


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

North Vancouver, Pemberton NV		MLS# V1087750		Residential Attached																																																							
# 103 1085 W 17TH ST, V7P 3R3		Active																																																									
	List Price: \$249,900 Previous Price: \$259,900																																																										
	Subdiv/Complex: LLOYD REGENCY																																																										
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Listing Broker(s): Sutton Grp-West Coast Realty																																																											
ABOVE GROUND, Large 1 bdrm suite, on the North/West Corner of bldg. Features include Bright Open floor plan w/balcony, gas fireplace & IN SUITE LAUNDRY hook up. Well managed, fantastic bldg. One secure parking and storage locker. Centrally located to shopping, transit, & minutes to Lonsdale Quay. EASY TO SHOW.																																																											

Tax Report - 1085 W 17TH Street Unit# 103
Record Updated - 07/29/2014

Jurisdiction	316-NORTH VANCOUVER - DIS	Roll Number	999624080080	Property ID	023-434-465
Property Addr	1085 W 17TH ST Unit# 103				
Municipality	NV-DISTRICT OF NORTH VANC	Board Code	V		
Neighborhood	010-NORGATE-PEMBERTON HEIGHTS				
Area	VNV-North Vancouver				
Sub Area	VNVPN-Pemberton NV				
Gross Taxes	\$2351.59	(2014)			
Tax Amount Updated - 07/29/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

103-1085 17TH ST W
NORTH VANCOUVER BC

V7P 3R3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS2408	8		552	36				
Legal Description	PL LMS2408 LT 8 DL 552 LD 36 THE STRATA LOT AS SHOWN ON FORM 1. ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning
		C9 MARINE DRIVE COMMERCIAL
BCAA Data Updated - 05/04/14		


Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$197,000	Gross Land	\$197,000	Gross Land	\$197,000
Improvement	\$100,000	Gross Improve	\$100,000	Gross Improve	\$100,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$297,000	Municipal Total	\$297,000	School Total	\$297,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/29/2004	\$199,000	BW498912	IMPRV SINGLE PROP CASH TRANSAC
08/26/2003	\$154,500	BV338468	IMPRV SINGLE PROP CASH TRANSAC
07/05/1996	\$154,957	BK211655	IMPRV SINGLE PROP CASH TRANSAC

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North Vancouver, Lower Lonsdale # 308 240 MAHON AV, V7M 3H4		MLS# V1094430		Residential Attached Active																																																																
		List Price: \$255,900 Previous Price: \$266,600																																																																		
		Subdiv/Complex: _____ Frontage: _____ Approx Yr Blt: 1982 PID: 006-020-607 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 32 Zoning: APT Exposure: _____ Bedrooms: 2 Taxes: \$1,220 (2014) Stories in Bldg: _____ Bathrooms: 1 GST/HST Incl?: Flood Plain: _____ Full Baths: 1 Tax Incl Utilities: No Meas. Type: _____ Half Baths: 0 Apprvl Reqd: Fixtures Lsd: _____ Fixt Removed: _____ View: _____																																																																		
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Grand Total Floor Area: 788		8																																																																		
Listing Broker(s): Royal LePage Northshore																																																																				
Opportunity Knocks! Fantastic location in Lower Lonsdale. This bright 2 bedroom unit is situated on the top floor in the north east corner. Great floor plan and bedroom separation, large closets, comfortable living room with access to balcony. Parking & Storage included. Walking distance to Lonsdale Quay, fine restaurants and shopping and a 15 minute sea bus ride to downtown Vancouver. Easy to show. Call today for your private showing.																																																																				

Tax Report - 240 MAHON Unit# 308
Record Updated - 12/11/2014

Jurisdiction	221-NORTH VANCOUVER - CIT	Roll Number 980838033	Property ID 006-020-607
Property Addr	240 MAHON Unit# 308		
Municipality	CN-CITY OF NORTH VANCOUV		
Neighborhood	090-LOWER LONSDALE		
Area	VNV-North Vancouver		
Sub Area	VNVLL-Lower Lonsdale		
Gross Taxes	\$1219.51	(2014)	More PID's Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

308-240 MAHON AVE
NORTH VANCOUVER BC

V7M 3H4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS838	33		271	36				

Legal Description PL VAS838 LT 33 DL 271 LD 36
WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
ADDITIONAL LEGAL INFORMATION IS AVAILABLE

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning

BCAA Data Updated - 03/04/14

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$227,000	Gross Land	\$227,000	Gross Land	\$227,000
Improvement	\$47,700	Gross Improve	\$47,700	Gross Improve	\$47,700
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$274,700	Municipal Total	\$274,700	School Total	\$274,700

Sale History Information

Date	Price	Document #	Type of Sales Transaction
02/26/2007	\$289,000	CA384219	IMPRV SINGLE PROP CASH TRANSAC
04/15/2005	\$182,000	BX225061	IMPRV SINGLE PROP CASH TRANSAC
04/02/1996	\$145,000	BK95807	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:41 PM

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

North Vancouver, Lower Lonsdale # 220 340 W 3RD ST, V7M 1G4		MLS# V1096303		Residential Attached Active																																																							
		List Price: \$169,000 Previous Price: \$179,000																																																									
		Subdiv/Complex: MCKINNON HOUSE <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Frontage:</td> <td style="width: 33%;">Approx Yr Blt: 1975</td> <td style="width: 33%;">PID: 003-767-477</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Apartment/Condo</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 39</td> <td>Zoning: MULTI</td> </tr> <tr> <td>Exposure: N</td> <td>Bedrooms: 1</td> <td>Taxes: \$1,053 (2014)</td> </tr> <tr> <td>Stories in Bldg: 4</td> <td>Bathrooms: 1</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 1</td> <td>Tax Incl Utilities:</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td>Apprvl Reqd:</td> </tr> <tr> <td>Fixtures Lsd:</td> <td colspan="2"></td> </tr> <tr> <td>Fixt Removed: - "SOLD AS IS WHERE IS"</td> <td colspan="2"></td> </tr> <tr> <td>View: N</td> <td colspan="2"></td> </tr> </table>				Frontage:	Approx Yr Blt: 1975	PID: 003-767-477	Depth/Size:		Type: Apartment/Condo	Lot SqFt: 0	Age at List Date: 39	Zoning: MULTI	Exposure: N	Bedrooms: 1	Taxes: \$1,053 (2014)	Stories in Bldg: 4	Bathrooms: 1	GST/HST Incl?:	Flood Plain:	Full Baths: 1	Tax Incl Utilities:	Meas. Type:	Half Baths: 0	Apprvl Reqd:	Fixtures Lsd:			Fixt Removed: - "SOLD AS IS WHERE IS"			View: N																										
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View: N																																																											
Style of Home: Inside Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Mixed Rain Screen: Type of Roof: Asphalt Renovations: Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Hot Water, Baseboard No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Balcony(s)		Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking Facilities: Garage Underbuilding R/I Plumbing: Reno Year: Dist to Public Trans: AT DOOR Units in Development: 42 Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: Y - SCHEDULE A NEEDED FOR ALL OFFERS Bylaw Restrictions: Rentals Allowed w/Restrictions, Pets Allowed w/Rest.																																																									
Mngmt Co: NorthWest Strata Management Mngmt Ph: 604-980-4729 Maint Fee: \$286.56		Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management																																																									
Legal: PL VAS252 LT 20 DL 271 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT Amenities: Storage, Elevator, Shared Laundry Features Incl:		Site Influences: Shopping Nearby, Recreation Nearby																																																									
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Listing Broker(s): Macdonald Realty Ltd (NVan)																																																											
Great location of Lower Lonsdale just 3 blocks from the SeaBus Terminal, steps to Theatres, Restaurants and Waterfront Boardwalks. This updated building has newer Piping (2011) , Roof (2006) Lobby (2007). Priced to sell this 1 bedroom has a computer area as well, perfect space to surf the Web, update Facebook etc etc, Located on the quiet side (North) this unit offers privacy from inside & outside on balcony. Ready for quick occupancy and priced UNDER \$200's, this makes it a great deal for the vibrant Lolo neighbourhood. Pet & Rental friendly with Restrictions.																																																											

Tax Report - 340 W 3RD Street Unit# 220
Record Updated - 12/11/2014

Jurisdiction	221-NORTH VANCOUVER - CIT	Roll Number	980252020	Property ID	003-767-477
Property Addr	340 W 3RD ST Unit# 220				
Municipality	CN-CITY OF NORTH VANCOUV	Board Code	V		
Neighborhood	090-LOWER LONSDALE				
Area	VNV-North Vancouver				
Sub Area	VNVLL-Lower Lonsdale				
Gross Taxes	\$1053.03	(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 **	

220-340 3RD ST W
NORTH VANCOUVER BC

V7M 1G4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS252	20		271	36				
Legal Description	PL VAS252 LT 20 DL 271 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$196,000	Gross Land	\$196,000	Gross Land	\$196,000
Improvement	\$41,200	Gross Improve	\$41,200	Gross Improve	\$41,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$237,200	Municipal Total	\$237,200	School Total	\$237,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/25/2009	\$247,000	CA1240816	IMPRV SINGLE PROP CASH TRANSAC
02/01/1995	\$101,000	BJ32684	IMPRV SINGLE PROP CASH TRANSAC
04/05/1993	\$115,000	BG111948	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:41 PM
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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

North Vancouver, Central Lonsdale		MLS# V1100956		Residential Attached																																																							
# 211 1468 ST. ANDREWS AV, V7L 0A8				Active																																																							
		List Price: \$484,000 Previous Price:																																																									
		Subdiv/Complex: THE AVONDALE Frontage: Approx Yr Blt: 2008 PID: 027-623-955 Depth/Size: Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 7 Zoning: APT Exposure: Bedrooms: 2 Taxes: \$2,038 (2014) Stories in Bldg: 3 Bathrooms: 2 GST/HST Incl?: Flood Plain: No Full Baths: 2 Tax Incl Utilities: Meas. Type: Half Baths: 0 Apprvl Req: Yes Fixtures Lsd: N Fixt Removed: View:																																																									
Style of Home: Inside Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Stucco Rain Screen: Full Type of Roof: Asphalt Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Radiant No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Balcony(s)		R/I Plumbing: Reno Year: R/I Fireplaces:		Total Parking: 1 Covered Parking: 1 Parking Access: Parking Facilities: Garage Underbuilding, Visitor Parking Dist to Public Trans: 1 Dist to School/Bus: Units in Development: 79 Total Units in Strata: Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: N - COURT ORDERED SALE Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions																																																							
Mngmt Co: STRATAWEST Mngmt Ph: 604-904-9595		Maint Fee: \$245.16																																																									
Maint Charge Incl: Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Snow removal																																																											
Legal: PL BCS2710 LT 61 DL 550 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT Amenities: Bike Room, Elevator, In Suite Laundry, Playground, Wheelchair Access Features Incl: Dishwasher, Garage Door Opener, Refrigerator, Stove																																																											
Site Influences: Central Location, Ski Hill Nearby																																																											
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Listing Broker(s): Sutton Grp-West Coast Realty																																																											
Imagine in living in Central Lonsdale & enjoying all the restaurants, shopping & amenities within walking distance. This home has an amazing layout & is able to be rented, but you must bring an offer quickly! Showings on Mondays, Wednesdays & Fridays between 10-5pm ONLY. 24 hours notice preferred. This is a great opportunity to own a beautiful home, call TODAY!																																																											

Tax Report - 1468 ST. ANDREWS Unit# 211
Record Updated - 12/11/2014

Jurisdiction	221-NORTH VANCOUVER - CIT	Roll Number	992710061	Property ID	027-623-955
Property Addr	1468 ST. ANDREWS Unit# 211				
Municipality	CN-CITY OF NORTH VANCOUV	Board Code	V		
Neighborhood	040-GRAND BOULEVARD				
Area	VNV-North Vancouver				
Sub Area	VNVCL-Central Lonsdale				
Gross Taxes	\$2037.70	(2014)			
Tax Amount Updated - 12/11/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

211-1468 ST. ANDREWS AVE
NORTH VANCOUVER BC

V7L 0A8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS2710	61		550	36				
Legal Description	PL BCS2710 LT 61 DL 550 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	STRATA LOT RES CONDO
		Zoning
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$333,000	Gross Land	\$333,000
Improvement	\$126,000	Gross Improve	\$126,000
		Exempt Land	
		Exempt Improve	
Actual Total	\$459,000	Municipal Total	\$459,000
		School Total	\$459,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/26/2008	\$439,900	BB1010896	IMPRV SINGLE PROP CASH TRANSAC
08/22/2008		BB702546	REJECT NOT SUITED SALE ANALYSIS