



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
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: <b>\$930,000</b> |
| Meas. Type: <b>Feet</b>                                                    | Bedrooms: <b>5</b>                  | Approx. Year Built: <b>1901</b>  |
| Frontage(feet): <b>30.50</b>                                               | Bathrooms: <b>2</b>                 | Age: <b>125</b>                  |
| Frontage(metres): <b>9.30</b>                                              | Full Baths: <b>2</b>                | Zoning: <b>DEOD</b>              |
| Depth / Size: <b>50.0</b>                                                  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,886.55</b>   |
| Lot Area (sq.ft.): <b>1,525.00</b>                                         | Rear Yard Exp:                      | For Tax Year: <b>2025</b>        |
| Lot Area (acres): <b>0.04</b>                                              | P.I.D.: <b>015-047-091</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: **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: <b>None</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>No</b>                |                      |                         |
| Fixtures Leased: <b>No</b> :             |                      |                         |
| Fixtures Rmvd: :                         |                      |                         |
| Floor Finish:                            |                      |                         |

Legal: **LOT B, 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**  
# of Kitchens: **1** # of Rooms: **11**

|                     |                     |             |
|---------------------|---------------------|-------------|
| Manuf Type:         | Registered in MHR?: | PAD Rental: |
| 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. Updated kitchen and bathrooms. Mechanical updates include updated electrical 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: <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 - Samantha.**



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

## 3254 E 5TH AVENUE

Vancouver East  
Renfrew VE  
V5M 1P3

Residential Detached

**\$1,678,000** (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>                                                                  | Tour: <b>Virtual Tour URL</b>       |                                    |
| View: <b>Yes: Burnaby</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>        | Reno. Year:                                                                             |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b> | Rain Screen:                                                                            |
| Type of Roof: <b>Tar &amp; Gravel</b>                       | Metered Water: <b>No</b>                                                                |
|                                                             | R.I. Plumbing: <b>No</b> Fixtures Rmvd: <b>No :Foreclosure</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           |            |
|                            |              | Below | Pantry          | 3' x 4'     |       |                 | x           |            |
|                            |              | Below | Primary Bedroom | 11'4 x 11'1 |       |                 | x           |            |
|                            |              | Below | Bedroom         | 11'1 x 10'3 |       |                 | x           |            |
|                            |              | Below | Other           | 7'9 x 7'6   |       |                 | x           |            |
|                            |              | Below | Storage         | 8'1 x 7'2   |       |                 | x           |            |

Suite: **Legal Suite**  
Basement: **Full, Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **20**

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

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

**The property is a 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. Thank You**



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3074772**

Board: V  
House/Single Family

## 3153 PARKER STREET

Vancouver East  
Renfrew VE  
V5K 2V4

Residential Detached

**\$1,849,900** (LP)

(SP)



|                                    |                                                                                       |                                     |
|------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------|
| Sold Date:                         | If new, GST/HST inc?:                                                                 | Original Price: <b>\$1,849,900</b>  |
| Meas. Type: <b>Feet</b>            | Bedrooms: <b>4</b>                                                                    | Approx. Year Built: <b>1993</b>     |
| Frontage(feet): <b>33.00</b>       | Bathrooms: <b>4</b>                                                                   | Age: <b>33</b>                      |
| Frontage(metres): <b>10.06</b>     | Full Baths: <b>3</b>                                                                  | Zoning: <b>R1-1</b>                 |
| Depth / Size: <b>146.12</b>        | Half Baths: <b>1</b>                                                                  | Gross Taxes: <b>\$9,434.70</b>      |
| Lot Area (sq.ft.): <b>4,821.96</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?:                |
| Flood Plain: <b>No</b>             | View: :                                                                               | Tour:                               |
| Complex/Subdiv:                    | Services Connected: <b>Community, 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: **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: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Lane**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
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, Mixed, Tile, Carpet**

Legal: **LOT 22, BLOCK B, PLAN VAP1876, PART NW1/4, DISTRICT LOT THSL, SECTION 25, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

| Finished Floor (Main):     | 1,114                 | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|----------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):    | 1,354                 | Above               | Living Room         | 23'7 x 12'6  |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0                     | Above               | Dining Room         | 10'8 x 9'6   |       |      | x          | Above 4    |
| Finished Floor (Below):    | 0                     | Above               | Primary Bedroom     | 13'6 x 13'5  |       |      | x          | Above 2    |
| Finished Floor (Basement): | 0                     | Above               | Bedroom             | 8'10 x 10'2  |       |      | x          | Main 4     |
| Finished Floor (Total):    | 2,468sq. ft.          | Above               | Bedroom             | 10'1 x 10'2  |       |      | x          | Main 4     |
| Unfinished Floor:          | 0                     | Above               | Kitchen             | 10'8 x 9'6   |       |      | x          |            |
| Grand Total:               | 2,468sq. ft.          | Main                | Living Room         | 19'10 x 13'4 |       |      | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.               | Main                | Dining Room         | 21'0 x 13'9  |       |      | x          |            |
| Suite:                     |                       | Main                | Kitchen             | 23'4 x 13'9  |       |      | x          |            |
| Basement:None              |                       | Main                | Bedroom             | 11'4 x 9'8   |       |      | x          |            |
|                            |                       | Main                | Laundry             | 10'5 x 5'8   |       |      | x          |            |
|                            |                       | Main                | Foyer               | 10'6 x 10'5  |       |      | x          |            |
| Crawl/Bsmt. Height:        | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>2</b>    | # of Rooms: <b>12</b> | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                            |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**A well-maintained Vancouver Special. The upper level offers quality hardwood flooring, crown mouldings, and a finished painted ceiling. The spacious gourmet kitchen includes granite countertops, oak cabinetry, and a large dining area with French doors opening to a covered sun deck perfect for year-round enjoyment. The walk-out main floor includes a legal one-bedroom suite (w/ potential for two bedrooms), a generous recreation room, and two full bathrooms. Situated on a deep 33 x 146.12 ft lot with mountain views from the upper floor and potential for a laneway home above the garage. Conveniently located to transit, Dr. A.R. Lord Elementary, Templeton Secondary, Notre Dame Secondary, local shops, T&T Supermarket, and with easy access to the SkyTrain along Renfrew St.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
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**Active**  
**R3036464**  
Board: V  
House/Single Family

**970 W 64TH AVENUE**  
Vancouver West  
Marpole  
V6P 2M1

Residential Detached  
**\$1,915,000** (LP)  
(SP)



|                                    |                                                                                       |                                     |
|------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------|
| Sold Date:                         | If new, GST/HST inc?: <b>No</b>                                                       | Original Price: <b>\$2,199,000</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**

**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.**



Presented by:

# Mylyne Santos PREC\*

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

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

Residential Detached  
**\$2,495,000** (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>         | View: <b>Yes: city views</b>                  | Tour:                               |
| Complex/Subdiv:                    | Services Connected: <b>Electricity, Water</b> |                                     |
| First Nation Reserve:              | 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  | 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          |            |
| Suite: <b>Legal Suite</b>       |                       | Below               | Bedroom             |             |             | x          |            |
| Basement: <b>Fully Finished</b> |                       | Below               | Kitchen             |             |             | x          |            |
| 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**  
**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: <b>\$2,998,000</b>  |
| Meas. Type: <b>Feet</b>            | Bedrooms: <b>6</b>                                         | Approx. Year Built: <b>1986</b>     |
| Frontage(feet): <b>37.00</b>       | Bathrooms: <b>3</b>                                        | Age: <b>40</b>                      |
| Frontage(metres): <b>11.28</b>     | Full Baths: <b>3</b>                                       | Zoning: <b>R1-1</b>                 |
| Depth / Size: <b>122</b>           | Half Baths: <b>0</b>                                       | Gross Taxes: <b>\$11,382.50</b>     |
| Lot Area (sq.ft.): <b>4,514.00</b> | Rear Yard Exp:                                             | For Tax Year: <b>2024</b>           |
| Lot Area (acres): <b>0.10</b>      | P.I.D.: <b>004-644-565</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, Water</b> |                                     |
| First Nation Reserve:              | Sewer Type: <b>City/Municipal</b>                          | Water Supply: <b>City/Municipal</b> |

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: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: :  
Floor Finish:

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: <b>Unauthorized Suite</b> |              | Above | Dining Room | 12' x 11'7  |       |                 | x           |            |
| Basement: <b>Full</b>            |              | 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**  
# of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:  
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.**



Presented by:

# Mylyne Santos PREC\*

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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: <b>\$3,690,000</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>RT-6</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?:               |
| Flood Plain:                                                                            | Tour:                               |                                    |
| View: <b>Yes: City</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>3 Storey w/ Bsmt</b>         | Total Parking: <b>5</b>           | Covered Parking:           | Parking Access: <b>Lane, Rear</b> |
| Construction: <b>Frame - Wood</b>              | Parking: <b>Carport; Multiple</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: <b>Completely</b>                 | Reno. Year: <b>2010</b>           | Property Disc.: <b>No</b>  |                                   |
| # of Fireplaces: <b>1</b>                      | R.I. Fireplaces:                  | Fixtures Leased: <b>No</b> |                                   |
| Fireplace Fuel: <b>Wood</b>                    | Rain Screen:                      | Fixtures Rmvd: <b>No</b>   |                                   |
| Fuel/Heating: <b>Baseboard, Electric</b>       | Metered Water:                    | Floor Finish: <b>Mixed</b> |                                   |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> | R.I. Plumbing:                    |                            |                                   |
| 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, 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):    | 5,017 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 | 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 | Below 3      |

|                         |                       |                     |                     |             |
|-------------------------|-----------------------|---------------------|---------------------|-------------|
| Crawl/Bsmt. Height:     | # of Levels: <b>4</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>8</b> | # of Rooms: <b>28</b> | 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!**



Presented by:

# Mylyne Santos PREC\*

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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: <b>\$3,980,000</b> |
| Meas. Type: <b>Feet</b>                                                               | Bedrooms: <b>14</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>RT-6</b>                |
| Depth / Size: <b>0.0</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>Yes</b>    |
| 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: <b>2 Storey w/ Bsmt.</b>     | Total Parking: Covered Parking: Parking Access: |
| Construction: <b>Frame - Wood</b>           | Parking: <b>Carport &amp; Garage</b>            |
| Exterior: <b>Stucco, 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>        |
| # of Fireplaces: R.I. Fireplaces:           | Property Disc.: <b>Yes</b>                      |
| Fireplace Fuel:                             | Fixtures Leased: <b>No</b> :                    |
| Fuel/Heating: <b>Baseboard, Forced Air</b>  | Fixtures Rmvd: :                                |
| Outdoor Area: <b>Patio(s) &amp; Deck(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:

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          | Below 3    |

|                         |                       |                     |                     |             |
|-------------------------|-----------------------|---------------------|---------------------|-------------|
| Crawl/Bsmt. Height:     | # of Levels: <b>3</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>3</b> | # of Rooms: <b>24</b> | 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.**



Presented by:  
**Mylyne Santos PREC\***

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**Active** **R3063336** **5693 HEATHER STREET** Residential Detached  
 Board: V Vancouver West **\$3,900,000** (LP)  
 House/Single Family Cambie V5Z 3M3 (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: **37**  
 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.** Total Parking: Covered Parking: Parking Access:  
 Construction: **Frame - Wood** Parking: **DetachedGrge/Carport**  
 Exterior: **Other, Stucco** Driveway Finish:  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Renovations: Reno. Year: Property Disc.: **No**  
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :  
 Fireplace Fuel: Metered Water: Fixtures Rmvd: :  
 Fuel/Heating: **Natural Gas** R.I. Plumbing: Floor Finish:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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          | Main 3     |
| Finished Floor (Total):    | 3,936sq. ft. |       |       |               |       |      | x          | Bsmt 3     |
| Unfinished Floor:          | 0            |       |       |               |       |      | x          |            |
| Grand Total:               | 3,936sq. ft. |       |       |               |       |      | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.      |       |       |               |       |      | x          |            |
| Suite: <b>Other</b>        |              |       |       |               |       |      | x          |            |
| Basement: <b>Full</b>      |              |       |       |               |       |      | x          |            |

Crawl/Bsmt. Height: # of Levels: **3** Manufact 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-storays / 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** **715 W 41ST AVENUE** Residential Detached  
**R3063345** Vancouver West **\$3,900,000** (LP)  
 Board: V Cambie (SP) **M**  
 House/Single Family V5Z 2N2



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: **73**  
 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** Total Parking: Covered Parking: Parking Access:  
 Construction: **Frame - Wood** Parking: **DetachedGrge/Carpport**  
 Exterior: **Other, Wood** Driveway Finish:  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Renovations: Reno. Year: Property Disc.: **No**  
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :  
 Fireplace Fuel: Metered Water: Fixtures Rmvd: :  
 Fuel/Heating: **Natural Gas** R.I. Plumbing: Floor Finish:  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

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          | Main 3     |
| Finished Floor (Basement): | 1,133        |       |       |               |       |      | x          | Main 3     |
| Finished Floor (Total):    | 2,392sq. ft. |       |       |               |       |      | x          | Bsmt 3     |
| Unfinished Floor:          | 0            |       |       |               |       |      | x          |            |
| Grand Total:               | 2,392sq. ft. |       |       |               |       |      | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.      |       |       |               |       |      | x          |            |
| Suite: <b>Other</b>        |              |       |       |               |       |      | x          |            |
| Basement: <b>Full</b>      |              |       |       |               |       |      | 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-storays / 4.0 FSR permitted under both Transit-Oriented Areas (TOA) policy and Cambie Corridor Plan. The property must be sold with 5693 Heather Street.**



Presented by:

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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: <b>\$4,288,000</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> | Land Lease Expiry Year:            |
| Renovations: <b>Partly</b>                   | Title to Land: <b>Freehold NonStrata</b>             |                                             |                                    |
| # 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):           | 1,995         | 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'  |       |         |            | Above 4    |
| Finished Floor (Total):          | 4,195 sq. ft. | Main  | Family Room     | 18' x 15'  |       |         |            | Main 2     |
| Unfinished Floor:                | 0             | Main  | Bedroom         | 13' x 10'  |       |         |            | Bsmt 4     |
| Grand Total:                     | 4,195 sq. ft. | Main  | Laundry         | 6' x 6'    |       |         |            |            |
| Flr Area (Det'd 2nd Res):        | sq. ft.       | Above | Primary Bedroom | 19' x 15'  |       |         |            |            |
| Suite: <b>Unauthorized Suite</b> |               | Above | Walk-In Closet  | 0' x 0'    |       |         |            |            |
| Basement: <b>Fully Finished</b>  |               | Above | Bedroom         | 13' x 11'  |       |         |            |            |
|                                  |               | Above | Bedroom         | 12' x 11'  |       |         |            |            |
|                                  |               | Above | Bedroom         | 14' x 12'  |       |         |            |            |
|                                  |               | Bsmt  | Living Room     | 20' x 15'  |       |         |            |            |

|                         |                       |                     |                     |             |
|-------------------------|-----------------------|---------------------|---------------------|-------------|
| 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 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**



Presented by:

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

## 3029 W 45TH AVENUE

Vancouver West  
Kerrisdale  
V6N 3L9

Residential Detached

**\$4,760,000** (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: <b>2 Storey w/ Bsmt.</b>     | Total Parking: Covered Parking: Parking Access: |
| Construction: <b>Frame - Wood</b>           | Parking: <b>Carport &amp; Garage</b>            |
| Exterior: <b>Stucco, 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>        |
| # of Fireplaces: <b>0</b> R.I. Fireplaces:  | Property Disc.: <b>Yes</b>                      |
| Fireplace Fuel:                             | Fixtures Leased: <b>No</b> :                    |
| Fuel/Heating: <b>Radiant</b>                | Fixtures Rmvd: :                                |
| Outdoor Area: <b>Patio(s) &amp; Deck(s)</b> | Floor Finish:                                   |
| Type of Roof: <b>Asphalt</b>                |                                                 |

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

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 Jan 4 sunday 2-4pm**



Presented by:

# Mylyne Santos PREC\*

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info@mylyne.com



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

## 2502 W 36TH AVENUE

Vancouver West  
MacKenzie Heights  
V6N 2P5

Residential Detached

**\$5,250,000** (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>4</b>                | Zoning: <b>RS</b>                  |
| Depth / Size: <b>134.0</b>                                                              | Half Baths: <b>3</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:                | Land Lease Expiry Year:     |
| Renovations:                                                | Reno. Year:                    | Property Disc.: <b>No</b>           |                             |
| # of Fireplaces: <b>2</b>                                   | R.I. Fireplaces:               | Fixtures Leased: <b>No :</b>        |                             |
| Fireplace Fuel: <b>Natural Gas</b>                          | Rain Screen:                   | Fixtures Rmvd: <b>No :</b>          |                             |
| Fuel/Heating: <b>Natural Gas, Radiant</b>                   | Metered Water:                 | Floor Finish: <b>Hardwood, Tile</b> |                             |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b> | R.I. Plumbing:                 |                                     |                             |
| 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"   |       |             | x             | Above 4    |
| Finished Floor (Total):    | 5,347 sq. 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:               | 5,347 sq. ft. | Above | Primary Bedroom | 17'11" x 14'0" |       |             | x             | Below 2    |
| Flr Area (Det'd 2nd Res):  | sq. ft.       | 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: <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:

# Mylyne Santos PREC\*

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



**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: <b>\$6,798,000</b> |
| Meas. Type: <b>Feet</b>                                                                 | Bedrooms: <b>5</b>                  | Approx. Year Built: <b>2012</b>    |
| Frontage(feet): <b>66.00</b>                                                            | Bathrooms: <b>7</b>                 | Age: <b>14</b>                     |
| Frontage(metres): <b>20.12</b>                                                          | Full Baths: <b>6</b>                | Zoning: <b>R1-1</b>                |
| Depth / Size: <b>150</b>                                                                | Half Baths: <b>1</b>                | Gross Taxes: <b>\$40,484.90</b>    |
| Lot Area (sq.ft.): <b>9,900.00</b>                                                      | Rear Yard Exp: <b>South</b>         | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.23</b>                                                           | P.I.D.: <b>011-023-660</b>          | Tax Inc. Utilities?:               |
| Flood Plain:                                                                            |                                     | Tour:                              |
| View: :                                                                                 |                                     |                                    |
| Complex/Subdiv: <b>Shaughnessy</b>                                                      |                                     |                                    |
| First Nation Reserve:                                                                   |                                     |                                    |
| Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                    |
| Sewer Type:                                                                             | Water Supply: <b>City/Municipal</b> |                                    |

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):    | 6,519 sq. 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:               | 6,519 sq. 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: <b>3</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>2</b> | # of Rooms: <b>28</b> | 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 add'l ensuite bd rms. 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 bdsm. Studio suite w/ private entrance. 4 car garage. \*\*\*NEW COURT DATE IS 9:45AM MONDAY JANUARY 19th, 2025.\*\*\* OPEN SUN JAN 4, 1-2 PM.**



Presented by:

# Mylyne Santos PREC\*

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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: <b>2 Storey w/ Bsmt.</b>        | Total Parking: <b>4</b>                  | Covered Parking: <b>4</b> | Parking Access:         |
| Construction: <b>Frame - Wood, Other</b>       | Parking: <b>Other</b>                    |                           |                         |
| Exterior: <b>Other, Stone, Wood</b>            | Driveway Finish:                         |                           | Dist. to School Bus:    |
| Foundation: <b>Concrete Block</b>              | Dist. to Public Transit:                 |                           | Land Lease Expiry Year: |
| Renovations:                                   | Title to Land: <b>Freehold NonStrata</b> |                           |                         |
| # of Fireplaces: R.I. Fireplaces:              | Property Disc.: <b>Yes</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:                            |                           |                         |
| Type of Roof: <b>Metal</b>                     |                                          |                           |                         |

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**  
**R3075050**  
Board: V  
House/Single Family

## 1189 W 32ND AVENUE

Vancouver West  
Shaughnessy  
V6H 2H8

Residential Detached

**\$6,890,000** (LP)

(SP)



|                                                                                         |                            |                                    |
|-----------------------------------------------------------------------------------------|----------------------------|------------------------------------|
| Sold Date:                                                                              | If new, GST/HST inc?:      | Original Price: <b>\$6,890,000</b> |
| Meas. Type: <b>Feet</b>                                                                 | Bedrooms: <b>6</b>         | Approx. Year Built: <b>2015</b>    |
| Frontage(feet): <b>54.70</b>                                                            | Bathrooms: <b>7</b>        | Age: <b>11</b>                     |
| Frontage(metres): <b>16.67</b>                                                          | Full Baths: <b>6</b>       | Zoning: <b>R1-1</b>                |
| Depth / Size: <b>145.2</b>                                                              | Half Baths: <b>1</b>       | Gross Taxes: <b>\$45,104.00</b>    |
| Lot Area (sq.ft.): <b>7,974.00</b>                                                      | Rear Yard Exp:             | For Tax Year: <b>2025</b>          |
| Lot Area (acres): <b>0.18</b>                                                           | P.I.D.: <b>028-988-299</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>                                                       |                            |                                    |

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

Renovations:  
# of Fireplaces: **3** 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: **4** Covered Parking: **4** Parking Access:  
Parking: **DetachedGrge/Carport**  
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 B, BLOCK 794, PLAN BCP51746, 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):         | 1,557         | Main  | Living Room     | 17'11 x 13'4 | Bsmt  | Media Room | 20'11 x 12'1 | Floor #Pcs |
| Finished Floor (AbvMain2):      | 0             | Main  | Family Room     | 22'5 x 14'2  | Bsmt  | Wine Room  | 11'1 x 8'11  | Above 7    |
| Finished Floor (Below):         | 0             | Main  | Dining Room     | 17' x 12'5   | Bsmt  | Bedroom    | 12'8 x 12'4  | Above 3    |
| Finished Floor (Basement):      | 2,196         | Main  | Eating Area     | 11'11 x 10'1 | Bsmt  | Bedroom    | 12'7 x 11'5  | Above 3    |
| Finished Floor (Total):         | 5,541 sq. ft. | Main  | Kitchen         | 14'7 x 14'6  | Bsmt  | Laundry    | 11'2 x 9'4   | Above 3    |
| Unfinished Floor:               | 0             | Main  | Wok Kitchen     | 11'11 x 9'1  |       |            | x            | Main 2     |
| Grand Total:                    | 5,541 sq. ft. | Main  | Office          | 12'6 x 8'10  |       |            | x            | Bsmt 3     |
| Flr Area (Det'd 2nd Res):       | sq. ft.       | Above | Primary Bedroom | 17'5 x 14'3  |       |            | x            | Bsmt 3     |
| Suite:                          |               | Above | Bedroom         | 13'11 x 10'1 |       |            | x            |            |
| Basement: <b>Fully Finished</b> |               | Above | Bedroom         | 14'1 x 10'1  |       |            | x            |            |
|                                 |               | Above | Bedroom         | 13'11 x 9'11 |       |            | x            |            |
|                                 |               | Bsmt  | Recreation Room | 22'5 x 22'1  |       |            | x            |            |
|                                 |               | Bsmt  | Bar Room        | 11'11 x 6'9  |       |            | x            |            |

|                         |                       |                     |                     |             |
|-------------------------|-----------------------|---------------------|---------------------|-------------|
| Crawl/Bsmt. Height:     | # of Levels: <b>3</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>2</b> | # of Rooms: <b>18</b> | MHR#:               | CSA/BCE:            | Maint. Fee: |
|                         |                       | ByLaw Restrictions: |                     |             |

Listing Broker(s): **Oakwyn Realty Ltd.**

**Vancouver's prestigious Shaughnessy area, designed by acclaimed architect Don Piner and award-winning interior designer Beyond Beige. spacious principal rooms, dining, gourmet kitchen with a work kitchen, and family room and office—with custom millwork, subtle Parisian-inspired touches, and integrated smart-home technology. Upper level offers four generously sized ensuite bedrooms, lower level is crafted for entertainment, including a wine cellar, theatre, recreation room, and an additional ensuite bedroom. A covered walk-out terrace expands the living space. Additional highlights include A/C, programmable lighting and blinds, and a private four-car garage, perfectly suited for families who value style, privacy, and modern living. Open House Jan 3&4 Sat & Sun 1-4PM**



Presented by:

# Mylyne Santos PREC\*

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



**Active**  
**R3021542**  
Board: V  
House/Single Family

## 1126 WOLFE AVENUE

Vancouver West  
Shaughnessy  
V6H 1V8

Residential Detached

**\$15,199,000** (LP)

(SP)



|                                                                                         |                                     |                                     |
|-----------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| Sold Date:                                                                              | If new, GST/HST inc?:               | Original Price: <b>\$16,997,000</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; 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: <b>3</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>2</b> | # of Rooms: <b>22</b> | 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.**