



Presented by:
Mylyne Santos PREC*

Stonehaus Realty Corp.
Phone: 604-723-2000
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Active
R2332557

Board: V
House/Single Family

605 E 48TH AVENUE

Vancouver East
Fraser VE
V5W 2E4

Residential Detached

\$1,398,800 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,628,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1910**
Depth / Size: **114** Bathrooms: **4** Age: **109**
Lot Area (sq.ft.): **3,762.00** Full Baths: **1** Zoning: **RS-1**
Flood Plain: **Exempt** Half Baths: **3** Gross Taxes: **\$3,939.18**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-692-554**
Tour:

View: **Yes: MOUNTAINS**
Complex / Subdiv:
Services Connected: **Electricity, Water**
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Block**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **0**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: Parking Access: **Lane**
Parking: **Other**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LT 16 DL 649 PL 1286 BL 1-3**

Amenities:

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

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3" x 11'1"	Bsmt	Kitchen	10' x 6'			x
Main	Solarium	10' x 5'	Bsmt	Bedroom	10' x 8'			x
Main	Kitchen	20' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Dining Room	10' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Office	8' x 10'			x			x
Main	Pantry	4' x 5'			x			x
Above	Master Bedroom	15' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10' x 12'			x			x
Bsmt	Living Room	13' x 8'			x			x

Finished Floor (Main): **1,157**
Finished Floor (Above): **1,002**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,157**
Finished Floor (Total): **3,316 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,316 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **3** Beds not in Basement: **3**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	1	No
2	Above	1	No
3	Above	1	Yes
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

Handyman Special. Great location, family oriented area. Large home of over 3,316 sq ft on 3,762 sq ft lot. Basement fully finished with 3 bdrms + 1 bath, separate entrance. Upstairs needs more work, all the plumbing, electrical, sprinkler systems are brand new and installed. At Drywall stage. With very little this can be your dream home.



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Active
R2372775
Board: V
House/Single Family

2783 E 27TH AVENUE

Vancouver East
Renfrew Heights
V5R 1N4

Residential Detached

\$1,588,000 (LP)
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,588,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2019**
Depth / Size: **110** Bathrooms: **6** Age: **0**
Lot Area (sq.ft.): **3,630.00** Full Baths: **6** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,927.86**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **011-648-058**
Tour:

View: **Yes: MOUNTAIN**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Laneway House**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 23, BLOCK 3, PLAN VAP4272, PART SW1/4, DISTRICT LOT THSL, SECTION 47, NEW WESTMINSTER LAND DISTRICT, EXC N 2 FT NOW LANE**
Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	12'3 x 15'2	Below	Bedroom	10'1 x 8'2			x
Above	Bedroom	10'1 x 10'0	Below	Other	10'10 x 11'9			x
Above	Bedroom	11'1 x 9'2	Bsmt	Bedroom	7'2 x 10'4			x
Main	Living Room	14'0 x 10'0	Bsmt	Other	7'6 x 7'9			x
Main	Dining Room	14'0 x 9'3	Bsmt	Living Room	10'11 x 7'9			x
Main	Family Room	14'2 x 15'2	Bsmt	Bedroom	7'7 x 8'3			x
Main	Kitchen	15'0 x 9'10	Bsmt	Bedroom	7'2 x 8'6			x
Below	Bedroom	11'0 x 6'9			x			x
Bsmt	Bedroom	10'10 x 8'11			x			x
Below	Other	11'0 x 15'0			x			x

Finished Floor (Main): 851	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 783	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below): 878	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 654	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,166 sq. ft.	Crawl/Bsmt. Height:	4	Main	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 4 Beds not in Basement: 5	5	Below	4	No	Grg Dr Ht:
Grand Total: 3,166 sq. ft.	Basement: Full, Partly Finished	6	Below	4	No	
		7				
		8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Team 3000 Realty Ltd.

ALERT! LOOKING FOR THE RIGHT BUYER OR BUILDER TO COMPLETE THIS NEW HOUSE. THREE LEVEL HOUSE WITH A LANEWAY HOUSE IN POPULAR RENFREW HEIGHTS. THIS IS SOLD AT ITS CURRENT STAGE. BUYER WOULD NEED TO FINISH. HURRY! OPEN HOUSE SAT, JUNE 8 (2PM - 4PM)



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Active
R2355202
Board: V
House/Single Family

1304 E 36TH AVENUE

Vancouver East
Knight
V5W 1C9

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.09** Original Price: **\$2,099,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2017**
Depth / Size: **110.53** Bathrooms: **7** Age: **2**
Lot Area (sq.ft.): **3,657.00** Full Baths: **5** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$5,241.98**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **007-100-400**
Tour: **Virtual Tour URL**

View: **Yes: INLET & NORTH SHORE MTNS**
Complex / Subdiv: **KENSINGTON**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt., Laneway House**
Construction: **Frame - Wood**
Exterior: **Other, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full** Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
Type of Roof: **Asphalt, Metal**

Total Parking: **2** Covered Parking: Parking Access: **Lane, Rear**
Parking: **Open**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **7 BLKS**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 1, BLOCK 6, PLAN VAP1522, DISTRICT LOT 700, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'3	Below	Bedroom	8'10 x 9'8			x
Main	Dining Room	13'6 x 9'	Bsmt	Living Room	11'5 x 11'4			x
Main	Kitchen	10'11 x 12'5	Bsmt	Kitchen	8' x 8'1			x
Main	Master Bedroom	10'7 x 13'	Bsmt	Bedroom	9'7 x 8'8			x
Above	Bedroom	14'7 x 9'7	Bsmt	Bedroom	13'4 x 11'6			x
Above	Family Room	13'9 x 18'8						x
Above	Laundry	0' x 0'						x
Below	Recreation	10'3 x 12'5						x
Below	Kitchen	13'2 x 11'8						x
Below	Bedroom	10'3 x 9'1						x

Finished Floor (Main): **920**
Finished Floor (Above): **634**
Finished Floor (Below): **900**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,454 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,454 sq. ft.**

of Rooms: **15**
of Kitchens: **3**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Above	3	Yes
2	Main	3	Yes
3	Main	2	No
4	Below	4	No
5	Below	4	Yes
6	Bsmt	4	Yes
7	Bsmt	2	Yes
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Park Georgia Realty Ltd.**

This custom-designed family home features a 'Great Room' concept on the Main Floor, plus powder room, Master Bedroom & Ensuite. The open plan Upper level comes with 1 BR, a 3 piece Bath, a Family Room w/ roughed-in Kitchen, Laundry Room & the stairs to the panoramic vista from the roof deck! Wall off extra BRs or Dens as needed. A 2 BR suite occupies the Lower level. 2 BR, 1 - 1/2 Bath Laneway House (+/-628 sq. ft.) can be used for family or income. This is a beautiful view property with North Shore Mountain & Inlet views! Walk to Knight bus to Downtown or #33 bus to Canada Line (Airport) & Expo Line Stations, plus UBC. Kensington Park & Community Centre steps away. Vancouver Public Library at King Edward Village.