



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R2981114**  
Board: V  
House/Single Family

**1115 E 33RD AVENUE**

Vancouver East  
Knight  
V5V 3B1

Residential Detached

**\$1,355,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,660,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**  
Frontage(feet): **30.00** Bathrooms: **4** Age: **30**  
Frontage(metres): **9.14** Full Baths: **4** Zoning: **RS-1S**  
Depth / Size: **102** Half Baths: **0** Gross Taxes: **\$6,888.77**  
Lot Area (sq.ft.): **3,060.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.07** P.I.D.: **011-098-171** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

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

Legal: **LOT 11, BLOCK 4, PLAN VAP2096, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 5, & DL 392**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	950	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	200	Main	Living Room	10' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 17'			x	Above 3
Finished Floor (Below):	0	Main	Dining Room	11' x 7'			x	Main 3
Finished Floor (Basement):	850	Main	Bedroom	10' x 10'			x	Below 3
Finished Floor (Total):	2,000sq. ft.	Above	Primary Bedroom	12' x 14'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	2,000sq. ft.	Bsmt	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10' x 10'			x	
		Bsmt	Living Room	12' x 11'			x	
		Bsmt	Kitchen	7' x 11'			x	
		Bsmt	Recreation Room	10' x 12'			x	
				x			x	
				x			x	

Suite: **Unauthorized Suite**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **11**

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

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

**3 level home, 5 bedrooms, 4 baths, 2 bedroom suite, Hotwater heat, recreation room in basement. Handy man special, needs painting, flooring, kitchen and bathroom updating. Lane access and detached double garage. Court date set**



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**Active**  
**R2985915**  
Board: V  
House/Single Family

**3390 NANAIMO STREET**

Vancouver East  
Renfrew Heights  
V5N 5G6

Residential Detached

**\$1,550,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,550,000</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>71</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**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby**

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

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

Crawl/Bsmt. Height:

# of Levels: **3**

# of Kitchens: **3**

# of Rooms: **20**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
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**  
**R3015271**  
Board: V  
House/Single Family

**8236 HAIG STREET**

Vancouver West  
Marpole  
V6P 4R9

Residential Detached

**\$1,750,000** (LP)

(SP)



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

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

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

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

Amenities:

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

Finished Floor (Main):	848	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'7 x 14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'2 x 8'11			x	Main 4
Finished Floor (Below):	868	Main	Dining Room	11'2 x 14'6			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	10'7 x 12'4			x	
Finished Floor (Total):	1,716sq. ft.	Below	Recreation Room	10' x 16'			x	
Unfinished Floor:	0	Below	Bedroom	13'6 x 12'2			x	
Grand Total:	1,716sq. ft.	Below	Bedroom	10'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	10'9 x 14'5			x	
Suite: <b>None</b>				x			x	
Basement: <b>Fully Finished</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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



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**Active**  
**R2967009**  
Board: V  
House/Single Family

**2242 E 39TH AVENUE**

Vancouver East  
Victoria VE  
V5P 1H8

Residential Detached

**\$1,900,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,200,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1961</b>
Frontage(feet): <b>40.00</b>	Bathrooms: <b>3</b>	Age: <b>64</b>
Frontage(metres): <b>12.19</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>141</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,366.85</b>
Lot Area (sq.ft.): <b>5,640.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>014-412-390</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>Community</b>	

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:

Parking: **Garage; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **:**

Floor Finish: **Other**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 44, BLOCK 10, PLAN VAP1694, DISTRICT LOT 394, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'9 x 5'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'9 x 16'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'3 x 9'			x	Bsmt 3
Finished Floor (Basement):	1,071	Main	Kitchen	10'3 x 8'4			x	Bsmt 3
Finished Floor (Total):	2,261 sq. ft.	Main	Eating Area	10'3 x 6'			x	
Unfinished Floor:	0	Main	Bedroom	11'9 x 9'3			x	
Grand Total:	2,261 sq. ft.	Main	Bedroom	11'9 x 8'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14' x 11'3			x	
Suite:		Bsmt	Recreation Room	24'7 x 13'			x	
Basement: Full		Bsmt	Storage	10' x 5'2			x	
		Bsmt	Bedroom	11'1 x 12'4			x	
		Bsmt	Bedroom	12'3 x 11'9			x	
		Bsmt	Kitchen	12'3 x 11'9			x	

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

Listing Broker(s): **Royal LePage - Wolstencroft**

**40 x 141 Ft Lot (5,640 square feet) in Prime East Van Location. Rectangular middle lot on Quiet street. Raised Rancher with basement. Lane access and detached Double Garage. Street Parking and sidewalks. R1-1 Zoning. Court date June 26 2025. Call for further details.**





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**Active**  
**R3025691**  
Board: V  
House/Single Family

**1072 E 39TH AVENUE**

Vancouver East  
Fraser VE  
V5W 1L1

Residential Detached

**\$2,195,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,195,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**  
Frontage(feet): **33.00** Bathrooms: **6** Age: **9**  
Frontage(metres): **10.06** Full Baths: **5** Zoning: **R1-1**  
Depth / Size: **131** Half Baths: **1** Gross Taxes: **\$10,197.20**  
Lot Area (sq.ft.): **4,327.95** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **0.10** P.I.D.: **008-244-740** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: CITY VIEWS**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Carport & Garage**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 10, BLOCK 12, PLAN VAP1378, DISTRICT LOT 666, NEW WESTMINSTER LAND DISTRICT, EXC S 2.5', NOW LANE OF LOT 2, TO BLK 21**

Amenities: **In Suite Laundry, Swirlpool/Hot Tub**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Sprinkler - Inground, Vacuum - Built In**

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	970	Main	Living Room	15' x 12'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Main	2
Finished Floor (Below):	936	Main	Kitchen	10' x 11'4			x	Main	3
Finished Floor (Basement):	0	Main	Family Room	10' x 13'2			x	Above	3
Finished Floor (Total):	2,842sq. ft.	Above	Bedroom	16'4 x 11'4			x	Above	3
		Above	Bedroom	8'10 x 11'8			x	Above	3
Unfinished Floor:	0	Above	Primary Bedroom	11'4 x 12'10			x	Below	3
Grand Total:	2,842sq. ft.	Below	Bedroom	9'8 x 9'6			x		
		Below	Living Room	16'10 x 6'10			x		
Flr Area (Det'd 2nd Res):	508sq. ft.	Below	Bedroom	16'6 x 7'6			x		
		Below	Recreation Room	15'4 x 9'4			x		
Suite:		Main	Living Room	15'11 x 9'10			x		
Basement: <b>Fully Finished</b>		Main	Bedroom	13' x 8'10			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **FaithWilson Christies International Real Estate TRG Commercial Realty Ltd.**

**Welcome to this stunning modern home, perfectly positioned on a quiet street. This 6-bedroom, 5-bathroom property offers an ideal combination of contemporary finishes and lush tropical landscaping. With an abundance of natural light streaming in from both the south and north-facing skylights, you'll enjoy a bright living space. The laneway suite provides a fantastic opportunity for additional rental income to help with your mortgage. Located just moments away from the amenities along Victoria Street, and with easy access to Memorial South Park, Tecumseh Park, and Kensington Park, this home truly offers the best of both comfort and location.**



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**Active**  
**R3021423**  
Board: V  
House/Single Family

**745 W 41ST AVENUE**

Vancouver West  
Cambie  
V5Z 2N2

Residential Detached

**\$3,500,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>0</b>	Approx. Year Built: <b>1951</b>
Frontage(feet): <b>57.30</b>	Bathrooms: <b>0</b>	Age: <b>74</b>
Frontage(metres): <b>17.47</b>	Full Baths: <b>0</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>120.00</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$28,020.00</b>
Lot Area (sq.ft.): <b>6,876.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>010-165-801</b>	Tax Inc. Utilities?: <b>Yes</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Dist. to School Bus:  
Land Lease Expiry Year:

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,978	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Other	44'4' x 44'4'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Other	34'6' x 34'6'			x	Main
Finished Floor (Below):	0			x			x	Main
Finished Floor (Basement):	1,202			x			x	Main
Finished Floor (Total):	3,180sq. ft.			x			x	Bsmt
Unfinished Floor:	0			x			x	
Grand Total:	3,180sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Full</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 2	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**Goodman Commercial**

**Dexter Realty**

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



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R2986130**  
Board: V  
House/Single Family

**387 W 13TH AVENUE**

Vancouver West  
Mount Pleasant VW  
V5Y 1W2

Residential Detached

**\$3,690,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>13</b>	Approx. Year Built: <b>1912</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>11</b>	Age: <b>113</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>\$12,799.80</b>
Lot Area (sq.ft.): <b>6,250.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</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: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

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

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

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

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

Amenities:

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

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

Finished Floor (Main):	1,631	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,186	Main	Living Room	16' x9'9	Above	Bedroom	13' x 10'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	7'1 x6'6	Above	Bedroom	15'4 x 13'9	Main	4
Finished Floor (Below):	1,200	Main	Bedroom	17'2 x10'5	Below	Living Room	15'7 x 10'7	Main	3
Finished Floor (Basement):	0	Main	Bedroom	12'1 x10'5	Below	Kitchen	16'7 x 7'7	Main	3
Finished Floor (Total):	5,017sq. ft.	Main	Kitchen	7'3 x6'6	Below	Bedroom	10'9 x 9'7	Above	4
Unfinished Floor:	0	Main	Bedroom	17'5 x14'1	Below	Bedroom	10' x 9'	Above	3
Grand Total:	5,017sq. ft.	Main	Bedroom	15'5 x14'5	Below	Living Room	11'5 x 8'6	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	13' x11'5	Below	Kitchen	10'8 x 9'8	Above	3
Suite: <b>Legal Suite, Unauthorized Suite</b> Basement: <b>Fully Finished</b>		Above	Kitchen	12' x12'	Below	Bedroom	12' x 10'	Above	3
		Above	Bedroom	14'5 x12'5	Below	Bedroom	10' x 10'	Above	3
		Above	Bedroom	13'8 x13'4	Below	Den	10' x 9'	Below	3
		Above	Kitchen	5'5 x5'5	Below	Den	9' x 9'	Below	3
		Above	Bedroom	16'5 x12'2	Below	Den	8' x 8'		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 6	# of Rooms: 27	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. 4 legal suites! 6 kitchens, 13 bedrooms plus 3 dens used as additional 3 bedrooms; 11 full baths. 4 car carport plus extra parking stalls from back lane. Air conditioning in some areas. Steps to Skytrain, City Hall, Downtown, VGH, Broadway shopping. Big opportunity for higher density redevelopment (12 storeys). Hold it for high rental income or combine 2 more lands (345 & 335 also for sale) for development. Don't miss it!**



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**Mylyne Santos PREC\***

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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3002405**  
Board: V  
House/Single Family

**4650 W 6TH AVENUE**

Vancouver West  
Point Grey  
V6R 1V7

Residential Detached

**\$3,790,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,868,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2016</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>5</b>	Age: <b>9</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>RES</b>
Depth / Size: <b>112.7</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$13,968.50</b>
Lot Area (sq.ft.): <b>3,719.10</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>005-052-211</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **005-052-211 LOT 10, BLOCK 144, PLAN VAP3013, DISTRICT LOT 540, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main):	832	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	843	Main	Foyer	7'7" x 7'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10' x 10'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	12'3" x 13'8"			x	Above 4
Finished Floor (Basement):	873	Main	Kitchen	9'9" x 12'8"			x	Above 4
Finished Floor (Total):	2,548sq. ft.	Above	Primary Bedroom	12'5" x 13'			x	Above 5
Unfinished Floor:	0	Above	Bedroom	11'1" x 9'3"			x	Above 5
Grand Total:	2,548sq. ft.	Above	Bedroom	10'11" x 9'3"			x	Bsmt 2
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	14'1" x 11'9"			x	
Suite:		Bsmt	Bedroom	7'7" x 10'4"			x	
Basement: Full		Bsmt	Bedroom	9'4" x 11'2"			x	
		Bsmt	Laundry	6'6" x 8'9"			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:  
# of Kitchens: **1** # of Rooms: **11** MHR#: CSA/BCE: Maint. Fee:

Listing Broker(s): **Sutton Group Seafair Realty** **RE/MAX Westcoast**

**Priced below BC assessment. Custom-Built Home in Point Grey!! Experience West Coast luxury in the 5-bed, 4.5-bath home built in 2016. The open-concept design is flooded with natural light and features a gourmet Miele kitchen. The upper floor has three ensuite bedrooms. The basement includes a large rec room, two additional bedrooms and a spacious laundry room. Enjoy the south-facing yard, two car garage and bonus storage shed. Located near top schools Queen Mary and Lord Byng and close to beaches and amenities. AC and radiant in-floor heating included. Must fly. Try your offer**





Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3019321**  
Board: V  
House/Single Family

## 2062 SW MARINE DRIVE

Vancouver West  
Southlands  
V6P 6B5

Residential Detached

**\$3,895,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,895,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>54.10</b>	Bathrooms: <b>5</b>	Age: <b>1</b>
Frontage(metres): <b>16.49</b>	Full Baths: <b>5</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>70</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,938.22</b>
Lot Area (sq.ft.): <b>4,458.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.10</b>	P.I.D.: <b>030-439-426</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
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: **Brick, Stucco, Wood**  
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 4 DISTRICT LOTS 317 AND 316 BLOCK 12 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3735 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	1,485	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,309	Main	Living Room	12'6" x 12'1"	Bsmt	Utility	7'11" x 4'8"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'4" x 8'2"			x	Main 3
Finished Floor (Below):	0	Main	Family Room	20'3" x 15'4"			x	Above 5
Finished Floor (Basement):	664	Main	Kitchen	15'4" x 10'3"			x	Above 3
Finished Floor (Total):	3,458sq. ft.	Main	Wok Kitchen	9'5" x 6'2"			x	Above 4
Unfinished Floor:	0	Main	Pantry	9'5" x 4'4"			x	Bsmt 4
Grand Total:	3,458sq. ft.	Main	Laundry	9'10" x 5'2"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'10" x 13'4"			x	
		Above	Walk-In Closet	14'1" x 6'1"			x	
		Above	Walk-In Closet	13'3" x 8'10"			x	
		Above	Bedroom	11'2" x 9'1"			x	
		Above	Bedroom	13'6" x 9'7"			x	
		Bsmt	Recreation Room	21'8" x 10'7"			x	

Suite:  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee: **\$647.14**  
ByLaw Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns**

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

**Final remaining home at "Residences at Wilmar". This Tudor inspired home offers 3,458 of luxury living across 3-levels. Crafted by Stuart Howard Architects and interiors by Cecconi Simone. Large principal rooms on main, w/ back & side decks featuring embedded fireplace feature, and built in barbecue. Up find 3 beds incl. large principal retreat w/ spa inspired ensuite. Down features flex space designed for media or recreation. High-end finishings throughout incl. Wolf/Subzero appliances, HW floors, classic millwork, smart home tech, & AC. The jewel of the home is the convenience of a built-in ELEVATOR which functions on all 3 levels. Nestled in an exclusive gated setting, this stunning home offers proximity to UBC, YVR, & golf courses & more!**



Presented by:  
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**Mylyne & Associates**  
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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3022832**  
Board: V  
House/Single Family

**3838 W 50TH AVENUE**

Vancouver West  
Southlands  
V6N 3V5

Residential Detached

**\$4,498,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,498,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2019</b>
Frontage(feet): <b>66.00</b>	Bathrooms: <b>6</b>	Age: <b>6</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>0</b>	Gross Taxes: <b>\$20,535.00</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>029-853-737</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

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

Amenities: **None**

Site Influences: **Golf Course Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	2,415	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,683	Main	Living Room	17'3 x 12'11	Above	Bedroom	11'10 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'1 x 13'2	Above	Bedroom	11'9 x 9'9	Above 5
Finished Floor (Below):	0	Main	Family Room	19'1 x 17'3	Above	Bedroom	11'2 x 10'1	Above 4
Finished Floor (Basement):	0	Main	Kitchen	15'11 x 9'11	Above	Flex Room	10'1 x 9'4	Above 4
Finished Floor (Total):	4,098sq. ft.	Main	Wok Kitchen	9'7 x 8'			x	Above 3
Unfinished Floor:	0	Main	Eating Area	9'11 x 6'9			x	Above 3
Grand Total:	4,098sq. ft.	Main	Office	10'5 x 7'			x	Main 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Media Room	15'7 x 15'			x	
Suite: <b>None</b>		Main	Foyer	11'1 x 7'1			x	
Basement: <b>Crawl</b>		Main	Laundry	12' x 7'11			x	
		Above	Primary Bedroom	14'11 x 11'10			x	
		Above	Walk-In Closet	10'1 x 7'5			x	
		Above	Bedroom	12'9 x 9'9			x	

Crawl/Bsmt. Height:  
# of Kitchens: **2**

# of Levels: **2**  
# of Rooms: **17**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

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

**EXCELLENT PRICE ! GORGEOUS, ELEGANT CUSTOM BUILT HOME BY WELL KNOW EUROPEAN BUILDER LOCATED IN MOST DESIRABLE LOCATION. Steps away to all beautiful GOLF COURSE. This beautiful home simply offers over 4,000 sq.ft. of living space sits on high side of street w/ huge level lot 66 x 150 (9,900 sq.ft). Total 5 ensuite bedrms, 6 baths & den. Entertaining sized living & dining, 10" high ceiling, attention to details & supreme quality finishing give you a feeling of classic & modern luxurious living, huge gourmet kitchen w/ high end cabinetry, Wolf & Sub-Zero appliances, family rm open onto the large PATIO and is good for BBQ. Home smart system w/ TV surveillance, radiant flr heating, HRV, A/C, Secured back yard w/ SOUTHERN EXPOSURE. Close to SOUTHLANDS ELEMENTARY w/ IB PROGRAM, POINT GREY HIGH SCHOOL. MUST SEE !**



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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R2998646**  
Board: V  
House/Single Family

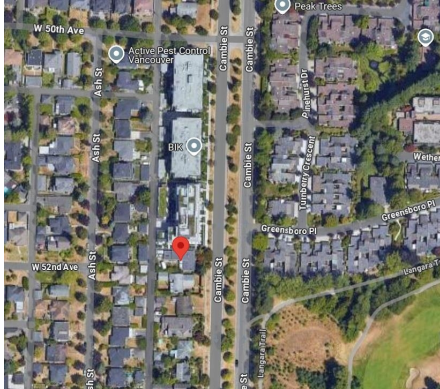
**6789 CAMBIE STREET**

Vancouver West  
South Cambie  
V6P 3H1

Residential Detached

**\$4,800,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$5,288,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**  
Frontage(feet): **59.99** Bathrooms: **3** Age: **65**  
Frontage(metres): **18.28** Full Baths: **3** Zoning: **R1-1**  
Depth / Size: **129.94** Half Baths: **0** Gross Taxes: **\$12,489.80**  
Lot Area (sq.ft.): **7,795.10** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.18** P.I.D.: **009-592-920** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: Gold Course If Elevated**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces: **0**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 32 BLOCK 896 DISTRICT LOT 526 PLAN 10198**

Amenities: **None**

Site Influences:

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

Finished Floor (Main):	1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	610	Main	Living Room	22' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12' x 9'			x	Above 4
Finished Floor (Basement):	680	Main	Eating Area	10' x 9'			x	Bsmt 3
Finished Floor (Total):	2,735sq. ft.	Main	Family Room	17' x 12'			x	
Unfinished Floor:	0	Above	Primary Bedroom	15' x 13'			x	
Grand Total:	2,735sq. ft.	Above	Bedroom	11' x 11'			x	
		Above	Bedroom	11' x 11'			x	
		Bsmt	Recreation Room	23' x 17'			x	
		Bsmt	Bedroom	12' x 11'			x	
		Bsmt	Laundry	12' x 8'			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **LeHomes Realty Premier**

**Land Assembly Opportunity! Combine with the neighbor for a 120' x 130' (approx.) lot for future development of apartments or townhomes! Walking distance from the 49th Avenue Skytrain Station! Already developed in both North and South of the target property. Double width lot zoned as R1-1 with laneway vehicular access make it possible for a 4-6 plex. Location comes with unobstructed view of the Langara Golf Course if built to 6 levels. Simply buy and hold for future development potential as home already comes with a rental suite in favorable location on the Cambie Corridor.**





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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R2964639**

Board: V  
House/Single Family

**1462 DEVONSHIRE CRESCENT**

Vancouver West  
Shaughnessy  
V6H 2G6

Residential Detached

**\$5,499,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,699,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1925</b>
Frontage(feet): <b>99.40</b>	Bathrooms: <b>4</b>	Age: <b>100</b>
Frontage(metres): <b>30.30</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size: <b>140</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$31,944.20</b>
Lot Area (sq.ft.): <b>13,916.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.32</b>	P.I.D.: <b>011-022-388</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: **3 Storey w/ Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Hot Water, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 10 BLOCK 731 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 6011**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,593	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,254	Main	Living Room	23'3 x 16'0	Above	Storage	7'0 x 4'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'9 x 15'0	Bsmt	Living Room	17'5 x 15'1	Above	5
Finished Floor (Below):	581	Main	Kitchen	16'7 x 18'1	Bsmt	Kitchen	16'2 x 10'8	Above	3
Finished Floor (Basement):	1,301	Main	Family Room	14'7 x 11'10	Bsmt	Bedroom	10'7 x 9'9	Main	2
Finished Floor (Total):	4,729sq. ft.	Main	Office	12'11 x 7'3	Bsmt	Storage	9'10 x 4'9	Bsmt	3
Unfinished Floor:	0	Main	Foyer	11'9 x 7'4	Bsmt	Recreation Room	25'6 x 15'11		
Grand Total:	4,729sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'10 x 16'0			x		
		Above	Walk-In Closet	10'10 x 11'10			x		
		Above	Bedroom	15'11 x 16'10			x		
		Above	Bedroom	12'6 x 10'2			x		
Suite:		Above	Recreation Room	21'1 x 10'8			x		
Basement: Full		Above	Bedroom	9'9 x 15'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**This well located residence in 2nd Shaughnessy is located within steps to Vancouver's premier public and private schools. South facing private yard! large rectangle lot. back lane. Features a traditional family layout with 4 bedrooms up and a cross-hall living room and dining room. Basement has separate entrance and could be a mortgage helper. Call today for more information.**





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**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R2990018**  
Board: V  
House/Single Family

**1650 CEDAR CRESCENT**

Vancouver West  
Shaughnessy  
V6J 2P9

Residential Detached

**\$5,699,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,999,900**  
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1912**  
Frontage(feet): **95.00** Bathrooms: **5** Age: **113**  
Frontage(metres): **28.96** Full Baths: **3** Zoning: **FSD**  
Depth / Size: **182** Half Baths: **2** Gross Taxes: **\$27,447.80**  
Lot Area (sq.ft.): **16,178.95** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.37** P.I.D.: **011-534-672** Tax Inc. Utilities?: **No**  
Flood Plain: **Exempt** Tour:  
View: **Yes: City & Mountains**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Other**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

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

Total Parking: **0** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Driveway Finish: **Gravel**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes :light fixtures, shelving**  
Floor Finish: **Mixed**

Legal: **LOT 3, BLOCK 49, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,374	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,691	Main	Living Room	14'7 x 17'7	Abv Main 2	Bedroom	12'9 x 15'5	Floor	#Pcs
Finished Floor (AbvMain2):	971	Main	Dining Room	14'10 x 15'4	Abv Main 2	Walk-In Closet	5'5 x 15'10	Main	2
Finished Floor (Below):	0	Main	Kitchen	15' x 11'3	Bsmt	Laundry	5'11 x 10'11	Above	3
Finished Floor (Basement):	0	Main	Family Room	10'4 x 15'2	Bsmt	Utility	24'9 x 15'4	Above	2
Finished Floor (Total):	4,036sq. ft.	Main	Foyer	10'8 x 7'11	Bsmt	Storage	32'0 x 20'0	Above	3
Unfinished Floor:	1,674	Above	Primary Bedroom	12'8 x 15'4			x	Abv Main 2	3
Grand Total:	5,710sq. ft.	Above	Dressing Room	8'7 x 12'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'2 x 12'4			x		
		Above	Bedroom	9'9 x 15'2			x		
		Above	Bedroom	10' x 10'7			x		
		Above	Bedroom	14'10 x 12'11			x		
Suite: <b>None</b>		Abv Main 2	Bedroom	8'1 x 12'10			x		
Basement: <b>Unfinished</b>		Abv Main 2	Bedroom	12'9 x 11'2			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>18</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Rarely available, First Shaughnessy Mansion on a large private lot. Beautiful views of City & Mountains.**



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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R2988726**

Board: V  
House/Single Family

**1041 W 53RD AVENUE**

Vancouver West  
South Granville  
V6P 1K6

Residential Detached

**\$5,790,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,790,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>52.00</b>	Bathrooms: <b>8</b>	Age: <b>3</b>
Frontage(metres): <b>15.85</b>	Full Baths: <b>7</b>	Zoning: <b>R1</b>
Depth / Size: <b>160</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$29,155.70</b>
Lot Area (sq.ft.): <b>9,920.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>010-905-804</b>	Tax Inc. Utilities?:
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: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

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

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

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

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

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In**

Finished Floor (Main):	1,854	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,546	Main	Living Room	12'0 x 14'1	Bsmt	Media Room	15'1 x 14'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 14'0	Bsmt	Gym	10'6 x 14'10	Main	2
Finished Floor (Below):	0	Main	Kitchen	18'2 x 20'3	Bsmt	Wine Room	6'9 x 7'0	Above	5
Finished Floor (Basement):	2,153	Main	Wok Kitchen	7'4 x 13'5			x	Above	3
		Main	Family Room	14'11 x 16'9			x	Above	3
Finished Floor (Total):	5,553sq. ft.	Main	Den	10'5 x 7'0			x	Above	3
Unfinished Floor:	0	Above	Primary Bedroom	11'8 x 15'0			x	Bsmt	3
Grand Total:	5,553sq. ft.	Above	Primary Bedroom	12'0 x 13'3			x	Bsmt	4
		Above	Bedroom	10'3 x 11'6			x	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 11'2			x		
		Bsmt	Bedroom	10'3 x 11'2			x		
Suite:		Bsmt	Bedroom	10'3 x 11'6			x		
Basement: Fully Finished		Bsmt	Recreation Room	27'0 x 15'0			x		
		Manuf Type:		Registered in MHR?:		PAD Rental:			
Crawl/Bsmt. Height:	# of Levels: 3	MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2	# of Rooms: 16	ByLaw Restrictions:							

Listing Broker(s): **YVR International Realty**

**Court-Ordered Sale! Asking more than \$300,000 Below Assessment – Unbeatable Value in South Granville! This is your chance to own a stunning custom-built luxury home in the prestigious South Granville neighborhood—at an incredible value. Thoughtfully designed with high-end finishes throughout, this elegant residence offers 6 spacious bedrooms and 8 luxurious bathrooms across a sophisticated and functional layout. The gourmet kitchen is a chef's dream with premium appliances, sleek countertops, and generous cabinetry. Enjoy seamless indoor-outdoor living with a beautifully landscaped private backyard—perfect for entertaining or relaxing. Includes a 3-car garage and smart home features for ultimate modern convenience. Located minutes from top-rated schools, parks, shopping, and transit.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R2989610**  
Board: V  
House/Single Family

## 5808 CROWN STREET

Vancouver West  
Southlands  
V6N 2B7

Residential Detached

**\$6,700,000** (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>12</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:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

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

Amenities:

Site Influences:

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

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

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

**Royal Regal Realty Ltd.**

**Million Dollars "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:  
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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3021128**  
Board: V  
House/Single Family

**1542 W 28TH AVENUE**

Vancouver West  
Shaughnessy  
V6J 2Y5

Residential Detached

**\$6,798,000** (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>13</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):	6,519sq. ft.	Main	Family Room	22'3 x 17'6	Above	Nook	10'8 x 7'5	Above	4
Unfinished Floor:	0	Main	Kitchen	14'4 x 17'6	Below	Recreation Room	26'6 x 19'6	Main	2
Grand Total:	6,519sq. ft.	Main	Wok Kitchen	11'7 x 6'1	Below	Games Room	20'7 x 18'6	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	6'1 x 5'7	Below	Sauna	8'10 x 5'	Below	4
Suite:		Above	Primary Bedroom	22' x 14'4	Below	Storage	6'6 x 4'8		
Basement:Fully Finished		Above	Walk-In Closet	8'5 x 8'11	Below	Wine Room	19'6 x 3'11		
		Above	Bedroom	14'2 x 11'7	Below	Media Room	24'6 x 18'9		
		Above	Walk-In Closet	7'8 x 4'9	Below	Bedroom	11'11 x 12'6		
		Above	Bedroom	11'10 x 12'6	Below	Walk-In Closet	8'1 x 5'		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 28	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Macdonald Realty**

**Macdonald Realty**

**Wonderful family home, custom built in 2012 and set on a 66'x150' south exposed lot in one of Shaughnessy's most sought after pockets. Attention to detail & quality are evident throughout the 6519 sf interior. Move right in or see an opportunity here to buy a solid house that could be updated to suit your own style and aesthetic with simple, cosmetic updates. Upstairs, luxurious primary suite + three large addtl ensuite bdrms. Elegant living & dining rms on main w/ family rm & gourmet kitch (incl wok kitch) open to sunny back deck & garden. Large rec rm down + media rm, wine rm, sauna, extra bdrm + nanny suite w/ private entrance. 4 car garage. Walk to York House, LFA, Shaughnessy Elem, Van College, The Arbutus Club, S. Granville & more! Call today! OPEN SUNDAY JULY 6, 2:30-3:30 PM.**





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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3022608**  
Board: V  
House/Single Family

**1425 ACADIA ROAD**

Vancouver West  
University VW  
V6T 2B6

Residential Detached

**\$7,350,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,350,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1980**  
Frontage(feet): **120.00** Bathrooms: **8** Age: **45**  
Frontage(metres): **36.58** Full Baths: **7** Zoning: **.**  
Depth / Size: **170** Half Baths: **1** Gross Taxes: **\$56,132.07**  
Lot Area (sq.ft.): **20,400.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.47** P.I.D.: **010-989-587** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: MOUNTAIN, WATER**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **7** Covered Parking: **3** Parking Access:  
Parking: **Garage Underbuilding**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 14, BLOCK 70, PLAN VAP6034, DISTRICT LOT 140, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:  
Features:

Finished Floor (Main):	4,700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	27'5 x 18'7	Below	Bedroom	18'3 x 10'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	18'5 x 14'7	Below	Bedroom	13'3 x 12'8	Main 2
Finished Floor (Below):	3,478	Main	Dining Room	15'6 x 14'	Below	Gym	22'1 x 17'9	Main 6
Finished Floor (Basement):	0	Main	Den	18'11 x 10'5	Below	Other	33'5 x 31'	Main 4
Finished Floor (Total):	8,178sq. ft.	Main	Family Room	20'5 x 18'2	Below	Sauna	8'4 x 6'11	Main 5
Unfinished Floor:	0	Main	Primary Bedroom	18'2 x 15'11	Below	Laundry	8'1 x 5'1	Main 4
Grand Total:	8,178sq. ft.	Main	Bedroom	16'6 x 16'1	Below	Mud Room	7'1 x 5'2	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	20'11 x 14'	Below	Utility	9'6 x 8'4	Below 4
Suite: <b>Legal Suite</b>		Main	Bedroom	10'2 x 13'6	Below	Storage	17'6 x 8'3	Below 3
Basement: <b>Fully Finished</b>		Below	Foyer	14'1 x 11'6			x	
		Below	Living Room	19'3 x 15'9			x	
		Below	Media Room	24'1 x 15'			x	
		Below	Wine Room	8'2 x 5'2			x	

Crawl/Bsmt. Height:  
# of Kitchens: **1**

# of Levels: **2**  
# of Rooms: **22**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

**Investor and Builder alert. Build you New Home here. Located in the University Hill Elementary catchment, this exceptional property is a rare offering in a prestigious UBC setting.**



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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3010166**  
Board: V  
House/Single Family

**408 W 41ST AVENUE**

Vancouver West  
Oakridge VW  
V5Y 2S7

Residential Detached

**\$7,500,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$7,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1956</b>
Frontage(feet): <b>56.00</b>	Bathrooms: <b>2</b>	Age: <b>69</b>
Frontage(metres): <b>17.07</b>	Full Baths: <b>2</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>142.31</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$32,582.80</b>
Lot Area (sq.ft.): <b>7,969.36</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>010-337-571</b>	Tax Inc. Utilities?:
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: **Rancher/Bungalow w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **LOT 16, BLOCK 857, PLAN VAP7737, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 337851L)**

Amenities:

Site Influences: **Central Location, Golf Course Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,458	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	19'2 x14'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x10'6			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	14' x12'8			x	Below	3
Finished Floor (Basement):	1,312	Main	Primary Bedroom	14'3 x12'6			x		
Finished Floor (Total):	2,770sq. ft.	Main	Bedroom	12'3 x10'8			x		
Unfinished Floor:	0	Bsmt	Living Room	18'9 x13'5			x		
Grand Total:	2,770sq. ft.	Bsmt	Kitchen	16'2 x16'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'8 x11'6			x		
		Bsmt	Bedroom	11'8 x13'6			x		
		Bsmt	Laundry	12' x9'8			x		
Suite:				x			x		
Basement:Part				x			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:		CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:									

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

**Court order sale. Prime and fantastic development property just steps across from the Oakridge Mall and Skytrain Station on West 41st Avenue. Located in the heart of the Oakridge Municipal Town Centre (Oakridge MTC) Development Plan area where mixed-use towers are currently being developed and under constructions.**



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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3010127**  
Board: V  
House/Single Family

**426 W 41ST AVENUE**

Vancouver West  
Oakridge VW  
V5Y 2S7

Residential Detached

**\$7,500,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$7,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1952</b>
Frontage(feet): <b>51.50</b>	Bathrooms: <b>2</b>	Age: <b>73</b>
Frontage(metres): <b>15.70</b>	Full Baths: <b>2</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>142.29</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$29,095.10</b>
Lot Area (sq.ft.): <b>7,327.93</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>008-500-444</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: **Rancher/Bungalow w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **LOT 17 BLOCK 857 PLAN VAP7737 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,161	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'2 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'6 x 10'1			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 10'8			x	Below 3
Finished Floor (Basement):	1,035	Main	Primary Bedroom	11'2 x 10'6			x	
Finished Floor (Total):	2,196sq. ft.	Main	Bedroom	13'2 x 8'5			x	
Unfinished Floor:	0	Bsmt	Living Room	16'1 x 13'5			x	
Grand Total:	2,196sq. ft.	Bsmt	Kitchen	16'1 x 15'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'8 x 10'			x	
		Bsmt	Bedroom	9'3 x 9'4			x	
		Bsmt	Laundry	10'0 x 10'5			x	
Suite:				x			x	
Basement: <b>Partly Finished</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court order sale. Prime and fantastic development property just steps across from the Oakridge Mall and Skytrain Station on West 41st Avenue. Located in the heart of the Oakridge Municipal Town Centre (Oakridge MTC) Development Plan area where mixed-use towers are currently being developed and under constructions.**



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<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3018444**  
Board: V  
House/Single Family

**3138 W 51ST AVENUE**

Vancouver West  
Southlands  
V6N 3H4

Residential Detached

**\$14,500,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$14,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1990</b>
Frontage(feet): <b>330.00</b>	Bathrooms: <b>7</b>	Age: <b>35</b>
Frontage(metres): <b>100.58</b>	Full Baths: <b>6</b>	Zoning: <b>RA1</b>
Depth / Size: <b>330</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$61,848.10</b>
Lot Area (sq.ft.): <b>108,900.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>2.50</b>	P.I.D.: <b>007-627-742</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv: <b>SOUTHLANDS</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**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Slab**

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

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

Total Parking: **10** Covered Parking: **6** Parking Access: **Front**  
Parking: **Garage; Double, Garage; Triple, Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :TBC**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 1, BLOCK 4, PLAN VAP2242, DISTRICT LOT 194, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Pool; Outdoor**

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

Features:

Finished Floor (Main):	4,734	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,268	Main	Foyer	17'2 x 22'4	Main	Dining Room	16'9 x 19'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Primary Bedroom	14'4 x 17'10	Main	Kitchen	19'9 x 16'3	Main	2
Finished Floor (Below):	0	Above	Walk-In Closet	8'3 x 6'11	Main	Eating Area	17' x 15'4	Main	3
Finished Floor (Basement):	0	Above	Bedroom	16' x 12'7	Main	Family Room	16'4 x 22'3	Above	4
Finished Floor (Total):	8,002sq. ft.	Above	Walk-In Closet	8'4 x 7'7	Main	Office	19'7 x 16'8	Above	4
Unfinished Floor:	0	Above	Bedroom	15'10 x 12'2	Main	Games Room	13'5 x 18'10	Above	5
Grand Total:	8,002sq. ft.	Above	Walk-In Closet	6'5 x 9'4	Main	Media Room	15' x 24'1	Above	6
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	20'5 x 11'11	Main	Laundry	21'1 x 6'11	Above	5
Suite:		Above	Walk-In Closet	4'11 x 4'11	Main	Utility	6'7 x 8'		
Basement:None		Above	Bedroom	13'10 x 12'9			x		
		Above	Walk-In Closet	9'3 x 4'			x		
		Above	Dressing Room	15'11 x 15'7			x		
		Main	Living Room	19' x 30'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 22	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Macdonald Realty**

**Outstanding estate property on ideally located 2.5 acre parcel in the heart of beautiful Southlands. A gated, circular driveway makes an elegant entrance to the property through stunning glass-top porte-cochere and large foyer inside. 8000 sq ft home built in 1990 was designed by Hugh Shirley & quality-built by G. Wilson Construction. Extensively renovated by current owner. Principal rooms on main floor are surrounded by patios & landscaped gardens on every side. Office, games rm & media rm on main. 5 ensuite bedrms up including expansive primary suite with large dressing/sitting room. 7 bathrooms. Extremely private fenced yard with gardens, tennis court and swimming pool. An exciting opportunity to own a landmark property in one of Vancouver's most prized neighbourhoods. Call today!**





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**Mylyne & Associates**  
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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



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

**1126 WOLFE AVENUE**

Vancouver West  
Shaughnessy  
V6H 1V8

Residential Detached

**\$16,997,000** (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>8</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: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Security System, Swimming Pool Equip., Wet Bar**

Finished Floor (Main):	4,244	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,972	Main	Living Room	16' x 23'6	Below	Recreation Room	15'5 x 17'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 17'9	Below	Bar Room	8'9 x 13'4	Main 2
Finished Floor (Below):	3,268	Main	Family Room	22'7 x 22'5	Below	Wine Room	13'8 x 19'4	Main 2
Finished Floor (Basement):	0	Main	Kitchen	18'1 x 20'9	Below	Family Room	21'2 x 20'6	Above 6
Finished Floor (Total):	10,484sq. ft.	Main	Wok Kitchen	9' x 12'	Below	Recreation Room	19'3 x 14'	Above 4
Unfinished Floor:	0	Main	Eating Area	13'6 x 12'	Below	Gym	18'10 x 12'	Above 3
Grand Total:	10,484sq. ft.	Main	Office	18' x 14'6	Below	Media Room	19' x 8'6	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	9'10 x 19'4	Below	Bedroom	10'11 x 14'3	Below 3
Suite:		Above	Primary Bedroom	21'4 x 14'8	Below	Bedroom	10'9 x 16'3	Below 3
Basement: Full, Fully Finished		Above	Bedroom	12'7 x 13'9			x	Below 2
		Above	Bedroom	13'6 x 13'8			x	
		Above	Bedroom	12'5 x 14'2			x	
		Above	Den	8'3 x 11'			x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **22**

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

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

**Dracco Pacific Realty**

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