



4142 Staulo Crescent, Vancouver

\$1,659,000

Beautiful RARE one-owner traditional Rancher with basement! First time on the market! With beautiful open street appeal in picturesque Salish Park, this property offers tranquil 'country' living in enviable and highly-sought-after Vancouver West. Walk/bike distance to South lands Elementary, UBC, Pacific Spirit Park, nearby shopping/recreation, and 15 min to YVR! Solidly built and beautifully maintained, main floor offers entrance foyer, family room, 3 Bedrooms,, 3 Bath including 2 ensuites, laundry room and balcony off family room for summer BBQs. With an open south orientation, the property is bright and airy, and the 12, 789sf lot has been nicely landscaped and features programmable inground sprinkler system. Double garage.

Judith Meisen

Associate Broker

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Joanne Chen 陈爱媚

Personal Real Estate Corporation

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ABOUT THE HOME

4142 Staulo Crescent, Vancouver

Bedrooms:

Bathrooms:

Taxes (2024):

5

5

\$9,903.432

Living Area:

Lot Size:

Fireplace:

3,999 SQ FT

12,789 SQ FT

4

Year Built:

Parking:

1976

Garage; Double

Abundant of Street Parking

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Active

R2979242

Board: V

House/Single Family

4142 STAULO CRESCENT

Vancouver West

University VW

V6N 3S2

Residential Detached

\$1,659,000 (LP)

(SP) 



Sold Date:

Meas. Type: Feet

Frontage(feet): 0.00

Frontage(metres): 0.00

Depth / Size: 0.0

Lot Area (sq.ft.): 12,789.00

Lot Area (acres): 0.29

Flood Plain:

View:

Complex/Subdiv: SALISH PARK

First Nation Reserve:

Services Connected: Community, Electricity, Sanitary Sewer, Water

Sewer Type: City/Municipal

If new, GST/HST inc?:

Bedrooms: 5

Bathrooms: 5

Full Baths: 4

Half Baths: 1

Rear Yard Exp: South

P.I.D.: 007-639-830

Original Price: \$1,659,000

Approx. Year Built: 1976

Age: 49

Zoning: R1-1

Gross Taxes: \$9,903.43

For Tax Year: 2024

Tax Inc. Utilities?: Yes

Tour:

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Stucco, Wood

Foundation: Concrete Perimeter

Total Parking: 2

Covered Parking: 2

Parking Access: Front

Parking: Garage; Double

Driveway Finish: Concrete

Dist. to Public Transit: 10 MIN WALK

Dist. to School Bus: 20 MIN WALK

Title to Land: First Nations Lease

Land Lease Expiry Year: 2073

Property Disc.: Yes

Fixtures Leased: Yes :SECURITY SYSTEM

Fixtures Rmvd:

Floor Finish: Laminate, Tile, Wall/Wall/Mixed, Carpet

Renovations: Partly

of Fireplaces: 4

R.I. Fireplaces:

Fireplace Fuel: Wood

Fuel/Heating: Electric

Outdoor Area: Balcony(s), Patio(s)

Type of Roof: Asphalt

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: LOT Y PLAN VAP 15641 NEW WESTMINSTER LAND DISTRICT, OF LOT B, PIN 902001365

Amenities: Garden

Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby

Features: Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Hot Water Dispenser, Microwave, Other - See Remarks, Smoke Alarm, Sprinkler - Inground

Finished Floor (Main): 2,008

Finished Floor (Above): 0

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 1,991

Finished Floor (Total): 3,999sq. ft.

Unfinished Floor: 0

Grand Total: 3,999sq. ft.

Flr Area (Det'd 2nd Res): sq. ft.

Suite:

Basement: Full, Fully Finished

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

Floor

Type

Dimensions

Floor

Type

Dimensions

Bathrooms

Main

Living Room

17'3 x 16'4

Bsmt

Kitchen

6'8 x 9'10

Floor

#Pcs

Main

Foyer

13'1 x 8'7

Bsmt

Living Room

14'6 x 11'8

Main

2

Main

Dining Room

14'11 x 9'9

Bsmt

Kitchen

7'10 x 5'6

Main

3

Main

Family Room

18'6 x 15'3

Bsmt

Bedroom

9'10 x 9'5

Main

3

Main

Bedroom

11'5 x 10'1

Bsmt

Storage

8'11 x 8'11

Bsmt

3

Main

Primary Bedroom

15'3 x 11'7

Bsmt

Laundry

8'11 x 4'10

Bsmt

3

Main

Primary Bedroom

15'4 x 15'10

Main

Kitchen

14'11 x 9'9

Main

Laundry

11'9 x 5'6

Bsmt

Living Room

28'7 x 11'9

Bsmt

Bedroom

18'9 x 13'11

Bsmt

Eating Area

11'6 x 8'8

Bsmt

Office

12'0 x 10'11

Bsmt

Storage

10'1 x 7'4

Listing Broker(s): Macdonald Realty

Macdonald Realty

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Welcome to your new home!

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Top Features for 4142 Staulo Crescent, Vancouver

1. 🌟 **Charming & Well-Maintained Family Home** – First Time on the Market in 49 Years!
2. 🏡 **A Rare Find:** This beautifully kept single-family home has been lovingly maintained and thoughtfully updated over the years.
3. 🌳 **Tranquil & Private:** Nestled in a quiet neighborhood with no through streets, enjoy peace and privacy in a coveted ‘country’ location in the heart of the city.
4. 🏡 **Spacious Living:** With an expansive 3,999 sq. ft. interior and a massive almost 13,000 sq. ft. lot, there’s plenty of room to grow, entertain, and relax.
5. ☀️ **Bright & Sunny:** Southern exposure ensures an abundance of natural light throughout the home.
6. 🎓 **Top-Tier Education Nearby:** Conveniently close to UBC, top rated elementary and secondary schools.
7. 🏙️ **Prime Location:** Just minutes from downtown Vancouver, YVR International Airport, shopping, dining, and nature escapes.
8. 🏌️ **Outdoor Enthusiast’s Dream:** Nearby private and public golf clubs and Pacific Spirit Regional Park’s scenic trails.
9. 🏠 **Flexible Living Spaces:** The upper floor boasts large, inviting rooms, while two suites downstairs offer rental income potential or multi-generational living.
10. 🚗 **Ample Parking:** A double-car garage, spacious driveway, and abundant off-street and street parking provide plenty of space for vehicles.
11. 🌿 **Beautiful Greenery:** Lush landscaping extends from the backyard to the surrounding area, creating a serene and picturesque setting.
12. 💎 **A Rare Opportunity** – Don’t Miss Out!

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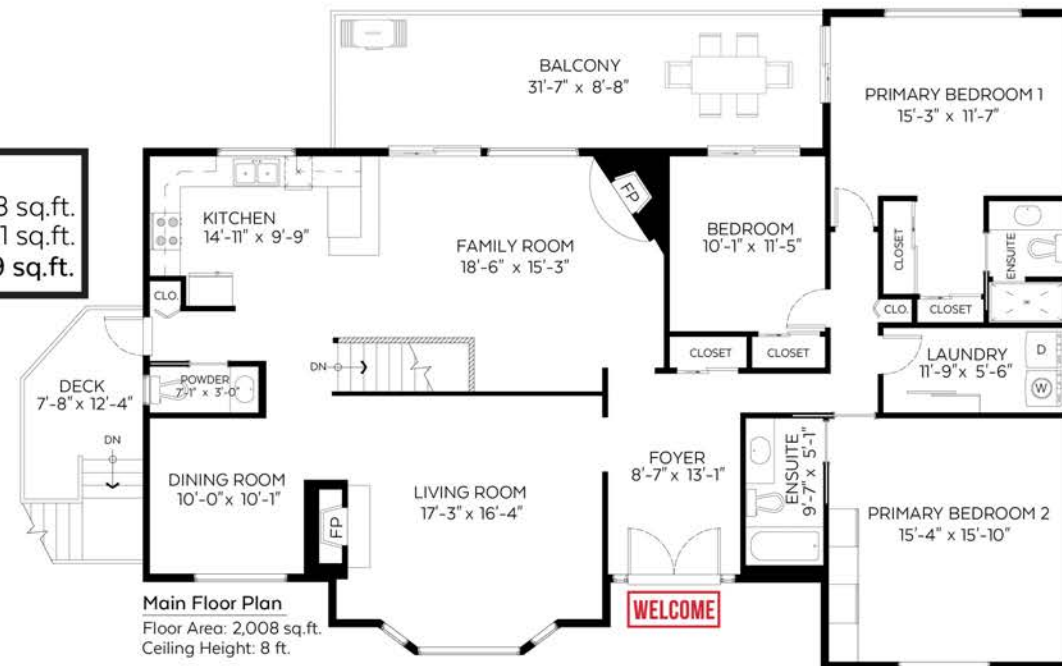
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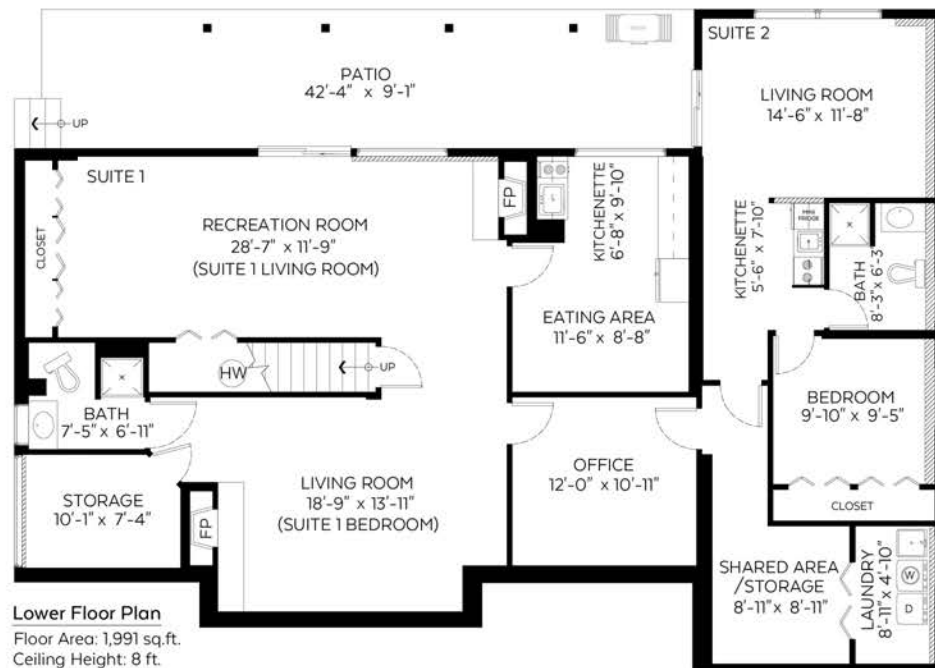
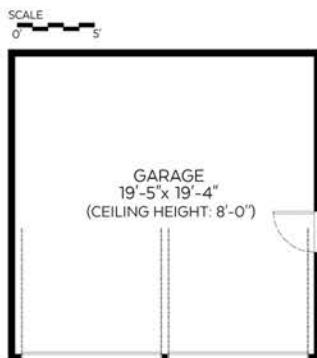
Floorplan of 4142 Staulo Crescent, Vancouver

Interior Areas
Main Floor: 2,008 sq.ft.
Lower Floor: 1,991 sq.ft.
Total: 3,999 sq.ft.



Main Floor Plan
Floor Area: 2,008 sq.ft.
Ceiling Height: 8 ft.

Auxiliary Areas
Garage: 408 sq.ft.
Patio: 378 sq.ft.
Deck: 74 sq.ft.
Balcony: 274 sq.ft.



Lower Floor Plan
Floor Area: 1,991 sq.ft.
Ceiling Height: 8 ft.



4142 Staulo Crescent
Vancouver, BC
HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
<https://hoodq.com>



SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.

Southlands Elementary
Designated Catchment School
Grades K to 7
5351 Camosun St

École secondaire Jules-Verne
Designated Catchment School
Grades 7 to 12
5445 Baillie St

Other Local Schools
École Jules Quesnel Elementary
Grades K to 7
3050 Crown St

Lord Tennyson Elementary
Grades K to 7
1936 W 10th Ave

Point Grey Secondary
Designated Catchment School
Grades 8 to 12
5350 East Blvd

École des Colibris
Designated Catchment School
Grades K to 6
590 W 65th Ave



PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.

Shaughnessy Golf and Country Club
4300 SW Marine Drive
5 mins

Point Grey Golf and Country Club
3350 S.W. Marine Drive
8 mins

Musqueam Park
4000 SW Marine Drive
6 mins

FACILITIES WITHIN A 20 MINUTE WALK
1 Dog Park
7 Tennis Courts
2 Sports Fields
2 Golf Courses
1 Beach
2 Country Clubs
2 Trails



TRANSIT

For convenient travel around the city, public transit is accessible from this home.

Nearest Rail Transit Stop
Yvr-Airport Station

Nearest Street Level Transit Stop
Southbound Crown St at SW Marine Dr
12 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 5.45km.

UBC Hospital
2211 Wesbrook Mall

Fire Station
5425 Carnarvon St

Police Station
6070 East Blvd

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“The University introduced Judith Meisen to me in 1998 as the agent the University has been successfully working with for fourteen years in assisting candidates for senior administrative positions purchase homes in the lower mainland. As a Buyer’s Agent, she successfully represented my family and me in 1999. We were moving to Vancouver from a country where the market and real estate transaction process are different, and we appreciated her professionalism and ability to clearly explain the differences and giving us the knowledge to make the right decision with confidence. Her expertise was exemplary in introducing diverse areas, both in Vancouver West and the North Shore, supported by in depth research of each market area and community.

Judith has the ability to quickly ascertain and be cognizant of a client’s needs and applying this knowledge in identifying potential properties for consideration. In corporate recruitment and relocation situations this is an invaluable asset to successfully fulfilling positions, particularly in Vancouver where the cost of housing is one of the highest in North America. Executive moves often are under strict schedule and time constraints, and Judith’s high level of professionalism and service excellence makes the process seamless and reliable.

It is my pleasure to highly recommend with confidence Judith Meisen, both as a Listing Agent and/or a Buyer’s Agent.”

Daniel F. Muzyka

“To Whom It May Concern, I first met Judith Meisen in her capacity as an established Westside realtor in 1991. She continued to be our family real estate consultant, successfully assisting us to-date with marketing and/or selling nine real estate properties. During that time I have grown to value and appreciate her in-depth knowledge, integrity and unflinching commitment to the highest standards of professionalism and excellence.

When she requested a testimonial, these attributes came to mind; but, it was upon reflection and looking beyond to her capacity as a lifestyle profile consultant that I realized it is her insight power and ability to unerringly assess personal lifestyle characteristics that are the talents that keep her clients coming back to her.

In today’s globally competitive corporate world, where elite professionals move effortlessly across borders, success demands an ability to attract and retain them – and a key strategy is first making the right choice. Organizations and their human resource departments will find Judith Meisen can be a powerful ally in this quest.”

Patricia Gail Murray, AA, BArch., R.I.D.

“We bought our house with Judith, and we sold it with her, 17 years later. She was recommended to us by friends and I am still grateful for this recommendation. When we bought our house, I immediately had a sense that she really cared that we would find a home. It was about what would be best for us as a family – Judith cared!

And she continued to care about us over the next 17 years, periodically checking in. It was genuine. She had earned our trust and so it was no question when we decided to sell our house that she would be our agent. And she was absolutely brilliant. With the same care, enthusiasm, and thoughtfulness she guided us through the process, which - thanks to her experience and wisdom - only took two months (from our first meeting to inquire about selling till closing date).

I couldn’t ask for a better person to work with – buying and selling a house is a stressful and an emotional process and having someone who puts you at ease throughout the process is of the essence. And that’s what Judith did, almost on a daily basis. She is amazing!”

Martina Wiltschko



Judith Meisen’s Client Reviews

“Joanne is an outstanding realtor who regards her work as a profession and a calling, not merely a regular job. She has clearly gone above and beyond in helping us sell our first home. She strives to understand each client's unique situation and needs, is attentive to fine details, and has a perfect blend between enthusiasm and professionalism. We are very grateful for her drive to excellence, her integrity, and her success in getting the job done!”

Linda S. and Shawn D.

Joanne's expertise was instrumental in our finding the right home, at an affordable price. She found us a townhouse in the exact neighborhood we desired, discounted some money for an accepted offer from the asking price. The only thing the house lacked was a downstairs bathroom. So, Joanne fought like a badger, haggling the seller down another \$20,000, enough for the remodel.

With the cost of housing in Vancouver, our expectation of owning a house here had been slim. Now, instead of an apartment we grumble about, we have a home we love. What a difference this has made in our happiness!”

Dirk V. and Cara H.

“I had the pleasure working with Joanne to purchase my first home. Being a first-time home buyer, I had many questions, Joanne was extremely helpful and answered all, if not, most of my questions. She was able to acquire answers from respectable sources for some of my questions she couldn't answer. Joanne is very detail oriented and was able to find listings to my specific needs.

We had made some offers but had been overbid due to the housing market. However, Joanne always kept a positive spirit even though it took a while. When I finally found the home that I wanted, Joanne was extremely helpful throughout the home purchasing process and made sure that I understood the process as well.

Joanne always has her client’s interest first, and I fully recommend her for any realty services.”

Andy V.

“Joanne is honest to a degree that was surprising when guiding us through the purchase process as she clearly had our best interest in mind in all the advice. Working with Joanne is like working with a trusted friend. We have recommended Joanne to many friends.”

Toby & Nelly



Joanne Chen’s Client Reviews



YOUR NEW HOME AWAITS YOU



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