

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Burnaby North, Willingdon Heights # 201 3787 PENDER ST, V5C 2L2		MLS# V1075269		Residential Attached Active																																																																
		List Price: \$269,900 Previous Price: \$272,000																																																																		
		Subdiv/Complex: _____ Frontage: _____ Approx Yr Blt: 1993 PID: 018-221-289 Depth/Size: _____ Age at List Date: 21 Type: Townhouse Lot SqFt: 0 Bedrooms: 2 Zoning: CD-HSP Exposure: _____ Bathrooms: 2 Taxes: \$2,073 (2013) Stories in Bldg: _____ Full Baths: 2 GST/HST Incl?: Flood Plain: _____ Half Baths: 0 Tax Incl Utilities: No Meas. Type: _____ Apprvl Reqd: Fixtures Lsd: Fixt Removed: View:																																																																		
Style of Home: Inside Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Stucco Rain Screen: Type of Roof: Asphalt Renovations: Flooring: Water Supply: City/Municipal Heat/Fuel: Baseboard No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Balcony(s), Rooftop Deck		Total Parking: 1 Covered Parking: 1 Parking Access: Parking Facilities: Garage Underbuilding R/I Plumbing: Reno Year: R/I Fireplaces: Property Disclosure: N - COURT ORDERED SALE Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed		Dist to Public Trans: Units in Development: Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Dist to School/Bus: Total Units in Strata:																																																																
Mngmt Co: Mngmt Ph:		Maint Fee: \$220.00																																																																		
Maint Charge Incl: Gardening, Management																																																																				
Legal: PL LMS832 LT 8 DL 116 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 Amenities: None Features Incl: Site Influences:																																																																				
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Listing Broker(s): Sutton Group - Seafair Realty																																																																				
Large private roof deck with a stunning unobstructed view. This 2-storey, South facing 2 bdrm townhome has 2 full baths, 1 parking & gas F/P. Great price, central location. Walking distance to transit & shopping. Property sold "as is, where is". Must see to appreciate the value!																																																																				

Tax Report - 3787 PENDER Street Unit# 201
Record Updated - 07/29/2014

Jurisdiction	301-BURNABY - CITY OF	Roll Number	071037870008	Property ID	018-221-289
Property Addr	3787 PENDER ST Unit# 201				
Municipality	BU-CITY OF BURNABY	Board Code	V		
Neighborhood	580-STRATAS NORTH BURNABY				
Area	VBN-Burnaby North				
Sub Area	VBNWH-Willingdon Heights				
Gross Taxes	\$2091.10	(2014)			
Tax Amount Updated - 07/29/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

201-3787 PENDER ST
BURNABY BC

V5C 2L2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS832	8		116	36				
Legal Description	PL LMS832 LT 8 DL 116 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 05/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$209,000	Gross Land	\$209,000	Gross Land	\$209,000
Improvement	\$119,000	Gross Improve	\$119,000	Gross Improve	\$119,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$328,000	Municipal Total	\$328,000	School Total	\$328,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/29/2008	\$460,000	CA797102	REJECT NOT SUITED SALE ANALYSIS
05/17/2006	\$283,000	BA504609	IMPRV SINGLE PROP CASH TRANSAC
07/30/1993	\$163,571	BG274659	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:37 PM

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Burnaby North, Sullivan Heights # 1501 3737 BARTLETT CT, V3J 7E3		MLS# V1097680		Residential Attached Active																																																																
		List Price: \$232,000 Previous Price: \$242,000																																																																		
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Listing Broker(s): RE/MAX Progroup Realty (Del)																																																																				
COURT ORDERED SALE. Sold 'as is, where is'. Large 2 bedroom apartment on the quiet side of this concrete highrise..15th floor with views north to Burnaby Mountain. The right buy for the person who would like to renovate to their own taste. Only minutes to all amenities including West Coast Express, schools, recreation & shopping. The listing Realtor is only representing the seller & all public inquiries must go through their own realtor.																																																																				

Tax Report - 3737 BARTLETT Court Unit# 1501
Record Updated - 07/29/2014

Jurisdiction 301-BURNABY - CITY OF Roll Number 846237371501 Property ID 000-963-089
Property Addr 3737 BARTLETT CT Unit# 1501
Municipality BU-CITY OF BURNABY Board Code V
Neighborhood 580-STRATAS NORTH BURNABY
Area VBN-Burnaby North
Sub Area VBNSH-Sullivan Heights More PID's
Gross Taxes \$1627.98 (2014) Water Conn
Tax Amount Updated - 07/29/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

1501-3737 BARTLETT CRT
BURNABY BC

V3J 7E3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS319	67		4	36				
Legal Description	PL NWS319 LT 67 DL 4 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT HI RISE	Zoning
BCAA Data Updated - 05/04/14		

Total Value Information


Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$99,100	Gross Land	\$99,100	Gross Land	\$99,100
Improvement	\$127,000	Gross Improve	\$127,000	Gross Improve	\$127,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$226,100	Municipal Total	\$226,100	School Total	\$226,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/01/2012	\$255,000	CA2799580	REJECT NOT SUITED SALE ANALYSIS
05/24/1995	\$122,250	BJ152613	IMPRV SINGLE PROP CASH TRANSAC
01/30/1989	\$84,500	AC20894	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:37 PM

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Burnaby North, Cariboo		MLS# V1100714		Residential Attached Active																																																							
# 605 9603 MANCHESTER DR, V3N 4Y7																																																											
	List Price: \$359,000 Previous Price:																																																										
	Subdiv/Complex: STRATHMORE TOWER																																																										
	Frontage: Approx Yr Blt: 1995 PID: 018-487-556																																																										
	Depth/Size: Age at List Date: 20 Zoning: Apartment/Condo																																																										
	Lot SqFt: 0 Bedrooms: 3 Taxes: \$2,140 (2014)																																																										
	Exposure: Bathrooms: 2 GST/HST Incl?:																																																										
	Stories in Bldg: 26 Full Baths: 2 Tax Incl Utilities: No																																																										
	Flood Plain: No Half Baths: 0 Apprvl Reqd:																																																										
	Meas. Type: Fixtures Lsd: N																																																										
	Fixt Removed: N View: N																																																										
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Amenities: Elevator, Exercise Centre, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub																																																											
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW																																																											
Site Influences: Central Location, Recreation Nearby, Shopping Nearby																																																											
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Tax Report - 9603 MANCHESTER Drive Unit# 605
Record Updated - 07/29/2014

Jurisdiction	301-BURNABY - CITY OF	Roll Number	193996030236	Property ID	018-487-556
Property Addr	9603 MANCHESTER DR Unit# 605				
Municipality	BU-CITY OF BURNABY	Board Code	V		
Neighborhood	580-STRATAS NORTH BURNABY				
Area	VBN-Burnaby North				
Sub Area	VBNCA-Cariboo				
Gross Taxes	\$2139.45	(2014)	More PID's Water Conn		
Tax Amount Updated - 07/29/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	
** NOT AVAILABLE **	
605-9603 MANCHESTER DR	
BURNABY BC	
V3N 4Y7	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1101	236			36				
Legal Description	PL LMS1101 LT 236 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT HI RISE	Zoning
BCAA Data Updated - 05/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$119,000	Gross Land	\$119,000	Gross Land	\$119,000
Improvement	\$224,000	Gross Improve	\$224,000	Gross Improve	\$224,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$343,000	Municipal Total	\$343,000	School Total	\$343,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/18/2008	\$365,000	BB642593	IMPRV SINGLE PROP CASH TRANSAC
07/26/2007	\$175,000	BB9731	REJECT NOT SUITED SALE ANALYSIS
06/29/2005	\$256,000	BX154708	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:37 PM
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