

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

New Westminster, The Heights NW
331 E EIGHTH AV, V3L 4K7

MLS# V1100722

Residential Detached
Active



List Price: \$551,000

Complex/Subdiv:

Frontage: 51.50 ft	Bedrooms: 3	PID: 008-578-699
Depth/Size: 104	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 5356.00	Full Baths: 1	Approx Yr Blt: 1950
Rear Yard Exp: NE	Half Baths: 1	Age at List Date: 65
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,482 (2014)
Flood Plain:	Zoning: RS-1	
View: Y - City		
Serv. Connected: Electricity, Natural Gas, Storm Sewer, Water		

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Garage; Double, RV Parking Avail.	
Exterior: Stucco		
Rainscreen:	R/I Plumbing: Yes	Dist to School Bus: 2 Blocks
Type of Roof: Asphalt	Possession:	
Renovations: Partly	Title to Land: Freehold NonStrata	
Flooring: Wall/Wall/Mixed	Seller's Interest: Court Ordered Sale	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 0	R/I Fireplaces: 0	Property Disclosure: N - Court Ordered Sale
Fireplace Fuel:	Out Buildings:	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP8430 LT 4 BLK M LD 36 GROUP 1.
 Amenities:
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'			X			X
Main F.	Dining	10'6 X 6'			X			X
Main F.	Kitchen	11' X 9'			X			X
Main F.	Bedroom	11'6 X 10'			X			X
Main F.	Bedroom	10' X 10'6			X			X
Bsmt	Bedroom	10'6 X 10'			X			X
Bsmt	Recreation Room	10'6 X 12'6			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 850	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 850	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,700	Basement Area: Full, Partly Finished	5
		6
Unfinished Floor: 0	Suite: Other	7
Grand Total Floor Area: 1,700		8

Listing Broker(s): Keller Williams Black Diamond, Keller Williams Black Diamond

Attention first time home buyers!! This 3 bedroom and 2 bathroom home in 'The Heights' is exactly what you've been waiting for! Offering a nice kitchen with an eating area and access to your large backyard, original wood flooring under the carpets upstairs, a slight view, recently installed roof, 2 car garage and lots of extra parking. There is even suite potential in the basement! Call to view this home right away as it won't last long!

Tax Report - 331 E EIGHTH
Record Updated - 12/11/2014

Jurisdiction	220-NEW WESTMINSTER - CIT	Roll Number	05266000	Property ID	008-578-699
Property Addr	331 E EIGHTH				
Municipality	NW-CITY OF NEW WESTMINS	Board Code	V		
Neighborhood	002-SAPPERTON & THE HEIGHTS				
Area	VNW-New Westminster				
Sub Area	VNWTH-The Heights NW				
Gross Taxes	\$3482.08	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
BALLARIN MICHELLE R	
331 E EIGHTH AVE NEW WESTMINSTER BC	
V3L 4K7	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP8430	4	M		36				
Legal Description	PL NWP8430 LT 4 BLK M LD 36 Group 1.							

Land & Building Information

Width	51.5	Depth	104	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 FAIR			Zoning	RS-1 SINGLE DETACHED DWELLING
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$518,000	Gross Land	\$518,000	Gross Land	\$518,000
Improvement	\$52,600	Gross Improve	\$52,600	Gross Improve	\$52,600
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$570,600	Municipal Total	\$570,600	School Total	\$570,600

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/19/1995	\$228,000	BJ17256	IMPRV SINGLE PROP CASH TRANSAC
09/29/1987	\$85,000	AA187580	IMPRV SINGLE PROP CASH TRANSAC
12/15/1972		711220E	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	2:16 PM
-----------------	--	----------	---------

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

New Westminster, Moody Park

MLS# V1097103

Residential Detached

818 EDINBURGH ST, V3M 2V3

Active



List Price: \$749,888

Complex/Subdiv:

Frontage:	25.80 ft	Bedrooms:	3	PID:	027-492-923
Depth/Size:	128.9	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	2008
Rear Yard Exp:		Half Baths:	0	Age at List Date:	6
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,820 (2014)
Flood Plain:	No	Zoning:	NR-1		
View:	N				
Serv. Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Concrete, Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Hardi Plank, Mixed				
Rainscreen:	Full	R/I Plumbing:	No	Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	1
Renovations:	Other	Reno Year:		Possession:	
Flooring:	Laminate, Mixed, Tile	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal, Community	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas, Hot Water	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	N - FORECLOSURE SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 20'3X20'3
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP35901 LT 2 LD 36
 Amenities:
 Site Influences: Central Location, Lane Access, Shopping Nearby
 Features Incl: Free Standing F/P or Woodstove, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'4 X 9'9			X			X
Main F.	Dining	13'3 X 11'4			X			X
Main F.	Master Bedroom	16'3 X 9'2			X			X
Main F.	Bedroom	12'5 X 9'3			X			X
Main F.	Kitchen	16' X 9'8			X			X
Below	Bedroom	13'9 X 9'1			X			X
Below	Other	10'1 X 8'8			X			X
Below	Flex Room	0' X 0'			X			X
Below	Kitchen	0' X 0'			X			
Below	Living Room	0' X 0'			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Main Floor Area SqFt:	916	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Below
Finished Floor Down:	0	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	890	Basement Area:	Full, Fully Finished, Separate Entry	4	
Total Finished Floor SqFt:	1,806			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	1,806			8	

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Tenant occupied. Allow time for showings. Foreclosure/Must sell. 6 yr. old heritage-style w/mortgage helper. 2 bdrms on main + additional 3rd bdrm & flex room in bsmt. Rent is \$1580.090 up-\$650.00 dn. 9'3" ceilings w/open plan. Hardwood floors. Show adjacent property at 820 - Edinburg. Call listing agent. No accepted offers as at Feb 10th/No court date yet!

Tax Report - 818 EDINBURGH Street
Record Updated - 12/11/2014

Jurisdiction	220-NEW WESTMINSTER - CIT	Roll Number	10229502	Property ID	027-492-923
Property Addr	818 EDINBURGH ST				
Municipality	NW-CITY OF NEW WESTMINS	Board Code	V		
Neighborhood	006-WEST END - RESIDENTIAL				
Area	VNW-New Westminster				
Sub Area	VNWMP-Moody Park				
Gross Taxes	\$3820.17	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

111 W 3RD ST
NORTH VANCOUVER BC

V7M 1E7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP35901	2			36				
Legal Description		PL BCP35901 LT 2 LD 36						

Land & Building Information

Width	25.8	Depth	128.9	Lot Size	FEET
Land Use				Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1 ST SFD BEFORE 1930 FAIR			Zoning	NR-1 NEIGHBOURHOOD RESIDENTIAL
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$451,000	Gross Land	\$451,000	Gross Land	\$451,000
Improvement	\$175,000	Gross Improve	\$175,000	Gross Improve	\$175,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$626,000	Municipal Total	\$626,000	School Total	\$626,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/18/2008	\$0	BB654426	REJECT NOT SUITED SALE ANALYSIS

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

New Westminster, Moody Park

MLS# V1097106

Residential Detached

820 EDINBURGH ST, V3M 2V3

Active



List Price: \$749,888

Complex/Subdiv:

Frontage:	28.20 ft	Bedrooms:	3	PID:	027-492-915
Depth/Size:	131.5	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	2008
Rear Yard Exp:		Half Baths:	0	Age at List Date:	6
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,912 (2014)
Flood Plain:	No	Zoning:	NR-1		
View:	N				
Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water					

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Concrete, Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Hardi Plank				
Rainscreen:	Full	R/I Plumbing:	No	Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	1
Renovations:		Reno Year:		Possession:	
Flooring:	Laminate, Tile	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	N - FORECLOSURE SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 20'3X20'3
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP35901 LT 1 LD 36
 Amenities: Garden, In Suite Laundry
 Site Influences: Cleared, Central Location, Lane Access, Paved Road, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 10'	Bsmt	Laundry	7' X 5'3"			X
Main F.	Dining	11'6" X 11'						X
Main F.	Kitchen	16' X 9'6"						X
Main F.	Master Bedroom	16'6" X 9'3"						X
Main F.	Bedroom	11' X 9'3"						X
Bsmt	Other	14'3" X 9'						X
Bsmt	Bedroom	9'6" X 8'6"						X
Bsmt	Kitchen	9' X 7'6"						X
Bsmt	Living Room	18' X 9'						
Bsmt	Other	10'6" X 9'						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	952	# Kitchens:	2		2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Up SqFt:	0	Finished Levels:	2		
Finished Floor Down:	0	Crawl/Bsmt Height:	4		
Finished Floor Bsmt SqFt:	912	Basement Area:	Full, Fully Finished, Separate Entry		
Total Finished Floor SqFt:	1,864				
Unfinished Floor:	0	Suite:			
Grand Total Floor Area:	1,864				

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Foreclosure Sale. Clean & presentable heritage style 6 years old home with a mortgage helper. 2 bedrooms on main plus additional 3rd bedroom in basement with flex area. 9'3" ceilings, hardwood floors with an open concept plan. Usually easy to show. Open house Sat/Sun Feb 14/15th, 2-4pm.

Tax Report - 820 EDINBURGH Street
Record Updated - 12/11/2014

Jurisdiction	220-NEW WESTMINSTER - CIT	Roll Number	10229501	Property ID	027-492-915
Property Addr	820 EDINBURGH ST				
Municipality	NW-CITY OF NEW WESTMINS	Board Code	V		
Neighborhood	006-WEST END - RESIDENTIAL				
Area	VNW-New Westminster				
Sub Area	VNWMP-Moody Park				
Gross Taxes	\$3911.71	(2014)			
Tax Amount Updated - 12/11/14					
				More PID's Water Conn	

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

111 W 3RD ST
NORTH VANCOUVER BC

V7M 1E7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP35901	1			36				
Legal Description		PL BCP35901 LT 1 LD 36						

Land & Building Information

Width	28.2	Depth	131.5	Lot Size	FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE		
BCA Description	1 ST SFD BEFORE 1930 FAIR		Zoning	NR-1 NEIGHBOURHOOD RESIDENTIAL	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$469,000	Gross Land	\$469,000	Gross Land	\$469,000
Improvement	\$172,000	Gross Improve	\$172,000	Gross Improve	\$172,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$641,000	Municipal Total	\$641,000	School Total	\$641,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/18/2008	\$0	BB654425	REJECT NOT SUITED SALE ANALYSIS

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

New Westminster, Queensborough
258 GIFFORD ST, V3M 6X3

MLS# V1100974

Residential Detached
Active



List Price: \$850,000

Complex/Subdiv:

Frontage:	75.66 ft	Bedrooms:	7	PID:	023-542-349
Depth/Size:	87.5	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	6006.00	Full Baths:	4	Approx Yr Blt:	2011
Rear Yard Exp:		Half Baths:	1	Age at List Date:	4
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,772 (2014)
Flood Plain:	Yes	Zoning:	SFD		
View:	Y - Mountain and partial city view				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home:	Basement Entry	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Grge/Double Tandem		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Radiant, Natural Gas				
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	N - NOT APPLICABLE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - "Foreclosure" the chattel/fixt				

Legal: PL LMP29422 LT 21 DL 757 LD 36
 Amenities:
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'4	Below	Living Room	21' X 16'6			X
Main F.	Dining	12' X 10'	Below	Kitchen	21'4 X 16'6			X
Main F.	Family Room	14'4 X 12'	Below	Bedroom	12' X 9'10			X
Main F.	Kitchen	14'4 X 7'	Below	Bedroom	10'8 X 10'			X
Main F.	Eating Area	12'4 X 7'4	Below	Bedroom	9' X 8'10			X
Main F.	Master Bedroom	16'4 X 14'4	Below	Foyer	12' X 8'6			X
Main F.	Bedroom	11' X 10'						X
Main F.	Bedroom	11'8 X 10'6						X
Main F.	Bedroom	14'4 X 9'8						X
Below	Media Room	19'4 X 12'						X

Floor Area (SqFt):		Total # Rooms:	16	Bathrooms	
Main Floor Area SqFt:	1,775	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	1,497	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt:	0	Basement Area:	Crawl, Full	4	2 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	3,272			5	4 Piece; Ensuite: N; Level: Below
				6	
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	3,272			8	

Listing Broker(s): RE/MAX Real Estate Services

Custom Built Newer 7 bedrooms Family home in the heart of Queensborough with all the modern features, Home offers 4 bedrooms plus 3 bathroom up with open concept living. Main floors offer 2 bedroom separate in-law accommodation plus Media Room and den for main floor use. Quality thru out with Gourmet Kitchen with Granite Counter top, 3 Gas Fireplaces, HW Heat, Corner lot with 2 car Garage. Enjoy the mountain and city view plus walking distance to the Dyke and Rec Center/QB Landings and easy access to everywhere. Foreclosure Property Sold AS IS

Tax Report - 258 GIFFORD Street
Record Updated - 12/11/2014

Jurisdiction 220-NEW WESTMINSTER - CIT Roll Number 12489021 Property ID 023-542-349
Property Addr 258 GIFFORD ST
Municipality NW-CITY OF NEW WESTMINS Board Code V
Neighborhood 007-QUEENSBOROUGH
Area VNW-New Westminster
Sub Area VNWQB-Queensborough
Gross Taxes \$4772.16 (2014)
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

1229 SALTER ST
NEW WESTMINSTER BC

V3M 6W9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMP29422	21		757	36				
Legal Description PL LMP29422 LT 21 DL 757 LD 36								

Land & Building Information

Width	Depth	Lot Size	6006 SQUARE FEET
Land Use	Actual Use		SIN FAM DWLL BSEMNT SUITE
BCA Description 0155	Zoning		RQ-1 QUEENSBOROUGH NEIGHBOURHO
BCAA Data Updated - 03/04/14			

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$363,000	Gross Land	\$363,000	Gross Land	\$363,000
Improvement	\$419,000	Gross Improve	\$419,000	Gross Improve	\$419,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$782,000	Municipal Total	\$782,000	School Total	\$782,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/29/2010	\$267,000	CA1786966	REJECT NOT SUITED SALE ANALYSIS
07/31/1996		BK242800	REJECT NOT SUITED SALE ANALYSIS