


Presented by:  
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| Sunshine Coast, Sechelt District<br># 8 5778 MARINE WY, VON 3A6   |                         | MLS# V1094899   |              | Residential Attached<br><b>Active</b> |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|---|-------------------------|---|--------------|---------------------------------------|-------------------|---------------------------|-------------------------|-------------------|---------------------------------|--------------------|---------------------------------------|---------------------------|---------------------|---------------------------------------|-----------------------------|-------------|-----------|-----------------------------|--------------|---|----------------------------------|-----------------|---|---------|----------------------|-----------|--------------------------|-----------------|---|-------------------------------|--|---|---------|---------|-----------|--|--|--|--|--|--|---------|----------------|--------------|--|--|--|--|--|--|---------|---------|-----------|--|--|--|--|--|--|---------|---------|------------|--|--|--|--|--|--|---------|---------|----------|--|--|--|--|--|--|
|    |                         | List Price: \$429,900      Previous Price: \$459,900  |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   |                         | Subdiv/Complex: _____<br>Frontage: _____      Approx Yr Blt: 2012      PID: 028-219-601<br>Depth/Size: _____      Type: Townhouse<br>Lot SqFt: 0      Age at List Date: 2      Zoning: R4<br>Exposure: _____      Bedrooms: 3      Taxes: \$3,227 (2011)<br>Stories in Bldg: 1      Bathrooms: 2      GST/HST Incl?: _____<br>Flood Plain: _____      Full Baths: 2      Tax Incl Utilities: No<br>Meas. Type: _____      Half Baths: 0      Apprvl Reqd: _____<br>Fixtures Lsd: _____<br>Fixt Removed: - COURT ORDER - NO GUARANTEE<br>View: Y - BIG BEAUTIFUL INLET VIEWS   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   |                         | Style of Home: 1 Storey, Corner Unit      Total Parking: _____      Covered Parking: 1<br>Construction: Frame - Wood      Parking Access: _____<br>Foundation: Concrete Perimeter      Parking Facilities: Garage; Single<br>Exterior: Wood      R/I Plumbing: _____<br>Rain Screen: _____      Type of Roof: Torch-On      Dist to Public Trans: ON ROUTE      Dist to School/Bus: _____<br>Renovations: _____      Reno Year: _____      Units in Development: 10      Total Units in Strata: 10<br>Flooring: Hardwood, Wall/Wall/Mixed      Locker: _____<br>Water Supply: City/Municipal      Possession: _____<br>Heat/Fuel: Forced Air, Other      Title to Land: Freehold Strata<br>No. of Fireplaces: 1      R/I Fireplaces: _____      Seller's Interest: Court Ordered Sale<br>Fireplace Fuel: Gas - Natural      Mortgage Info: \$0<br>Outdoor Area: Patio(s) & Deck(s)      Property Disclosure: N - COURT ORDER SALE<br>Mngmt Co: _____      Bylaw Restrictions: No Restrictions<br>Mngmt Ph: _____      Maint Fee: \$180.00 |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   |                         | Maint Charge Incl: Other<br><br>Legal: PL BCS2952 LT 8 DL 304 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT<br>Amenities: None<br>Features Incl: _____<br><br>Site Influences: Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Rural Setting, Treed  |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Living Room</td> <td>15' X 15'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Dining</td> <td>11'7 X 7'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Kitchen</td> <td>14'7 X 9'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Master Bedroom</td> <td>13'10 X 11'7</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Bedroom</td> <td>13' X 9'9</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Bedroom</td> <td>12' X 10'8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Laundry</td> <td>6'2 X 3'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                         |   |              |                                       |                   | <u>Floor</u>              | <u>Type</u>             | <u>Dimensions</u> | <u>Floor</u>                    | <u>Type</u>        | <u>Dimensions</u>                     | <u>Floor</u>              | <u>Type</u>         | <u>Dimensions</u>                     | Main F.                     | Living Room | 15' X 15' |                             |              |   |                                  |                 |   | Main F. | Dining               | 11'7 X 7' |                          |                 |   |                               |  |   | Main F. | Kitchen | 14'7 X 9' |  |  |  |  |  |  | Main F. | Master Bedroom | 13'10 X 11'7 |  |  |  |  |  |  | Main F. | Bedroom | 13' X 9'9 |  |  |  |  |  |  | Main F. | Bedroom | 12' X 10'8 |  |  |  |  |  |  | Main F. | Laundry | 6'2 X 3' |  |  |  |  |  |  |
| <u>Floor</u>  | <u>Type</u>             | <u>Dimensions</u>   | <u>Floor</u> | <u>Type</u>                           | <u>Dimensions</u> | <u>Floor</u>              | <u>Type</u>             | <u>Dimensions</u> |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Living Room             | 15' X 15'   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Dining                  | 11'7 X 7'   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Kitchen                 | 14'7 X 9'   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Master Bedroom          | 13'10 X 11'7  |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Bedroom                 | 13' X 9'9   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Bedroom                 | 12' X 10'8  |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Laundry                 | 6'2 X 3'  |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| <table style="width: 100%;"> <tr> <td style="width: 33%;"><u>Floor Area (SqFt):</u></td> <td style="width: 33%;"><u>Total # Rooms:</u> 7</td> <td style="width: 33%;"><u>Bathrooms</u></td> </tr> <tr> <td>Finished Floor Area Main: 1,637</td> <td>Finished Levels: 1</td> <td>1 5 Piece; Ensuite: Y; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Up: 0</td> <td>Basement Area: None</td> <td>2 3 Piece; Ensuite: N; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Down: 0</td> <td></td> <td>3</td> </tr> <tr> <td>Finished Floor Area Bsmt: 0</td> <td>Bsmt Height:</td> <td>4</td> </tr> <tr> <td>Total Finished Floor Area: 1,637</td> <td>Restricted Age:</td> <td>5</td> </tr> <tr> <td></td> <td># Pets / Cats; Dogs:</td> <td>6</td> </tr> <tr> <td>Unfinished Floor Area: 0</td> <td># or % Rentals:</td> <td>7</td> </tr> <tr> <td>Grand Total Floor Area: 1,637</td> <td></td> <td>8</td> </tr> </table>  |                         |   |              |                                       |                   | <u>Floor Area (SqFt):</u> | <u>Total # Rooms:</u> 7 | <u>Bathrooms</u>  | Finished Floor Area Main: 1,637 | Finished Levels: 1 | 1 5 Piece; Ensuite: Y; Level: Main F. | Finished Floor Area Up: 0 | Basement Area: None | 2 3 Piece; Ensuite: N; Level: Main F. | Finished Floor Area Down: 0 |             | 3         | Finished Floor Area Bsmt: 0 | Bsmt Height: | 4 | Total Finished Floor Area: 1,637 | Restricted Age: | 5 |         | # Pets / Cats; Dogs: | 6         | Unfinished Floor Area: 0 | # or % Rentals: | 7 | Grand Total Floor Area: 1,637 |  | 8 |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| <u>Floor Area (SqFt):</u>   | <u>Total # Rooms:</u> 7 | <u>Bathrooms</u>  |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Main: 1,637   | Finished Levels: 1      | 1 5 Piece; Ensuite: Y; Level: Main F.   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Up: 0   | Basement Area: None     | 2 3 Piece; Ensuite: N; Level: Main F.   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Down: 0   |                         | 3   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Bsmt: 0   | Bsmt Height:            | 4   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Total Finished Floor Area: 1,637  | Restricted Age:         | 5   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   | # Pets / Cats; Dogs:    | 6   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Unfinished Floor Area: 0  | # or % Rentals:         | 7   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Grand Total Floor Area: 1,637   |                         | 8   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Listing Broker(s): RE/MAX Oceanview Realty  |                         |   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Beautiful Big Inlet View from this 3 bedroom townhome. ONE LEVEL LIVING plus garage on lower level. Modern open layout has vaulted ceilings in the living room opening. Living area overlooks the peaceful setting of the ocean and into trees & mountains. End unit of a triplex cluster home. Court order sale.   |                         |   |              |                                       |                   |                           |                         |                   |                                 |                    |                                       |                           |                     |                                       |                             |             |           |                             |              |   |                                  |                 |   |         |                      |           |                          |                 |   |                               |  |   |         |         |           |  |  |  |  |  |  |         |                |              |  |  |  |  |  |  |         |         |           |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |

Tax Report - 5778 MARINE Way Unit# 8  
Record Updated - 11/19/2014

|               |                                   |             |          |             |             |
|---------------|-----------------------------------|-------------|----------|-------------|-------------|
| Jurisdiction  | 570-SECHELT - DISTRICT OF         | Roll Number | 00094335 | Property ID | 028-219-601 |
| Property Addr | 5778 MARINE WA Unit# 8            |             |          |             |             |
| Municipality  | VS-DISTRICT OF SECHELT            | Board Code  | V        |             |             |
| Neighborhood  | 009-VILLAGE OF SECHELT-WATERFRONT |             |          |             |             |
| Area          | VSC-Sunshine Coast                |             |          |             |             |
| Sub Area      | VSCSD-Sechelt District            |             |          | More PID's  |             |
| Gross Taxes   |                                   |             |          | Water Conn  |             |

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

\*\* NOT AVAILABLE \*\*

Owner(s) 2 Name & Address

5778 MARINE WAY  
RR 6  
SECHELT BC  
V0N 3A6

Legal Information

| Plan #            | Lot  | Block | Dist Lot | Land Dist | Section | Township | Range | Meridian |
|-------------------|--|-------|----------|-----------|---------|----------|-------|----------|
| BCS2952           | 8  |       | 304      | 36        |         |          |       |          |
| Legal Description | PL BCS2952 LT 8 DL 304 LD 36<br>WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT<br>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                 | \$167,000 | Gross Land                      | \$167,000 | Gross Land                   | \$167,000 |
| Improvement          | \$255,000 | Gross Improve                   | \$255,000 | Gross Improve                | \$255,000 |
|                      |           | Exempt Land                     |           | Exempt Land                  |           |
|                      |           | Exempt Improve                  |           | Exempt Improve               |           |
| Actual Total         | \$422,000 | Municipal Total                 | \$422,000 | School Total                 | \$422,000 |

Sale History Information

| Date       | Price    | Document # | Type of Sales Transaction       |
|------------|----------|------------|---------------------------------|
| 06/18/2010 | \$50,000 | BB1162704  | REJECT NOT SUITED SALE ANALYSIS |
| 05/14/2010 |          | BB1469840  | REJECT NOT SUITED SALE ANALYSIS |