



Presented by:
Mylyne Santos PREC*

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Active
R2339395

Board: V
House/Single Family

8473 ISABEL PLACE

Vancouver West
Southlands
V6P 6B2

Residential Detached

\$2,800,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.36	Original Price: \$2,800,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2009
Depth / Size: 86.99	Bathrooms:	4	Age: 10
Lot Area (sq.ft.): 5,772.66	Full Baths:	3	Zoning: RS
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,323.32
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 027-021-921
			Tour:

View: :
Complex / Subdiv: **Southlands**

Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Wood**

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

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:

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

Legal: **STRATA LOT 2, PLAN BCS2271, DISTRICT LOT 317, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **Air Cond./Central**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 12'10	Above	Flex Room	7'0 x 4'7			x
Main	Kitchen	14'2 x 13'8	Above	Bedroom	11'0 x 10'5			x
Main	Dining Room	14'11 x 11'10	Above	Bedroom	13'6 x 14'0			x
Main	Eating Area	16'6 x 11'11			x			x
Main	Family Room	16'0 x 13'5			x			x
Main	Recreation	17'1 x 18'9			x			x
Main	Laundry	12'9 x 7'1			x			x
Main	Foyer	8'11 x 11'11			x			x
Above	Master Bedroom	15'8 x 12'1			x			x
Above	Walk-In Closet	7'0 x 7'7			x			x

Finished Floor (Main): **2,145**
Finished Floor (Above): **1,175**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,320 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite:

Crawl/Bsmt. Height:
Beds in Basement: **0**
Basement: **None**

Beds not in Basement: **3**

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

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

Unfinished Floor: **0**
Grand Total: **3,320 sq. ft.**

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

Stunning, private home nestled in the coveted, tranquil Southlands neighborhood. This family homes features large principal entertaining rooms, punctuated by intricate crown moldings, detailed millwork, and designer fireplaces. Gourmet kitchen boats sleek appliances, large island and plenty of storage and prep space. The bonus rec room is perfect for movie and game nights. 3 separated en-suited bedrooms upstairs are perfect for a growing family. Close to Fraser River Park, Vancouver Montessori, Magee, Crofton House and Saint George's. COURT ORDERED SALE. SOLD AS IS WHERE IS.



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Active R2365696 Board: V House/Single Family	2318 SW MARINE DRIVE Vancouver West Southlands V6P 6C2	Residential Detached \$4,500,000 (LP) (SP) 
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Sold Date:	Frontage (feet):	100.00	Original Price: \$4,690,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1994
Depth / Size: 156.29	Bathrooms:	6	Age: 25
Lot Area (sq.ft.): 14,824.70	Full Baths:	5	Zoning: RS1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$12,571.19
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-987-002
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm		
Sewer Type:	Community		

Style of Home: Reverse 2 Storey w/Bsmt	Total Parking:	Covered Parking: 4	Parking Access:
Construction: Concrete, Frame - Wood	Parking: DetachedGrge/Carport, Open		
Exterior: Mixed, Stone, Stucco	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Renovations:	PAD Rental:		
# of Fireplaces: 3	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Hardwood, Tile		
Fuel/Heating: Mixed			
Outdoor Area: Patio(s), Patio(s) & Deck(s)			
Type of Roof: Tile - Composite			

Legal: **LOT A, BLOCK 3, PLAN VAP8647, DISTRICT LOT 316, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (EXPL PL VAP3916) OF LOTS 4 TO 6**

Amenities:

Site Influences: **Golf Course Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23' x 15'	Bsmt	Bedroom	17'3 x 14'5			x
Main	Kitchen	14'5 x 16'	Bsmt	Recreation	23'6 x 32'			x
Main	Nook	15' x 11'	Bsmt	Gym	17' x 19'			x
Main	Dining Room	17' x 12'	Bsmt	Bedroom	16'5 x 12'5			x
Main	Den	17' x 17'			x			x
Main	Living Room	23' x 17'			x			x
Above	Bedroom	19'4 x 11'9			x			x
Above	Master Bedroom	17' x 24'6			x			x
Above	Bedroom	17' x 11'			x			x
Above	Bedroom	12' x 12'7			x			x

Finished Floor (Main): 2,362	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 2,050	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 2,362	Suite: Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total): 6,774 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
	Beds in Basement: 2	5	Above	4	No	Grg Dr Ht:
	Basement: Full	6	Bsmt	4	No	
Unfinished Floor: 0	Beds not in Basement: 4	7	Bsmt	4	Yes	
Grand Total: 6,774 sq. ft.		8				

Listing Broker(s): **New World Realty Ltd.**

Prime SW Marine Dr. location. Well built and maintenance luxury home. Grand and elegant living. This is the home your client looking for. Don't hesitate. Bring your client to view now. Property sold "as is. Where is"