

Active
R3117311
 Board: V, Detached
 House/Single Family

73 E 27TH AVENUE

Vancouver East
 Main
 V5V 2K2

\$1,798,000 (LP)
 (SP)



Days on Market: **6** List Date: **4/28/2026** Seller's Acceptance Date:
 Orig. Price: **\$1,798,000** Expiry Date: **8/30/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **2006**
 Frontage (feet): **0.00** Bedrooms: **3** Age: **20**
 Frontage (metres): Bathrooms: **3** Zoning: **R1-1**
 Depth / Size: **0.00** Full Baths: **3** Gross Taxes: **\$4,708.59**
 Lot Area (sq.ft.): **1.00** Half Baths: **0** For Tax Year: **2025**
 Lot Area (acres): **0.00** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: P.I.D.: **026-744-066** Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Fuel/Heating: **Baseboard, Electric, Radiant** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Ye...
 Seller's Intere... **Registered Owner**
 Property Disc.: **Y...**
 Fixtures Leas... **No**
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 1, PLAN BCS1939, DISTRICT LOT 631, 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 APPROPRIATE** Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences:
 Features:

Finished Floor (Main):	507	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	499	Main	Foyer	3'7 x 8'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'6 x 11'			x	Main 4
Finished Floor (Below):	507	Main	Kitchen	11' x 10'2			x	Above 3
Finished Floor (Basement):	0	Main	Dining Room	11' x 10'2			x	Below 4
Finished Floor (Total):	1,513 sq. ft.	Above	Primary Bedroom	18'6 x 10'6			x	
Unfinished Floor:	0	Above	Walk-In Closet	10'2 x 9'7			x	
Grand Total:	1,513 sq. ft.	Above	Bedroom	12' x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	11'3 x 11'1			x	
		Below	Den	10'9 x 8'10			x	
							x	
							x	
							x	
							x	

Suite: **None**
 Basement: **Full, Fully Finished**

Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 Maint. Fee: **\$343.18**
 By/Law Restrictions: **No Restrictions, Pets Allowed, Rentals Allowed**

List Broker 1: **RE/MAX Select Properties - Office: 604-737-8865** List Broker 3:
 List Desig Agt 1: **Paul Eviston PREC* - Phone: 604-737-8865** paul@pauleviston.com
 List Broker 2: 3. Appointments: **Touchbase**
 List Desig Agt 2: 3. Call: **Touchbase**
 Buyer's Broker 1: 3. Phone:
 Buyer's Agent 1: 2: 3:
 Owner: ****Privacy Protected** Ryan Soper/ Shannon Soper**
 Commission: **3.255% ON THE 1ST \$100,000 AND 1.1625% ON THE REMAINING BALANCE** Occupancy: **Owner**

Realtor Remarks: **All measurements are approximate only and taken by Pixlworks, buyer to verify if important. Street permit parking out front. Link to documents: https://www.dropbox.com/scl/fo/foxr54u915cxiz09vx3giv/ABN9B08sRMaixiVpiY_rpGE?rlkey=exnb9qy7xzt0gmbas9xj3805&st=a933diff&dl=0**

West of Main in the best neighbourhood in Vancouver. This detached home is one of the 5 "Shirley Houses" on the Vancouver Heritage Registry. A complete renovation was finished with COV Permits in 2017 creating a bright open floor plan. Wonderfully designed with lots of custom millwork throughout the home. Both bedrooms up have ensuite with heated floors. Primary features vaulted walk in closet and dressing room. Down feats a 3rd bdrm or media room, full bath and laundry. The backyard is an ideal year round living space with custom canopy + firepit. 1 block to General Wolfe elementary and all the best Main Street has to offer.