original Price:	\$2,199,000	
Meas. Type:	Feet	Bedrooms:	1	Approx. Year Built:	1944
Frontage(feet):	32.97	Bathrooms:	1	Age:	81
Frontage(metres):	10.05	Full Baths:	1	Zoning:	RM-8
Depth / Size:	121.4	Half Baths:	0	Gross Taxes:	\$9,306.54
Lot Area (sq.ft.):	4,002.00	Rear Yard Exp:	South	For Tax Year:	2025
Lot Area (acres):	0.09	P.I.D.:	014-109-239	Tax Inc. Utilities?:	No
Flood Plain:	No			Tour:	Virtual Tour URL
View:	No :				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	Community, Electricity, Sanitary Sewer, Storm Sewer, Water				
Sewer Type:	City/Municipal	Water Supply:	City/Municipal		

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

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

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: None				x			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 3	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Set on a prime 4,002 (32.97' x 121.4') corner lot in a charming, established neighbourhood, this property is steps to shops, cafes, parks, transit, and top schools, with quick access to downtown, YVR, and Richmond. RM-8 zoning offers flexibility for future plans (buyer to confirm with CoV), making it ideal for building, holding, or reimagining. Be part of what's next in one of Vancouver's most connected westside communities — book your showing today.



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Active
R3031206
Board: V
House/Single Family

3494 LAUREL STREET

Vancouver West
Cambie
V5Z 3V2

Residential Detached

\$2,850,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,998,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1986
Frontage(feet): 37.00	Bathrooms: 3	Age: 39
Frontage(metres): 11.28	Full Baths: 3	Zoning: R1-1
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$11,382.50
Lot Area (sq.ft.): 4,514.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 004-644-565	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 30, BLOCK 537, PLAN VAP1054, DL 472 NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator**

Site Influences: **Central Location, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,365	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,365	Main	Living Room	16'8 x 12'2	Above	Primary Bedroom	16'1 x 12'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 11'8			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	11'3 x 8'7			x	Above	4
Finished Floor (Basement):	0	Main	Eating Area	10'6 x 7'0			x	Above	4
Finished Floor (Total):	2,730sq. ft.	Main	Bedroom	10'3 x 9'5			x		
Unfinished Floor:	0	Main	Bedroom	11'2 x 9'2			x		
Grand Total:	2,730sq. ft.	Main	Bedroom	16'1 x 12'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	16'8 x 12'2			x		
Suite: Unauthorized Suite		Above	Dining Room	12' x 11'7			x		
Basement: Full		Above	Kitchen	11'3 x 8'9			x		
		Above	Eating Area	10'6 x 7'3			x		
		Above	Bedroom	10'7 x 9'4			x		
		Above	Bedroom	11'1 x 8'8			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Fantastic location 1 block from Douglas Park, and a short walk to Cambie Village and King Edward Canada Line Station. This 2730sf custom built Vancouver Special has been in the same family since new. 3 bedrooms and 2 baths up, and a 3 bedroom suite on the main floor. 37' x 122' (4514 sf) lot and large 2 car garage. The interior is in original condition. Perfect 2 family home, with potential for new Multiplex . Elevator allows mobility impaired access to the top floor. Newer roof, boiler and hot water tank.



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Active
R3064941
Board: V
House/Single Family

387 W 13TH AVENUE

Vancouver West
Mount Pleasant VW
V5Y 1W2

Residential Detached

\$3,390,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,690,000
Meas. Type: Feet	Bedrooms: 16	Approx. Year Built: 1912
Frontage(feet): 50.00	Bathrooms: 11	Age: 113
Frontage(metres): 15.24	Full Baths: 11	Zoning: RT-6
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$12,953.80
Lot Area (sq.ft.): 6,250.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 014-565-650	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: City		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey w/ Bsmt**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2010**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: Parking Access: **Lane, Rear**
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

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

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

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

Crawl/Bsmt. Height:	# of Levels: 4	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 8	# of Rooms: 28	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

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

Beautiful house located in a great area. Completed renovated and restored in 2010. 6 suites! 8 kitchens, 16 bedrooms, 11 full baths. 4 car carport plus extra parking stalls from back lane. Air conditioning in most rooms. Steps to Skytrain, City Hall, Downtown, VGH, Broadway shopping. Big opportunity for higher density redevelopment. Hold it for high rental income or combine 2 lands (345 is also for sale) for development. Don't miss it!



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Active
R3058722
Board: V
House/Single Family

345 W 13TH AVENUE

Vancouver West
Mount Pleasant VW
V5Y 1W2

Residential Detached

\$3,750,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,980,000
Meas. Type: Feet	Bedrooms: 14	Approx. Year Built: 1912
Frontage(feet): 50.00	Bathrooms: 11	Age: 113
Frontage(metres): 15.24	Full Baths: 11	Zoning: RT-6
Depth / Size: 0.0	Half Baths: 0	Gross Taxes: \$15,677.30
Lot Area (sq.ft.): 6,250.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 014-565-633	Tax Inc. Utilities?: Yes
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Carport & Garage**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities:

Site Influences:
Features:

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

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 24	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

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

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



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Active
R3063336
Board: V
House/Single Family

5693 HEATHER STREET

Vancouver West
Cambie
V5Z 3M3

Residential Detached

\$3,900,000 (LP)

(SP)



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

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

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

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

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

Legal: **LOT 5, BLOCK 998, PLAN VAP8313, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,490	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,465	Main	Other	38'6 x 38'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Other	38'2 x 38'2			x	Main	3
Finished Floor (Below):	0	Bsmt	Other	31'32 x 31'32			x	Main	3
Finished Floor (Basement):	981			x			x	Main	3
Finished Floor (Total):	3,936sq. ft.			x			x	Bsmt	3
Unfinished Floor:	0			x			x		
Grand Total:	3,936sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: Other				x			x		
Basement: Full				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 0	# of Rooms: 3	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Goodman Commercial**

Goodman Commercial

Dexter Realty

For sale by court order. Prime 57.3' x 120' lot in the Oakridge neighbourhood. Directly opposite Oakridge Park master-planned development, and steps from SkyTrain. R1-1 zoning allows multi-plex development on its own, or assemble for higher density. 12-storeys / 4.0 FSR permitted under both Transit-Oriented Areas (TOA) policy and Cambie Corridor Plan. The property must be sold with 715 West 41st Avenue.



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Active
R3063345
Board: V
House/Single Family

715 W 41ST AVENUE

Vancouver West
Cambie
V5Z 2N2

Residential Detached

\$3,900,000 (LP)

(SP)



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

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,259	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Other	33'66 x 33'66			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Bsmt	Other	35'48 x 35'48			x	Main	3
Finished Floor (Below):	0			x			x	Main	3
Finished Floor (Basement):	1,133			x			x	Main	3
Finished Floor (Total):	2,392sq. ft.			x			x	Bsmt	3
Unfinished Floor:	0			x			x		
Grand Total:	2,392sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: Other				x			x		
Basement: Full				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 0	# of Rooms: 2	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Goodman Commercial**

Goodman Commercial

Dexter Realty

For sale by court order. Prime 57.3' x 120' lot in the Oakridge neighbourhood. Directly opposite Oakridge Park master-planned development, and steps from SkyTrain. R1-1 zoning allows multi-plex development on its own, or assemble for higher density. 12-storeys / 4.0 FSR permitted under both Transit-Oriented Areas (TOA) policy and Cambie Corridor Plan. The property must be sold with 5693 Heather Street.



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Active
R3065623
Board: V
House/Single Family

4053 W 38TH AVENUE

Vancouver West
Dunbar
V6N 2Y8

Residential Detached

\$4,288,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,288,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1986
Frontage(feet): 50.00	Bathrooms: 5	Age: 39
Frontage(metres): 15.24	Full Baths: 4	Zoning: RS5
Depth / Size: 138	Half Baths: 1	Gross Taxes: \$20,088.80
Lot Area (sq.ft.): 6,900.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 004-074-033	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv: DUNBAR		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

Amenities: **Garden, Storage**

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

Finished Floor (Main):	1,995	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,500	Main	Living Room	20' x 15'	Below	Kitchen	0' x 0'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 13'	Below	Bedroom	11' x 10'	Above	5
Finished Floor (Below):	0	Main	Kitchen	14' x 11'	Below	Bedroom	0' x 0'	Above	4
Finished Floor (Basement):	700	Main	Nook	12' x 12'			x	Above	4
		Main	Family Room	18' x 15'			x	Main	2
Finished Floor (Total):	4,195sq. ft.	Main	Bedroom	13' x 10'			x	Bsmt	4
Unfinished Floor:	0	Main	Laundry	6' x 6'			x		
Grand Total:	4,195sq. ft.	Above	Primary Bedroom	19' x 15'			x		
		Above	Walk-In Closet	0' x 0'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13' x 11'			x		
		Above	Bedroom	12' x 11'			x		
Suite: Unauthorized Suite		Above	Bedroom	14' x 12'			x		
Basement: Fully Finished		Bsmt	Living Room	20' x 15'			x		
		Manuf Type:			Registered in MHR?:		PAD Rental:		
Crawl/Bsmt. Height:		# of Levels: 3			MHR#:		CSA/BCE:		
# of Kitchens: 2		# of Rooms: 16			ByLaw Restrictions:		Maint. Fee:		

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

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



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Active
R3054046
Board: V
House/Single Family

3838 W 50TH AVENUE

Vancouver West
Southlands
V6N 3V5

Residential Detached

\$4,398,000 (LP)

(SP)



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

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

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

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

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

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

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

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

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

Finished Floor (Main):	2,144	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,661	Main	Foyer	11'1 x 7'10	Above	Bedroom	11'9 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'3 x 13'0	Above	Bedroom	11'10 x 9'9	Main 3
Finished Floor (Below):	250	Main	Office	10'6 x 7'0	Above	Bedroom	12'1 x 9'8	Above 5
Finished Floor (Basement):	0	Main	Great Room	15'0 x 14'11	Below	Recreation Room	20'9 x 10'3	Above 4
Finished Floor (Total):	4,055sq. ft.	Main	Dining Room	16'1 x 13'2			x	Above 4
Unfinished Floor:	0	Main	Kitchen	15'8 x 9'10			x	Above 3
Grand Total:	4,055sq. ft.	Main	Wok Kitchen	9'6 x 7'10			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	19'9 x 15'10			x	
Suite:		Main	Eating Area	9'10 x 8'7			x	
Basement:None		Main	Laundry	12'4 x 8'0			x	
		Above	Primary Bedroom	14'11 x 11'10			x	
		Above	Walk-In Closet	10'11 x 7'7			x	
		Above	Bedroom	11'9 x 10'1			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

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

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



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Active
R3068526
Board: V
House/Single Family

3029 W 45TH AVENUE

Vancouver West
Kerrisdale
V6N 3L9

Residential Detached

\$4,880,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,880,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2012
Frontage(feet): 60.00	Bathrooms: 8	Age: 13
Frontage(metres): 18.29	Full Baths: 7	Zoning: R
Depth / Size: 0.0	Half Baths: 1	Gross Taxes: \$23,039.90
Lot Area (sq.ft.): 7,111.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 012-814-164	Tax Inc. Utilities?: Yes
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Carport & Garage**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities:

Site Influences:
Features:

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

Suite:
Basement: **Full**

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

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

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

RARE opportunity to own luxury living in Prestigious Kerrisdale neighbourhood! Priced to sell! This family home sits on on a large 118.52 x 60 ft lot with south exposure and beautifully maintained gardens. Over 4,800 sq.ft. of exceptional craftsmanship including 6 bedrooms, gourmet kitchen with Sub Zero/Wolf appliances, marble waterfall island, and custom built-ins. Upper level features 4 spacious ensuite bedrooms. Lower level includes a full recreation area with wet bar, wine cellar, home theatre, sauna, and 2 additional ensuite bedrooms. Radiant heating, A/C, lane access. Walking distance to Crofton House, close to St. George's, York House, UBC, Point Grey Secondary, parks, golf, and Kerrisdale Village. A truly rare opportunity. Court order sale. open house sat, Nov 29 1 PM-3PM



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

\$5,450,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,999,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2008
Frontage(feet): 71.40	Bathrooms: 7	Age: 17
Frontage(metres): 21.76	Full Baths: 4	Zoning: RS
Depth / Size: 134.0	Half Baths: 3	Gross Taxes: \$29,870.50
Lot Area (sq.ft.): 9,567.60	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.22	P.I.D.: 007-142-595	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tile - Composite**

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

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

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

Amenities: **None**

Site Influences:

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

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

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

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

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

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

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



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Active
R3047272
Board: V
House/Single Family

1041 W 53RD AVENUE

Vancouver West
South Granville
V6P 1K6

Residential Detached

\$5,500,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,699,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2022
Frontage(feet): 62.00	Bathrooms: 8	Age: 3
Frontage(metres): 18.90	Full Baths: 7	Zoning: RES
Depth / Size: 160	Half Baths: 1	Gross Taxes: \$30,339.40
Lot Area (sq.ft.): 9,920.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 010-905-804	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 13, BLOCK S, PLAN VAP6339, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF BLKS 12 & 17A**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Microwave, Oven - Built In, Vacuum - Built In**

Finished Floor (Main):	1,854	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,546	Main	Living Room	12'0 x 14'1	Bsmt	Media Room	15'1 x 14'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 14'0	Bsmt	Gym	10'6 x 14'1	Main 2
Finished Floor (Below):	0	Main	Kitchen	18'2 x 20'3	Bsmt	Wine Room	6'9 x 7'0	Above 5
Finished Floor (Basement):	2,153	Main	Wok Kitchen	7'4 x 13'5			x	Above 3
Finished Floor (Total):	5,553sq. ft.	Main	Family Room	14'11 x 16'9			x	Above 3
Unfinished Floor:	0	Main	Den	10'5 x 7'0			x	Above 3
Grand Total:	5,553sq. ft.	Above	Primary Bedroom	11'8 x 15'0			x	Bsmt 3
		Above	Primary Bedroom	12'0 x 13'3			x	Bsmt 4
		Above	Bedroom	10'3 x 11'6			x	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 11'6			x	
		Bsmt	Bedroom	10'3 x 11'2			x	
Suite: None		Bsmt	Bedroom	10'3 x 11'6			x	
Basement: Fully Finished		Bsmt	Recreation Room	27'0 x 15'0			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **2**

of Rooms: **16**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

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

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



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Active
R3055339
Board: V
House/Single Family

2 3838 CYPRESS STREET

Vancouver West
Shaughnessy
V6J 3P3

Residential Detached

\$5,580,000 (LP)

(SP)



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

Style of Home: **3 Storey w/ Bsmt**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Completely** Reno. Year: **2004**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Other, Wood**

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

Legal: **STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS638 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Garden, In Suite Laundry**

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

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

Finished Floor (Main):	2,089	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,656	Main	Foyer	15'11 x 9'5	Abv Main 2	Other	22'5 x 21'9	Floor #Pcs
Finished Floor (AbvMain2):	1,214	Main	Great Room	19'6 x 19'5	Abv Main 2	Laundry	8'3 x 5'2	Main 2
Finished Floor (Below):	0	Main	Dining Room	26'1 x 16'0			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'5 x 10'3			x	Above 5
Finished Floor (Total):	4,959sq. ft.	Main	Wok Kitchen	8'0 x 6'0			x	Above 5
Unfinished Floor:	2,403	Main	Butlers Pantry	8'0 x 6'0			x	Abv Main 2 4
Grand Total:	7,362sq. 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:Partly Finished		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: **4**
of Kitchens: **2** # of Rooms: **15**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$0.00**
ByLaw Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns**

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

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



Presented by:
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Active
R3021128
Board: V
House/Single Family

1542 W 28TH AVENUE

Vancouver West
Shaughnessy
V6J 2Y5

Residential Detached

\$5,688,000 (LP)

(SP)



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

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

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

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

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

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

Amenities:

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

Features:

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

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

Macdonald Realty

Macdonald Realty

Wonderful family home, custom built in 2012 and set on a 66'x150' (9900 sq ft) south exposed lot in one of Shaughnessy's most sought after pockets. Attention to detail & quality are evident throughout the 6519 sf interior. Move right in or see an opportunity here to buy a solid house that could be updated to suit your own style and aesthetic with simple, cosmetic updates. Upstairs, luxurious primary suite + three large addtl ensuite bdms. Elegant living & dining rms on main w/ family rm & gourmet kitch (incl wok kitch) open to sunny back deck & garden. Large rec rm down + media rm, wine rm, sauna, extra bdrm. Studio suite w/ private entrance. 4 car garage. Walk to York House, LFA, Shaughnessy Elem, Van College, The Arbutus Club, S. Granville & more! OPEN HOUSE: SUNDAY NOV 30, 1-2 PM.



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

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

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

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

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

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

Amenities:

Site Influences:

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

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

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

Royal Regal Realty Ltd.

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



Presented by:

Mylyne Santos PREC*

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



Active
R3055350
Board: V
House/Single Family

1 3838 CYPRESS STREET

Vancouver West
Shaughnessy
V6J 3P3

Residential Detached

\$6,880,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,980,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1912
Frontage(feet): 153.00	Bathrooms: 7	Age: 113
Frontage(metres): 46.63	Full Baths: 5	Zoning: FSD
Depth / Size: 243	Half Baths: 2	Gross Taxes: \$52,041.30
Lot Area (sq.ft.): 47,916.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 1.10	P.I.D.: 025-839-071	Tax Inc. Utilities?:
Flood Plain: No		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: GREENCROFT ESTATE		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey w/ Bsmt**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **5** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Other, Wood**

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

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

Legal: **STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS638 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Garden, In Suite Laundry**

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

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

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

Suite:
Basement: **Partly Finished**

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

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

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

Engel & Volkers Vancouver

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



Presented by:
Mylyne Santos PREC*

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Stonehaus Realty Corp.
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<http://www.mylyne.com>
info@mylyne.com



Active
R3021542
Board: V
House/Single Family

1126 WOLFE AVENUE

Vancouver West
Shaughnessy
V6H 1V8

Residential Detached

\$15,499,000 (LP)

(SP)



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

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

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

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

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

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

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

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

Features: **Other - See Remarks**

Finished Floor (Main):	4,244	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,972	Main	Living Room	16' x 23'6	Below	Recreation Room	15'5 x 17'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 17'9	Below	Bar Room	8'9 x 13'4	Main	2
Finished Floor (Below):	3,268	Main	Family Room	22'7 x 22'5	Below	Wine Room	13'8 x 19'4	Main	2
Finished Floor (Basement):	0	Main	Kitchen	18'1 x 20'9	Below	Family Room	21'2 x 20'6	Above	6
Finished Floor (Total):	10,484sq. ft.	Main	Wok Kitchen	9' x 12'	Below	Recreation Room	19'3 x 14'	Above	4
Unfinished Floor:	0	Main	Eating Area	13'6 x 12'	Below	Gym	18'10 x 12'	Above	3
Grand Total:	10,484sq. ft.	Main	Office	18' x 14'6	Below	Media Room	19' x 8'6	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	9'10 x 19'4	Below	Bedroom	10'11 x 14'3	Below	3
Suite:		Above	Primary Bedroom	21'4 x 14'8	Below	Bedroom	10'9 x 16'3	Below	3
Basement:Full, Fully Finished		Above	Bedroom	12'7 x 13'9			x	Below	2
		Above	Bedroom	13'6 x 13'8			x		
		Above	Bedroom	12'5 x 14'2			x		
		Above	Den	8'3 x 11'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Dracco Pacific Realty

Dracco Pacific Realty

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