


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

Port Coquitlam, Glenwood PQ # 405 1661 FRASER AV, V3B 0B6		MLS# V1081063		Residential Attached Active																																																							
		List Price: \$279,000 Previous Price: \$289,000																																																									
		Subdiv/Complex: BRIMLEY MEWS																																																									
		<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Frontage:</td> <td style="width: 33%;">Approx Yr Blt: 2007</td> <td style="width: 33%;">PID: 027-297-993</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Townhouse</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 7</td> <td>Zoning: STRATA</td> </tr> <tr> <td>Exposure: S</td> <td>Bedrooms: 2</td> <td>Taxes: \$1,755 (2014)</td> </tr> <tr> <td>Stories in Bldg: 2</td> <td>Bathrooms: 2</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 2</td> <td>Tax Incl Utilities:</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td>Apprvl Reqd: No</td> </tr> <tr> <td>Fixtures Lsd: N</td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed: N</td> <td></td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> </tr> </table>				Frontage:	Approx Yr Blt: 2007	PID: 027-297-993	Depth/Size:		Type: Townhouse	Lot SqFt: 0	Age at List Date: 7	Zoning: STRATA	Exposure: S	Bedrooms: 2	Taxes: \$1,755 (2014)	Stories in Bldg: 2	Bathrooms: 2	GST/HST Incl?:	Flood Plain:	Full Baths: 2	Tax Incl Utilities:	Meas. Type:	Half Baths: 0	Apprvl Reqd: No	Fixtures Lsd: N			Fixt Removed: N			View: N																										
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Listing Broker(s): Prudential Sterling Realty																																																											
Brimley Mews, located in north Port Coquitlam, walking distance to transit, shopping and schools. North South facing townhome in complex of 81 units. Underground parking and storage locker. Total of two bedrooms, two bathrooms. Master has great ensuite. Bright unit. Perfect for first time home buyer.																																																											

Tax Report - 1661 FRASER Unit# 405
Record Updated - 11/19/2014

Jurisdiction	224-PORT COQUITLAM - CITY	Roll Number	582036040	Property ID	027-297-993
Property Addr	1661 FRASER Unit# 405				
Municipality	PQ-CITY OF PORT COQUITLAM				
Neighborhood	580-STRATAS				
Area	VPQ-Port Coquitlam				
Sub Area	VPQGL-Glenwood PQ				
Gross Taxes	\$1755.06	(2014)			
Tax Amount Updated - 08/21/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

405-1661 FRASER AVE
PORT COQUITLAM BC

V3B 0B6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS2630	40		466	36				
Legal Description								
PL BCS2630 LT 40 DL 466 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 TOWNHOUSE	ROW HOUSE SING UNIT OWNER
		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	\$141,000	Gross Land	\$141,000
Improvement	\$146,000	Gross Improve	\$146,000
		Exempt Land	
		Exempt Improve	
Actual Total	\$287,000	Municipal Total	\$287,000
		School Total	\$287,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/13/2007	\$314,900	CA654345	IMPRV SINGLE PROP CASH TRANSAC
11/15/2007		BB597089	REJECT NOT SUITED SALE ANALYSIS

Presented by:

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Port Coquitlam, Central Pt Coquitlam **MLS# V1081999** Residential Attached
111 2109 ROWLAND ST, V3C 6J4 **Active**



List Price: \$215,900 Previous Price: \$229,900

Subdiv/Complex: Parkview Place

Frontage: Approx Yr Blt: 1994 PID: 018-867-871

Depth/Size: Type: Apartment/Condo

Lot SqFt: 0 Age at List Date: 20 Zoning: MF

Exposure: Bedrooms: 2 Taxes: \$1,559 (2014)

Stories in Bldg: Bathrooms: 2 GST/HST Incl?:

Flood Plain: No Full Baths: 2 Tax Incl Utilities: No

Meas. Type: Half Baths: 0 Apprvl Reqd:

Fixtures Lsd: N

Fixt Removed: N

View: N

Style of Home: 1 Storey Total Parking: 2 Covered Parking: 2

Construction: Frame - Wood Parking Access: Front

Foundation: Concrete Perimeter Parking Facilities: Garage; Underground

Exterior: Stucco

Rain Screen: Full R/I Plumbing:

Type of Roof: Tar & Gravel

Renovations: Reno Year: Dist to Public Trans: Dist to School/Bus:

Flooring: Laminate, Tile Units in Development: Total Units in Strata:

Water Supply: City/Municipal Locker:

Heat/Fuel: Hot Water, Natural Gas Possession:

No. of Fireplaces: 1 R/I Fireplaces: Title to Land: Freehold Strata

Fireplace Fuel: Gas - Natural Seller's Interest: Court Ordered Sale

Outdoor Area: Balcony(s) Mortgage Info: \$0

Mngmt Co: Gateway Property Disclosure: N - n

Mngmt Ph: 604-635-5000 Maint Fee: \$259.09 Bylaw Restrictions: Rentals Allowed w/Restrictions

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Gas, Recreation Facility, Snow removal

Legal: PL LMS1524 LT 11 DL 289 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: Recreation Center

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'						
Main F.	Dining	10' X 8'						
Main F.	Kitchen	9' X 9'						
Main F.	Master Bedroom	15' X 12'						
Main F.	Bedroom	12' X 10'						

Floor Area (SqFt):

Finished Floor Area Main: 1,060 Total # Rooms: 5 Bathrooms: 1 4 Piece; Ensuite: Y; Level: Main F.

Finished Floor Area Up: 0 Finished Levels: 1 2 4 Piece; Ensuite: N; Level: Main F.

Finished Floor Area Down: 0 Basement Area: None 3

Finished Floor Area Bsmt: 0 Bsmt Height: 4

Total Finished Floor Area: 1,060 Restricted Age: 5

Unfinished Floor Area: 0 # Pets / Cats; Dogs: 6

Grand Total Floor Area: 1,060 # or % Rentals: 7

8

Listing Broker(s): RE/MAX Results Realty

Great location for this 2 bedroom, 2 bath corner ground floor unit! Over 1000 sq.ft of living space in a fully rainscreened building. Convenient access to Lougheed Hwy, Westcoast Express and Hwy 1.

Tax Report - 2109 ROWLAND Street Unit# 111
Record Updated - 07/29/2014

Jurisdiction	224-PORT COQUITLAM - CITY	Roll Number	263576011	Property ID	018-867-871
Property Addr	2109 ROWLAND ST Unit# 111				
Municipality	PQ-CITY OF PORT COQUITLAM	Board Code	V		
Neighborhood	580-STRATAS				
Area	VPQ-Port Coquitlam				
Sub Area	VPQCE-Central Pt Coquitlam				
Gross Taxes	\$1559.34	(2014)			
Tax Amount Updated - 07/29/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

** NOT AVAILABLE **

111-2109 ROWLAND ST
PORT COQUITLAM BC

V3C 6J4

Owner(s) 2 Name & Address

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1524	11		289	36				
Legal Description	PL LMS1524 LT 11 DL 289 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS 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 - 05/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$113,000	Gross Land	\$113,000	Gross Land	\$113,000
Improvement	\$142,000	Gross Improve	\$142,000	Gross Improve	\$142,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$255,000	Municipal Total	\$255,000	School Total	\$255,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/23/2007	\$274,800	BB539887	IMPRV SINGLE PROP CASH TRANSAC
07/27/2006	\$227,000	BA529649	IMPRV SINGLE PROP CASH TRANSAC
09/30/2002	\$124,000	BT356223	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:23 AM

Presented by:
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Port Coquitlam, Central Pt Coquitlam # 1 2378 RINDALL AV, V3C 1V2		MLS# V1085800		Residential Attached Active																																																							
		List Price: \$180,000 Previous Price: \$195,000																																																									
		Subdiv/Complex: BRITTANY PARK <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Frontage:</td> <td style="width: 33%;">Approx Yr Blt: 1996</td> <td style="width: 33%;">PID: 023-205-903</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Townhouse</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 18</td> <td>Zoning: T-HSE</td> </tr> <tr> <td>Exposure: N</td> <td>Bedrooms: 2</td> <td>Taxes: \$1,170 (2013)</td> </tr> <tr> <td>Stories in Bldg: 2</td> <td>Bathrooms: 2</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Flood Plain: No</td> <td>Full Baths: 1</td> <td>Tax Incl Utilities: No</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 1</td> <td>Apprvl Reqd: No</td> </tr> <tr> <td>Fixtures Lsd:</td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed:</td> <td></td> <td></td> </tr> <tr> <td>View: Y - SCENIC</td> <td></td> <td></td> </tr> </table>				Frontage:	Approx Yr Blt: 1996	PID: 023-205-903	Depth/Size:		Type: Townhouse	Lot SqFt: 0	Age at List Date: 18	Zoning: T-HSE	Exposure: N	Bedrooms: 2	Taxes: \$1,170 (2013)	Stories in Bldg: 2	Bathrooms: 2	GST/HST Incl?:	Flood Plain: No	Full Baths: 1	Tax Incl Utilities: No	Meas. Type:	Half Baths: 1	Apprvl Reqd: No	Fixtures Lsd:			Fixt Removed:			View: Y - SCENIC																										
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Mngmt Co: QUAY PACIFIC Mngmt Ph: 604-521-0876 Maint Fee: \$249.50																																																											
Maint Charge Incl: Gardening, Gas, Management Legal: SL 1 DL 289 LD 36 LMS2138 Amenities: None Features Incl: Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby																																																											
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Listing Broker(s): RE/MAX Sabre Realty Group, RE/MAX Sabre Realty Group																																																											
Brittany Park corner unit 2 level townhouse with 2 bedrooms 2 bathrooms. Separate entrance is handy for visitors & pets. Open floor plan with a bright kitchen with lots of counter space & cupboards overlooking the dining room. Living room has gas fireplace and sliders to a large private & fully fenced patio. Perfect for entertaining and BBQ'n. 2 good sized bedrooms up. 2 piece bath on main and 4 piece bath upstairs. Insuite laundry. Secure underground parking. RAINSCREENED building. Great central location. Close to shopping, schools, rec centre, West Coast Express & Bus loop as well as Coquitlam River and PoCo Trail. OFFERS PLEASE!!																																																											

Tax Report - 2378 RINDALL Unit# 1
Record Updated - 11/19/2014

Jurisdiction 224-PORT COQUITLAM - CITY Roll Number 263529201 Property ID 023-205-903
Property Addr 2378 RINDALL Unit# 1
Municipality PQ-CITY OF PORT COQUITLAM Board Code V
Neighborhood 580-STRATAS
Area VPQ-Port Coquitlam
Sub Area VPQCE-Central Pt Coquitlam More PID's
Gross Taxes \$1169.82 (2014) Water Conn
Tax Amount Updated - 08/21/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

BEA HUEI-CHI Y

Owner(s) 2 Name & Address

1-2378 RINDALL AVE
PORT COQUITLAM BC

V3C 1V2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS2138	1		289	36				
Legal Description PL LMS2138 LT 1 DL 289 LD 36 INTEREST IN THE COMMON PROPERTYIN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

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


Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$61,300	Gross Land	\$61,300	Gross Land	\$61,300
Improvement	\$130,000	Gross Improve	\$130,000	Gross Improve	\$130,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$191,300	Municipal Total	\$191,300	School Total	\$191,300

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/01/1997	\$123,469	BL110406	IMPRV SINGLE PROP CASH TRANSAC
09/20/1995		BJ281410	REJECT NOT SUITED SALE ANALYSIS

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

Port Coquitlam, Central Pt Coquitlam # 112 2450 HAWTHORNE AV, V3C 6B3		MLS# V1094722		Residential Attached Active																																																																																																	
		List Price: \$329,800 Previous Price: \$349,800																																																																																																			
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Listing Broker(s): Sutton-Premier Realty																																																																																																					
<p>Welcome Home!! This lovely 3 bedroom & Rec room with 2 1/2 bathroom home is located in a great complex near WC Express, schools, park and shopping. The cozy living room with gas fireplace opens to the dining room with an access to the deck, ideal for BBQ. The kitchen is large & bright with lots of counter space. Three bedrooms up, master with private bath. Full bath in hallway close to the 2 bedrooms and in the walk out basement there is a rec room and 1/2 bathroom which could be used as a 4th bedroom and a lot of storage which leads to the yard. There are lots of windows in this house that makes it very bright and lots of potential to make it the way you like. Hurry up!</p>																																																																																																					

Tax Report - 2450 HAWTHORNE Unit# 112
Record Updated - 11/19/2014

Jurisdiction	224-PORT COQUITLAM - CITY	Roll Number	245002112	Property ID	017-638-623
Property Addr	2450 HAWTHORNE Unit# 112				
Municipality	PQ-CITY OF PORT COQUITLAM	Board Code	V		
Neighborhood	580-STRATAS				
Area	VPQ-Port Coquitlam				
Sub Area	VPQCE-Central Pt Coquitlam				
Gross Taxes	\$2011.90	(2014)	More PID's Water Conn		
Tax Amount Updated - 08/21/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	
112-2450 HAWTHORNE AVE PORT COQUITLAM BC V3C 6B3	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3363	112		174	36				
Legal Description	PL NWS3363 LT 112 DL 174 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	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	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	\$212,000	Gross Land	\$212,000	Gross Land	\$212,000
Improvement	\$117,000	Gross Improve	\$117,000	Gross Improve	\$117,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$329,000	Municipal Total	\$329,000	School Total	\$329,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/26/2006	\$280,000	CA168104	IMPRV SINGLE PROP CASH TRANSAC
10/26/1995	\$172,000	BJ325935	IMPRV SINGLE PROP CASH TRANSAC
02/23/1995	\$185,000	BJ54050	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:23 AM
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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

Port Coquitlam, Mary Hill **MLS# V1098657** Residential Attached
26 2488 PITT RIVER RD, V3C 1R9 **Active**



List Price: \$339,900 Previous Price: \$352,000

Subdiv/Complex: NES CASLTE ESTATES

Frontage:	Approx Yr Blt: 1998	PID:	024-366-404
Depth/Size:		Type:	Townhouse
Lot SqFt: 1,569	Age at List Date: 17	Zoning:	RTH3
Exposure:	Bedrooms: 3	Taxes:	\$2,049 (2014)
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	
Flood Plain: Yes	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type: Feet	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	1
Flooring:	Hardwood, Wall/Wall/Mixed			Units in Development:	31
Water Supply:	City/Municipal	Locker:		Dist to School/Bus:	1
Heat/Fuel:	Baseboard, Electric, Natural Gas	Possession:		Total Units in Strata:	31
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Patio(s) & Deck(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - FORECLOSURE AS IS WHERE IS		
Mngmt Co:	QUAY PACIFIC	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-521-0876	Maint Fee:	\$234.80		

Maint Charge Incl: Gardening, Garbage Pickup, Snow removal

Legal: PL LMS3784 LT 10 DL 174 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
Amenities: None
Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 17'11						
Main F.	Kitchen	9'6 X 9'						
Main F.	Eating Area	6'8 X 7'9						
Main F.	Dining	10'5 X 11'						
Above	Master Bedroom	13' X 12'10						
Above	Bedroom	9'4 X 9'11						
Above	Bedroom	11'6 X 9'1						
Below	Recreation Room	10' X 18'5						
Below	Den	6'7 X 8'1						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	634	Finished Levels:	3	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	611	Basement Area:	Part, Fully Finished	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	324	Bsmt Height:		4	
Total Finished Floor Area:	1,569	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,569			8	

Listing Broker(s): RE/MAX Sabre Realty Group

LOCATED IN THE QUIET PART OF THE COMPLEX OFF PITT RIVER!! Spacious 3 bedroom townhouse! Granite countertops and hardwood. Upper floor features 4pce ensuite off the Master Bedroom. Huge living and dining area with gas fireplace, 4pce bathroom & balcony great for BBQing on the main level. Large backyard. Basement features a den as well as patio just off the rec room. Needs work but priced accordingly. Walking distance to Riverside Secondary, public transit, and shopping.

Tax Report - 2488 PITT RIVER Road Unit# 26
Record Updated - 07/29/2014

Jurisdiction	224-PORT COQUITLAM - CITY	Roll Number	246081010	Property ID	024-366-404
Property Addr	2488 PITT RIVER RD Unit# 26				
Municipality	PQ-CITY OF PORT COQUITLAM	Board Code	V		
Neighborhood	580-STRATAS				
Area	VPQ-Port Coquitlam				
Sub Area	VPQMH-Mary Hill				
Gross Taxes	\$2048.58	(2014)	More PID's Water Conn		
Tax Amount Updated - 07/29/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

** NOT AVAILABLE **

26-2488 PITT RIVER RD
PORT COQUITLAM BC

Owner(s) 2 Name & Address

V3C 1R9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS3784	10		174	36				
Legal Description	PL LMS3784 LT 10 DL 174 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE. 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	\$186,000	Gross Land	\$186,000	Gross Land	\$186,000
Improvement	\$149,000	Gross Improve	\$149,000	Gross Improve	\$149,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$335,000	Municipal Total	\$335,000	School Total	\$335,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/16/2008	\$405,000	BB676409	IMPRV SINGLE PROP CASH TRANSAC
02/02/2004		BW43434	REJECT NOT SUITED SALE ANALYSIS
04/18/2001	\$164,000	BR86766	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:23 AM

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

Port Coquitlam, Central Pt Coquitlam **MLS# V1100452** Residential Attached
33 2446 WILSON AV, V3C 1Z6 **Active**



List Price: \$141,000 Previous Price:

Subdiv/Complex: ORCHARD VALLEY

Frontage:	Approx Yr Blt: 1975	PID:	001-144-961
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 40	Zoning:	RA1
Exposure: W	Bedrooms: 3	Taxes:	\$916 (2014)
Stories in Bldg: 3	Bathrooms: 1	GST/HST Incl?:	
Flood Plain: Yes	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Tar & Gravel, Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:	180	Total Units in Strata:	180
Flooring:	Laminate, Tile, Other	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	C21	Property Disclosure:	N - COURT ORDERED		
Mngmt Ph:	604-273-1745	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Maint Fee:	\$420.71				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal

Legal: SL 86 DL 289 LD 36 PL NWS155
Amenities: Club House, Garden, Pool; Indoor, Sauna/Steam Room, Shared Laundry
Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'3 X 12'11						
Main F.	Dining	8' X 7'4						
Main F.	Kitchen	8' X 7'2						
Main F.	Master Bedroom	12'3 X 10'7						
Main F.	Bedroom	12'3 X 9'1						
Main F.	Bedroom	12'3 X 9'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,100	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,100	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,100			8	

Listing Broker(s): RE/MAX LifeStyles Realty, RE/MAX LifeStyles Realty

UPDATED "3" BDRM UNIT at ORCHARD VALLEY. Has newer cabinets, granite counter tops, laminate & ceramic floors, deck. Near Gates Park & PoCo trail system, buses, WC Express station, SCHOOL, shopping, Wilson Rec Ctr, Library & more. Complex has indoor pool to enjoy all year. Fees incl: heat, hot water & caretaker on site. Measurements are approximate and should be verified by the Buyer if important to them. If writing offer, please Touchbase providing your email requesting a REALTOR PACKAGE.

Tax Report - 2446 WILSON Unit# 33
Record Updated - 11/19/2014

Jurisdiction	224-PORT COQUITLAM - CITY	Roll Number	260101086	Property ID	001-144-961
Property Addr	2446 WILSON Unit# 33				
Municipality	PQ-CITY OF PORT COQUITLAM	Board Code	V		
Neighborhood	580-STRATAS				
Area	VPQ-Port Coquitlam				
Sub Area	VPQCE-Central Pt Coquitlam				
Gross Taxes	\$916.04	(2014)			
Tax Amount Updated - 08/21/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

33-2446 WILSON AVE
PORT COQUITLAM BC

V3C 1Z6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS155	86		289	36				
Legal Description	PL NWS155 LT 86 DL 289 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	\$104,000	Gross Land	\$104,000	Gross Land	\$104,000
Improvement	\$45,800	Gross Improve	\$45,800	Gross Improve	\$45,800
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$149,800	Municipal Total	\$149,800	School Total	\$149,800

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/14/2010	\$185,000	CA1562441	IMPRV SINGLE PROP CASH TRANSAC
03/04/2008	\$118,000	CA716133	REJECT NOT SUITED SALE ANALYSIS
04/28/2005	\$118,000	BX135598	IMPRV SINGLE PROP CASH TRANSAC

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