

Presented by:
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Sunshine Coast, Gibsons & Area

MLS# V1096067

Residential Detached

122 1413 - SUNSHINE COAST HY, VON 1V5

Active



List Price: \$88,900

Complex/Subdiv: POPLARS MOBILE HOME PARK

Frontage: 0.00 ft Bedrooms: 4 PID: 800-012-148
 Depth/Size: Bathrooms: 1 Type: Manufactured
 Lot Area SqFt: 0.00 Full Baths: 1 Approx Yr Blt: 1992
 Rear Yard Exp: SW Half Baths: 0 Age at List Date: 22
 Meas Type: If New GST/HST Incl: Taxes:
 Flood Plain: Zoning: RM2
 View: N
 Serv. Connected: Community, Electricity, Natural Gas, Water

Style of Home: Manufactured/Mobile	Total Parking: 2	Covered Parking:
Construction: Manufactured/Mobile	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK Dist to School Bus: 1 BLK
Type of Roof: Asphalt	Possession: VACANT	
Renovations: Partly, Addition	Reno Year:	Title to Land: Leasehold prepaid-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:	Property Disclosure: N - AS IS WHERE IS
Fireplace Fuel:		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard		
Pad Rental: \$420.00		
Fixtures Leas: N		
Fixt Removed: N		

Legal: MHR 68789
 Amenities: Garden, Workshop Detached
 Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Paved Road
 Features Incl: Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Jetted Bathtub

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13'2" X 7'7"			X			X
Main F.	Living Room	17' X 13'2"			X			X
Main F.	Dining	10'6" X 8'			X			X
Main F.	Master Bedroom	11'11" X 10'7"			X			X
Main F.	Bedroom	10'11" X 10'6"			X			X
Main F.	Bedroom	9'2" X 7'8"			X			X
Main F.	Bedroom	8'10" X 8'10"			X			X
Main F.	Laundry	4' X 5'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,210	Total # Rooms: 8	1 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,210	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,210		8

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

Great starter home. 3/4 bdrms with large fenced yard. Sunny lot in newer part of the Park. Close to transit and shopping. Call today!

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Sunshine Coast, Pender Harbour Egmont
6110 NORTH LAKE RD, V0N 1N0

MLS# V1097454

Residential Detached
Active



List Price: \$169,000

Complex/Subdiv:

Frontage: 111.16 ft Bedrooms: 2 PID: 024-435-287
 Depth/Size: 285.13 Bathrooms: 1 Type: House/Single Family
 Lot Area SqFt: 36503.28 Full Baths: 1 Approx Yr Blt: 1975
 Rear Yard Exp: Half Baths: 0 Age at List Date: 39
 Meas Type: Feet If New GST/HST Incl: Taxes: \$819 (2014)
 Flood Plain: Zoning: RU-2
 View: Y - lake
 Serv. Connected: Electricity, Septic, Water

Style of Home: 1 Storey Total Parking: Covered Parking:
 Construction: Log Parking Access:
 Foundation: Concrete Block Parking Facilities: Open
 Exterior: Log
 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: Laminate, Vinyl/Linoleum Seller's Interest: Court Ordered Sale, Registered Owner
 Water Supply: Other Mortgage Info: \$0
 Heat/Fuel: Baseboard, Electric, Wood
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: Y
 Fireplace Fuel: Wood Out Buildings: /Workshop Sz: 12' x 10'
 Outdoor Area: Patio(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed:

Legal: BLK D DL 3056 LD 36
 Amenities:
 Site Influences: Private Setting, Recreation Nearby, Rural Setting, Treed, Waterfront Property
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	5' X 7'6			X			X
Main F.	Kitchen	8' X 8'			X			X
Main F.	Dining	10' X 8'			X			X
Main F.	Bedroom	8'8 X 8'			X			X
Main F.	Bedroom	7'10 X 8'8			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):
 Main Floor Area SqFt: 520 Total # Rooms: 5
 Finished Floor Up SqFt: 0 # Kitchens: 1
 Finished Floor Down: 0 Finished Levels: 1
 Finished Floor Bsmt SqFt: 0 Crawl/Bsmt Height: 4
 Total Finished Floor SqFt: 520 Basement Area: None
 Unfinished Floor: 0 Suite: 7
 Grand Total Floor Area: 520 8

Listing Broker(s): Royal LePage Sussex (MadPk), Royal LePage Sussex (MadPk)

Panabode log cabin nestled in the woods at North Lake in Egmont. Cabin features vaulted cedar ceiling, cozy, wood burning fireplace w/heattilator insert & charming stained glass feature windows. Enjoy Lake views from Dining and Living rms. Only a short drive from ocean kayaking, the famous Skookumchuk Rapids, Sun Coaster Trail plus recreation boating and fishing. Spend Summers swimming in North Lake, only steps from 'your' cabin door ~ Unique esplanade lakefront property.

Tax Report - 6110 NORTH LAKE Road
Record Updated - 12/11/2014

Jurisdiction	746-SECHELT RURAL	Roll Number	09810216	Property ID	024-435-287
Property Addr	6110 NORTH LAKE RD				
Municipality	SR-SECHELT RURAL	Board Code	V		
Neighborhood	552-EARLS COVE - EGMONT				
Area	VSC-Sunshine Coast				
Sub Area	VSCPE-Pender Harbour Egmont			More PID's	
Gross Taxes	\$819.42	(2014)		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 **

6110 NORTH LAKE RD
EGMONT BC

VON 1N0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
		D	3056	36				
Legal Description		BLK D DL 3056 LD 36						

Land & Building Information

Width	Depth	Lot Size	0.88 ACRES
Land Use		Actual Use	SEASONAL DWELLING
BCA Description	1 ST REC HOME ALL AGES FAIR		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	\$126,000	Gross Land	\$126,000	Gross Land	\$126,000
Improvement	\$34,600	Gross Improve	\$34,600	Gross Improve	\$34,600
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$160,600	Municipal Total	\$160,600	School Total	\$160,600

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/12/2010	\$97,000	CA1557484	REJECT NOT SUITED SALE ANALYSIS
05/28/2003	\$47,300	BV189548	REJECT NOT SUITED SALE ANALYSIS
05/20/2003	\$47,300	BV177743	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:24 PM

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Sunshine Coast, Sechelt District
5456 DERBY RD, VON 3A7

MLS# V1090208

Residential Detached
Active



List Price: \$169,900

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 4	PID: 007-608-608
Depth/Size: 130	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 7800.00	Full Baths: 1	Approx Yr Blt: 1982
Rear Yard Exp:	Half Baths: 0	Age at List Date: 32
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,281 (2011)
Flood Plain: No	Zoning: R3	
View: N		
Serv. Connected: Electricity, Septic, Water, Natural Gas		

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., RV Parking Avail.	
Exterior: Stucco, Brick		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - Court Ordered Sale As is where is
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Patio(s) & Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP15903 LT 24 DL 4295 LD 36 GROUP 1.
 Amenities:
 Site Influences: Golf Course Nearby, Private Yard, Treed
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 15'6"			X			X
Main F.	Dining	10'6" X 9'7"			X			X
Main F.	Kitchen	12'4" X 10'6"			X			X
Main F.	Master Bedroom	13' X 10'6"			X			X
Main F.	Bedroom	9' X 9'			X			X
Main F.	Bedroom	10'6" X 7'6"			X			X
Bsmt	Den	15' X 10'4"			X			X
Bsmt	Family Room	15' X 11'5"			X			X
Bsmt	Laundry	11' X 7'6"			X			
Bsmt	Bedroom	9' X 9'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,110	Total # Rooms: 10	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 760	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,870	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,870		8

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

4 bedroom home with gas and wood fireplaces. Needs alot of work but price reflects state. Sunny backyard, close to school, bus, and short walk to Sechelt. Great neighborhood, beach access 1 block away.

Tax Report - 5456 DERBY Road
Record Updated - 05/07/2014

Jurisdiction	570-SECHELT - DISTRICT OF	Roll Number	06384110	Property ID	007-608-608
Property Addr	5456 DERBY RD				
Municipality	VS-DISTRICT OF SECHELT	Board Code	V		
Neighborhood	530-WEST SECHELT				
Area	VSC-Sunshine Coast				
Sub Area	VSCSD-Sechelt District			More PID's	
Gross Taxes	\$2280.59	(2011)		Water Conn	
Tax Amount Updated - 05/14/12					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

5456 DERBY RD
SECHELT BC

VON 3A7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP15903	24		4295	36				
Legal Description PL VAP15903 LT 24 DL 4295 LD 36 Group 1.								

Land & Building Information

Width	Depth	Lot Size	7820 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN STD	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	\$145,000	Gross Land	\$145,000	Gross Land	\$145,000
Improvement	\$116,000	Gross Improve	\$116,000	Gross Improve	\$116,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$261,000	Municipal Total	\$261,000	School Total	\$261,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/21/2001	\$133,500	BR150003	IMPRV SINGLE PROP CASH TRANSAC
11/16/1998		BM315772	REJECT NOT SUITED SALE ANALYSIS
03/09/1993	\$125,000	BG78168	IMPRV SINGLE PROP CASH TRANSAC

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Sunshine Coast, Pender Harbour Egmont
5170 WESJAC RD, VON 2H1

MLS# V1104699

Residential Detached
Active



List Price: \$194,800

Complex/Subdiv: MADEIRA PARK

Frontage: 60.00 ft	Bedrooms: 3	PID: 007-875-291
Depth/Size: 160EFF	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 9360.00	Full Baths: 2	Approx Yr Blt: 1979
Rear Yard Exp:	Half Baths: 1	Age at List Date: 36
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,547 (2014)
Flood Plain:	Zoning: R2	
View: N		
Serv. Connected: Electricity, Septic, Water		

Style of Home: 2 Storey	Total Parking: Covered Parking: 4
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Slab	Parking Facilities: Open
Exterior: Wood, Brick, Stucco	
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: Baseboard, Electric	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: N - COURT SALE
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL 14273 LT 18 BLK 7 DL 1024 LD 36
 Amenities:
 Site Influences: Golf Course Nearby, Private Setting, Private Yard
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'			X			X
Main F.	Dining	9' X 9'			X			X
Main F.	Kitchen	13'4 X 12'			X			X
Main F.	Master Bedroom	12' X 11'			X			X
Main F.	Bedroom	13' X 11'			X			X
Below	Foyer	8' X 8'			X			X
Below	Living Room	16' X 13'			X			X
Below	Dining	11' X 8'			X			X
Below	Kitchen	12' X 8'			X			
Below	Bedroom	13' X 9'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,100	Total # Rooms: 10	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,100	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,200	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,200		8

Listing Broker(s): RE/MAX Oceanview Realty

Great opportunity for the eager buyer. Solid family home needs someone that can take on a few maintenance and cosmetic updates. Family home with accommodation for in laws or older kids with 2nd kitchen down. Swim in nearby Garden Bay, go shopping in Madeira Park and climb Mt Daniel. Enjoy local fishing with moorage and/or boat launch close by. No shortage of trails for hiking and quadding. Go swimming and boating at nearby Ruby Lake. If you are seeking a peaceful rural community, Pender Harbour could be the home for you. Less than 45 minutes from Sechelt and 30 min from Earls Cove ferry.

Tax Report - 5170 WESJAC Road
Record Updated - 12/11/2014

Jurisdiction	746-SECHELT RURAL	Roll Number	01835364	Property ID	007-875-291
Property Addr	5170 WESJAC RD				
Municipality	SR-SECHELT RURAL	Board Code	V		
Neighborhood	550-PENDER HARBOUR				
Area	VSC-Sunshine Coast				
Sub Area	VSCPE-Pender Harbour Egmont			More PID's	
Gross Taxes	\$1547.18	(2014)		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 **

5170 WESJAC RD
MADEIRA PARK BC

VON 2H1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP14273	18	7	1024	36				
Legal Description PL VAP14273 LT 18 BLK 7 DL 1024 LD 36								

Land & Building Information

Width	Depth	Lot Size	9360 SQUARE FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1 ST SFD AFTER 1930 STANDARD		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	\$111,000	Gross Land	\$111,000	Gross Land	\$111,000
Improvement	\$129,000	Gross Improve	\$129,000	Gross Improve	\$129,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$240,000	Municipal Total	\$240,000	School Total	\$240,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
02/09/2012	\$286,740	CA2385642	REJECT NOT SUITED SALE ANALYSIS
02/26/2010	\$339,000	CA1471753	REJECT NOT SUITED SALE ANALYSIS
09/14/2001	\$93,000	BR238944	IMPRV SINGLE PROP CASH TRANSAC

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Sunshine Coast, Sechelt District

MLS# V1098553

Residential Detached

5755 ANCHOR RD, VON 3A0

Active



List Price: \$225,000

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	3	PID:	007-798-997
Depth/Size:	120	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1990
Rear Yard Exp:		Half Baths:	0	Age at List Date:	25
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,102 (2011)
Flood Plain:	No	Zoning:	R-1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Vinyl		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK
Renovations:		Possession:	
Flooring:		Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Baseboard, Electric, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	Property Disclosure:	N - COURT ORDER
Fireplace Fuel:	Gas - Natural	Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VAP14929 LT 8 BLK R DL 304 LD 36 GROUP 1.

Amenities:

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'			X			X
Main F.	Kitchen	11' X 12'			X			X
Main F.	Dining	9' X 10'			X			X
Main F.	Master Bedroom	12' X 12'			X			X
Main F.	Bedroom	9' X 11'			X			X
Main F.	Den	9' X 5'			X			X
Main F.	Utility	5' X 9'			X			X
Below	Family Room	23' X 15'			X			X
Below	Workshop	10' X 9'			X			
Below	Bedroom	11' X 12'			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Main Floor Area SqFt:	1,280	# Kitchens:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	1,280	Crawl/Bsmt Height:		3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Basement Area:	Full	4	
Total Finished Floor SqFt:	2,560			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	2,560			8	

Listing Broker(s): Re/Max Top Performers

Court ordered 4 bedroom over 2000 square feet level entry home with great location in Sechelt! Home features large sunny deck off the main floor, large family room downstairs with workshop and inlaw suite potential.

Tax Report - 5755 ANCHOR Road
Record Updated - 05/07/2014

Jurisdiction	570-SECHELT - DISTRICT OF	Roll Number	00096285	Property ID	007-798-997
Property Addr	5755 ANCHOR RD				
Municipality	VS-DISTRICT OF SECHELT	Board Code	V		
Neighborhood	000-VILLAGE OF SECHELT				
Area	VSC-Sunshine Coast				
Sub Area	VSCSD-Sechelt District			More PID's	
Gross Taxes	\$3101.73	(2011)		Water Conn	
Tax Amount Updated - 05/14/12					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

PO BOX 1868
SECHELT BC

VON 3A0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP14929	8	R	304	36				
Legal Description PL VAP14929 LT 8 BLK R DL 304 LD 36 Group 1.								

Land & Building Information

Width	Depth	Lot Size	6000 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN STD		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	\$154,000	Gross Land	\$154,000	Gross Land	\$154,000
Improvement	\$160,000	Gross Improve	\$160,000	Gross Improve	\$160,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$314,000	Municipal Total	\$314,000	School Total	\$314,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/25/2007	\$265,000	BB57778	REJECT NOT SUITED SALE ANALYSIS
07/29/2005	\$271,000	BX256604	IMPRV SINGLE PROP CASH TRANSAC
12/21/2004	\$80,000	BW565399	REJECT NOT SUITED SALE ANALYSIS

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 Website: www.aibhaha.com

Sunshine Coast, Roberts Creek

MLS# V1095784

Residential Detached

1395 MARLENE RD, VON 2W2

Active



List Price: \$235,900

Complex/Subdiv:

Frontage:	112.50 ft	Bedrooms:	2	PID:	007-080-247
Depth/Size:	235	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	23522.00	Full Baths:	2	Approx Yr Blt:	1971
Rear Yard Exp:		Half Baths:	0	Age at List Date:	43
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,321 (2014)
Flood Plain:		Zoning:	CR1		

View:

Serv. Connected: Septic, Water

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Foundation: Concrete Perimeter

Exterior: Vinyl

Rainscreen:

Type of Roof: Asphalt

Renovations:

Flooring:

Water Supply: City/Municipal

Heat/Fuel: Forced Air, Oil

No. of Fireplaces: 2

Fireplace Fuel: Wood

Outdoor Area: Patio(s)

Pad Rental:

Fixtures Leas: N

Fixt Removed:

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Parking Access: Front

Parking Facilities: Add. Parking Avail., Carport; Single

Dist to Public Trans:

near

Dist to School Bus:

near

Possession:

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Mortgage Info: \$0

Property Disclosure: N - Sold as is where is

Out Buildings:

Legal: PL VAP18851 LT H BLK 6 - 7 DL 1318 LD 36

Amenities:

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 15'4			X			X
Main F.	Dining	15'4 X 9'			X			X
Main F.	Kitchen	11'4 X 8'			X			X
Main F.	Eating Area	11'4 X 7'8			X			X
Main F.	Family Room	27' X 15'8			X			X
Main F.	Master Bedroom	12'11 X 10'4			X			X
Main F.	Bedroom	11'4 X 9'6			X			X
Below	Other	15' X 9'			X			X
Below	Other	15' X 9'			X			
Below	Other	20' X 14'8			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,703

Finished Floor Up SqFt: 0

Finished Floor Down: 1,247

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 2,950

Total # Rooms: 10

Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: Unfinished

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 4 Piece; Ensuite: N; Level: Below

3

4

5

6

7

8

Unfinished Floor: 0

Grand Total Floor Area: 2,950

Suite:

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

Handyman special! Super Roberts Creek location with private over half acre of level sunny yard with good exposure for home occupation. Great opportunity to buy low, fix up and hold on. Home features 2950 sqft and needs alot of TLC but CHECK OUT THE PRICE! Walk to the beach its very close by and other great amenities include close proximatey to Roberts Creek Golf course and the famous gumboot cafe. A great neighbourhood, good school, parks, trails & beaches.

Tax Report - 1395 MARLENE Road
Record Updated - 12/11/2014

Jurisdiction	746-SECHELT RURAL	Roll Number	02440036	Property ID	007-080-247
Property Addr	1395 MARLENE RD				
Municipality	SR-SECHELT RURAL	Board Code	V		
Neighborhood	520-ROBERTS CREEK				
Area	VSC-Sunshine Coast				
Sub Area	VSCRC-Roberts Creek			More PID's	
Gross Taxes	\$2321.30	(2014)		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 **

C/O PROCHECK HOME SERVICES
TD CANADA TRUST
1136 MATHESON BLVD E
L4W 2V4
MISSISSAUGA ON

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP18851	H	6 - 7	1318	36				
Legal Description PL VAP18851 LT H BLK 6 - 7 DL 1318 LD 36								

Land & Building Information

Width	Depth	Lot Size	0.54 ACRES
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1 ST SFD AFTER 1930 STANDARD		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	\$229,000	Gross Land	\$229,000	Gross Land	\$229,000
Improvement	\$130,000	Gross Improve	\$130,000	Gross Improve	\$130,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$359,000	Municipal Total	\$359,000	School Total	\$359,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/31/2007	\$385,000	BB619529	IMPRV SINGLE PROP CASH TRANSAC
03/31/1999	\$167,500	BN78625	IMPRV SINGLE PROP CASH TRANSAC
07/15/1996	\$170,000	BK221011	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:24 PM

Presented by:
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 Email: aibhahé@gmail.com
 Website: www.aibhahé.com

Sunshine Coast, Sechelt District

MLS# V1084131

Residential Detached

6759 A - 6759 B SEAVIEW LN, VON 3A8

Active



List Price: \$260,000

Complex/Subdiv:

Frontage:	95.00 ft	Bedrooms:	4	PID:	006-306-306
Depth/Size:	170	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	16017.00	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,427 (2013)
Flood Plain:	No	Zoning:	R1		
View:	N				
Serv. Connected:	Electricity, Septic				

Style of Home:	Rancher/Bungalow	Total Parking:	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:		
Foundation:	Concrete Slab	Parking Facilities:	Carport; Single, Open	
Exterior:	Stucco, Wood			
Rainscreen:	No	R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			
Renovations:		Reno Year:	Possession:	
Flooring:	Mixed		Title to Land:	Freehold Strata
Water Supply:	City/Municipal		Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Baseboard, Wood		Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	N - AS IS/WHERE IS
Fireplace Fuel:	Wood		Out Buildings:	
Outdoor Area:	None			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL VAS1131 LT 1 BLK 1 DL 2338 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 7'	Above	Kitchen	8' X 7'			X
Main F.	Kitchen	11' X 9'			X			X
Main F.	Bedroom	12' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Foyer	16' X 5'			X			X
Above	Living Room	17' X 15'			X			X
Above	Dining	10' X 10'			X			X
Above	Bedroom	11' X 9'			X			X
Above	Master Bedroom	15' X 11'			X			
Above	Eating Area	10' X 8'			X			

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	1 2 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	867	# Kitchens:	2		2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	873	Finished Levels:	1		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	0	Basement Area:	None		5
Total Finished Floor SqFt:	1,740				6
		Suite:	Other		7
Unfinished Floor:	0				8
Grand Total Floor Area:	1,740				

Listing Broker(s): RE/MAX Oceanview Realty

ROLL UP YOUR SLEEVES - WORK REQUIRED! Fabulous location near the water and 5 minutes to Sechelt. This is a super recreational/investor opportunity. 2 Cottages both with great floor plans and priced to sell! Over 16,000 square ft lot. Strata with waterfront. Common driveway. Opportunity is knocking -- are you ready to answer the call?

Tax Report - 6759 SEAVIEW
Record Updated - 05/07/2014

Jurisdiction	570-SECHELT - DISTRICT OF	Roll Number	05470190	Property ID	006-306-306
Property Addr	6759 SEAVIEW				
Municipality	VS-DISTRICT OF SECHELT	Board Code	V		
Neighborhood	530-WEST SECHELT				
Area	VSC-Sunshine Coast				
Sub Area	VSCSD-Sechelt District			More PID's	
Gross Taxes	\$3270.05	(2011)		Water Conn	
Tax Amount Updated - 05/14/12					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
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** NOT AVAILABLE **

PO BOX 473
SECHELT BC

VON 3A0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS1131	1	1	2338	36				
Legal Description PL VAS1131 LT 1 BLK 1 DL 2338 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	16017 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN STD	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	\$193,000	Gross Land	\$193,000	Gross Land	\$193,000
Improvement	\$196,000	Gross Improve	\$196,000	Gross Improve	\$196,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$389,000	Municipal Total	\$389,000	School Total	\$389,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/17/1991	\$145,000	BE150888	REJECT NOT SUITED SALE ANALYSIS
06/16/1989	\$94,250	GC79551	REJECT NOT SUITED SALE ANALYSIS
05/27/1982		K32729L	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	2:24 PM
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 Website: www.aibhahe.com

Sunshine Coast, Gibsons & Area

MLS# V1102077

Residential Detached

1723 JENSEN RD, VON 1V6

Active



List Price: \$324,900

Complex/Subdiv: LANGDALE

Frontage: 80.00 ft	Bedrooms: 3	PID: 009-920-307
Depth/Size: 120	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 9583.00	Full Baths: 2	Approx Yr Blt: 1992
Rear Yard Exp:	Half Baths: 1	Age at List Date: 23
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,193 (2014)
Flood Plain:	Zoning: R1	

View:

Serv. Connected: Community, Electricity, Septic, Water

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 5 Blocks
Type of Roof: Asphalt		Dist to School Bus: 6 Blocks
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Baseboard		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - FORECLOSURE
Fireplace Fuel:		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP21531 LT 13 DL 1398 LD 36

Amenities:

Site Influences: Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	6'8" X 9'5"			X			X
Main F.	Dining	12' X 9'			X			X
Main F.	Family Room	17' X 12'			X			X
Main F.	Living Room	15'6" X 13'			X			X
Main F.	Laundry	12' X 6'			X			X
Above	Master Bedroom	13'6" X 12'6"			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	10' X 10'			X			X
Above	Recreation Room	14' X 11'			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: 990

Finished Floor Up SqFt: 910

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 1,900

Unfinished Floor: 0

Grand Total Floor Area: 1,900

Total # Rooms: 9

Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: None

Suite:

Bathrooms

1 4 Piece; Ensuite: Y; Level: Above

2 4 Piece; Ensuite: N; Level: Above

3 2 Piece; Ensuite: N; Level: Main F.

4

5

6

7

8

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

Located on a quiet street close to the ferry, parks & the beach. 3 bed, 3 bath, 1900 SF Cape Cod style home on large lot, great friendly, family neighborhood of Langdale. Open concept with family room & living room, lots of space for everyone. Large master bedroom with walk in closet & ensuite. Updated kitchen looking out to private large fenced backyard, large bonus room upstairs makes for a great kids play area or 4th bdrm. Lot is nice & flat. Walk to the elementary school!! Priced to sell!!

Tax Report - 1723 JENSEN Road
Record Updated - 12/11/2014

Jurisdiction	746-SECHELT RURAL	Roll Number	03652023	Property ID	009-920-307
Property Addr	1723 JENSEN RD				
Municipality	SR-SECHELT RURAL	Board Code	V		
Neighborhood	300-EAST OF PORT MELLON				
Area	VSC-Sunshine Coast				
Sub Area	VSCGB-Gibsons & Area			More PID's	
Gross Taxes	\$2193.77	(2014)		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 **

1723 JENSEN RD
GIBSONS BC

VON 1V6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP21531	13		1398	36				
Legal Description PL VAP21531 LT 13 DL 1398 LD 36								

Land & Building Information

Width	Depth	Lot Size	9583 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	2 ST SFD AFTER 1960 MODERN ST		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	\$146,000	Gross Land	\$146,000	Gross Land	\$146,000
Improvement	\$179,000	Gross Improve	\$179,000	Gross Improve	\$179,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$325,000	Municipal Total	\$325,000	School Total	\$325,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/08/2008	\$375,000	CA940325	IMPRV SINGLE PROP CASH TRANSAC
03/31/2006	\$334,000	BA170211	IMPRV SINGLE PROP CASH TRANSAC
04/29/2005	\$285,000	BX436852	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:24 PM

Presented by:
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 Website: www.aibhahe.com

Sunshine Coast, Sechelt District

MLS# V1078192

Residential Detached

5672 OSPREY ST, VON 3A0

Active



List Price: \$379,000

Complex/Subdiv: Sechelt

Frontage:	75.00 ft	Bedrooms:	4	PID:	004-735-714
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	8845.00	Full Baths:	2	Approx Yr Blt:	1975
Rear Yard Exp:		Half Baths:	1	Age at List Date:	39
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,290 (2014)
Flood Plain:		Zoning:	R1		
View:	Y - SECHELT INLET				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Split Entry	Total Parking:	5	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Det.Grge/Carport		
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:	Electric, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - BANK COURT ORDER
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP12056 LT 17 BLK 9 DL 304 LD 36

Amenities:

Site Influences: Cul-de-Sac, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'			X			X
Main F.	Kitchen	13' X 11'			X			X
Main F.	Dining	10' X 7'			X			X
Main F.	Office	10' X 9'			X			X
Main F.	Master Bedroom	11'5 X 11'5			X			X
Main F.	Bedroom	10' X 10'			X			X
Below	Living Room	12' X 12'			X			X
Below	Kitchen	10'5 X 10'			X			X
Below	Bedroom	12'5 X 9'			X			
Below	Bedroom	7' X 7'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,042
 Finished Floor Up SqFt: 0
 Finished Floor Down: 1,042
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 2,084

Total # Rooms: 10
 # Kitchens: 2
 Finished Levels: 2
 Crawl/Bsmt Height: 8'
 Basement Area: Fully Finished

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.
 2 2 Piece; Ensuite: Y; Level: Main F.
 3 3 Piece; Ensuite: Y; Level: Below
 4
 5
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 2,084

Listing Broker(s): Re/Max Top Performers

Waterfront Court Order sale in Sechelt. This waterfront home has been used as a B&B. Home is 2024 sq ft with 4 bedrooms plus a 1 bedroom suite. Features include a large covered deck, gas fireplace, and a large lot with lots of room for gardens. And you have lots of space for parking. Home is dated but is a must see for downtown Sechelt.

Tax Report - 5672 OSPREY Street
Record Updated - 05/07/2014

Jurisdiction	570-SECHELT - DISTRICT OF	Roll Number	00093107	Property ID	004-735-714
Property Addr	5672 OSPREY ST				
Municipality	VS-DISTRICT OF SECHELT	Board Code	V		
Neighborhood	009-VILLAGE OF SECHELT-WATERFRONT				
Area	VSC-Sunshine Coast				
Sub Area	VSCSD-Sechelt District				
Gross Taxes	\$4159.68	(2011)			
Tax Amount Updated - 05/14/12					
			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

PO BOX 1114
SECHELT BC

VON 3A0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP12056	17	9	304	36				
Legal Description PL VAP12056 LT 17 BLK 9 DL 304 LD 36								

Land & Building Information

Width	Depth	Lot Size	8845 SQUARE FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1 ST SFD AFTER 1960 MODERN STD		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	\$286,000	Gross Land	\$286,000	Gross Land	\$286,000
Improvement	\$120,000	Gross Improve	\$120,000	Gross Improve	\$120,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$406,000	Municipal Total	\$406,000	School Total	\$406,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/03/2011	\$232,000	CA2043584	REJECT NOT SUITED SALE ANALYSIS
07/05/2002	\$170,000	BT238674	IMPRV SINGLE PROP CASH TRANSAC
10/01/1991	\$110,000	BE252982	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:24 PM

Presented by:
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 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Sunshine Coast, Pender Harbour Egmont

MLS# V1015081

Residential Detached

13245 SUNSHINE COAST HY, VON 2H1

Active



List Price: \$419,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	010-910-948
Depth/Size:	Bathrooms:	1	Type:	House with Acreage
Lot Area SqFt: 0.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:	Half Baths:	0	Age at List Date:	999
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$2,068 (2012)
Flood Plain:	Zoning:	RU-1H		
View:	Y - OCEAN			
Serv. Connected:	Electricity, Septic, Water			

Style of Home:	2 Storey	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear	
Foundation:	Other	Parking Facilities:	Carport; Single	
Exterior:	Wood			
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:			Seller's Interest:	Court Ordered Sale
Water Supply:	Well - Shallow, Other		Mortgage Info:	\$0
Heat/Fuel:	Electric, Wood			
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Wood		Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:				

Legal: PL VAP6321 BLK 1 DL 952 LD 36 GROUP 1. **TR 12/3/2014

Amenities:

Site Influences: Waterfront Property, Recreation Nearby, Private Setting

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'2" X 17'2"			X			X
Main F.	Kitchen	17' X 14'			X			X
Main F.	Master Bedroom	10' X 12'			X			X
Main F.	Office	9'7" X 10'5"			X			X
Main F.	Laundry	7'10" X 6'8"			X			X
Above	Bedroom	10'7" X 12'7"			X			X
Main F.	Bedroom	9'6" X 10'4"			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,406	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	352	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,758	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,758	8

Listing Broker(s): Royal LePage Sussex (Sct)

"7.3 Acre Waterfront". Follow the winding country drive to the building site on this 7.3 acre low bank tidal waterfront property with 659' of south facing frontage. Well situated on the south facing shoreline, the rustic country cottage is in need of repairs and renovation. Zoned for 2 homes with plenty of room for outbuildings, a flexible zoning which allows for B&B operations, agriculture and auxiliary light industry. Located within 4 km of golf course, schools, restaurants, and pool & fitness centre - the perfect escape from the city. Launch the kayaks or Walker Bay and enjoy a paddle along the shoreline. Call to arrange your own private showing.

Tax Report - 13245 SUNSHINE COAST
Record Updated - 12/11/2014

Jurisdiction	746-SECHELT RURAL	Roll Number	01590000	Property ID	010-910-948
Property Addr	13245 SUNSHINE COAST				
Municipality	SR-SECHELT RURAL	Board Code	V		
Neighborhood	559-HALFMOON BAY-EGMONT WATERFF				
Area	VSC-Sunshine Coast				
Sub Area	VSCPE-Pender Harbour Egmont			More PID's	
Gross Taxes	\$2443.12	(2014)	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 **

301-1497 MARINE DR
WEST VANCOUVER BC

V7T 1B8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP6321		1	952	36				
Legal Description PL VAP6321 BLK 1 DL 952 LD 36								

Land & Building Information

Width	Depth	Lot Size	7.3 ACRES
Land Use	Actual Use	2AC PLUS SIN FAM DWLL DUP	
BCA Description	1.5 ST SFD AFTER 1930 FAIR	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	\$421,000	Gross Land	\$421,000	Gross Land	\$421,000
Improvement	\$41,500	Gross Improve	\$41,500	Gross Improve	\$41,500
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$462,500	Municipal Total	\$462,500	School Total	\$462,500

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/15/2003	\$310,000	BV267542	IMPRV SINGLE PROP CASH TRANSAC
04/01/1998	\$250,000	BM97252	REJECT NOT SUITED SALE ANALYSIS
10/31/1991	\$110,000	BE294233	IMPRV SINGLE PROP CASH TRANSAC

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Sunshine Coast, Pender Harbour Egmont

MLS# V1091176

Residential Detached

5195 SUMMIT RD, VON 2H1

Active



List Price: \$630,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	023-527-587
Depth/Size:	IRR	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1990
Rear Yard Exp:		Half Baths:	0	Age at List Date:	24
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,836 (2013)
Flood Plain:		Zoning:	R2		
View:	Y - OCEAN - PENDER HARBOUR				
Serv. Connected:	Electricity, Septic, Water				

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:			
Flooring:	Hardwood, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Baseboard, Electric	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - NOT REQUIRED
Fireplace Fuel:	Wood	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL LMP29655 LT J BLK 5 DL 1024 LD 36 GROUP 1, FORESHORE SEE 01635.181.
 Amenities: Storage
 Site Influences: Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Waterfront Property
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 13'10			X			X
Main F.	Kitchen	11'7 X 11'4			X			X
Main F.	Dining	15' X 9'			X			X
Main F.	Bedroom	16'10 X 9'5			X			X
Main F.	Laundry	11'6 X 4'10			X			X
Above	Master Bedroom	20'7 X 11'10			X			X
Above	Bedroom	13' X 18'			X			X
Below	Family Room	16'6 X 11'6			X			X
Below	Other	16'9 X 11'1			X			
Below	Other	16'5 X 13'5			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,117	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	800	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	168	3 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,085	5
		6
Unfinished Floor:	400	7
Grand Total Floor Area:	2,485	8

Listing Broker(s): RE/MAX Oceanview Realty

Private waterfront home with a dock and year round deep water moorage. Main level is open and takes in the oceanviews right up Pender Harbour. Living room has massive floor to ceiling windows and a slider that accesses the large sundeck for entertaining with stairs that lead to the rear yard and dock. Hardwood floors and wood-burning fireplace cozy up the interior. The kitchen overlooks the living area with oak cabinetry with an eating bar and services the dining area. This home features 3 bedrooms with 2 having their own ensuites finished with tile and granite countertops, a walk-in closet and skylights. Lower level is the family room, other part/unfinished rooms for lots of storage. This home is also ideal for vacation rental.

Tax Report - 5195 SUMMIT Road
Record Updated - 12/11/2014

Jurisdiction	746-SECHELT RURAL	Roll Number	01835178	Property ID	023-527-587
Property Addr	5195 SUMMIT RD				
Municipality	SR-SECHELT RURAL	Board Code	V		
Neighborhood	559-HALFMOON BAY-EGMONT WATERFF				
Area	VSC-Sunshine Coast				
Sub Area	VSCPE-Pender Harbour Egmont			More PID's	
Gross Taxes	\$3550.58	(2014)	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 **

PO BOX 250
MADEIRA PARK BC

VON 2H0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMP29655	J	5	1024	36				
Legal Description	PL LMP29655 LT J BLK 5 DL 1024 LD 36 FORESHORE SEE 01635.181.							

Land & Building Information

Width	Depth	Lot Size	0.633 ACRES
Land Use	Actual Use	SINGLE FAMILY DWELLING	
BCA Description	2 ST SFD AFTER 1930 SEMICUSTO	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	\$446,000	Gross Land	\$446,000	Gross Land	\$446,000
Improvement	\$221,000	Gross Improve	\$221,000	Gross Improve	\$221,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$667,000	Municipal Total	\$667,000	School Total	\$667,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/03/2006	\$800,000	BA372468	REJECT NOT SUITED SALE ANALYSIS
09/15/2005	\$800,000	BX566605	IMPRV SINGLE PROP CASH TRANSAC
05/28/2002	\$393,000	BT181195	IMPRV SINGLE PROP CASH TRANSAC

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Presented by:
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Sunshine Coast, Pender Harbour Egmont
4830 SINCLAIR BAY RD, VON 1S0

MLS# V1099802

Residential Detached

Active



List Price: \$649,900

Complex/Subdiv:

Frontage:	51.50 ft	Bedrooms:	5	PID:	009-291-636
Depth/Size:		Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	13935.00	Full Baths:	4	Approx Yr Blt:	1988
Rear Yard Exp:		Half Baths:	1	Age at List Date:	27
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,093 (2014)
Flood Plain:		Zoning:	R2		
View:	Y - Ocean				
Serv. Connected:	Electricity, Water, Septic				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail.
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:			Title to Land:
Water Supply:	City/Municipal		Seller's Interest:
Heat/Fuel:	Mixed		Mortgage Info:
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VAP4479 LT 7 BLK 6 DL 1397 LD 36
 Amenities: Guest Suite
 Site Influences: Marina Nearby, Waterfront Property, Recreation Nearby, Private Setting, Private Yard
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'	Below	Bedroom	12'4 X 11'			X
Main F.	Dining	12' X 13'	Below	Bedroom	12' X 13'			X
Main F.	Kitchen	15' X 25'	Below	Games Room	17' X 13'			X
Main F.	Office	9' X 9'	Below	Eating Area	9' X 9'			X
Main F.	Eating Area	10' X 10'	Below	Storage	21' X 5'			X
Main F.	Sauna	7' X 5'	Main F.	Master Bedroom	12' X 14'			X
Main F.	Gym	8' X 11'						X
Main F.	Laundry	7' X 8'						X
Above	Bedroom	10' X 12'						
Above	Bedroom	12' X 9'						

Floor Area (SqFt):		Total # Rooms:	16	Bathrooms
Main Floor Area SqFt:	1,527	# Kitchens:	1	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	440	Finished Levels:	3	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	1,590	Crawl/Bsmt Height:		3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Basement Area:	Full	4 3 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	3,557			5 3 Piece; Ensuite: N; Level: Below
				6
Unfinished Floor:	0	Suite:		7
Grand Total Floor Area:	3,557			8

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

Incredible Waterfront with 40 foot dock, year round moorage. South facing with spectacular ocean views in beautiful Garden Bay. Everything on the list including a detached guest cottage near dock. Waterfront w/ foreshore fine area of homes

Tax Report - 4830 SINCLAIR BAY Road
Record Updated - 12/11/2014

Jurisdiction	746-SECHELT RURAL	Roll Number	03593300	Property ID	009-291-636
Property Addr	4830 SINCLAIR BAY RD				
Municipality	SR-SECHELT RURAL	Board Code	V		
Neighborhood	559-HALFMOON BAY-EGMONT WATERFF				
Area	VSC-Sunshine Coast				
Sub Area	VSCPE-Pender Harbour Egmont			More PID's	
Gross Taxes	\$3092.67	(2014)	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 **

5882 EAGLE ISLAND
WEST VANCOUVER BC

V7W 1V5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP4479	7	6	1397	36				

Legal Description PL VAP4479 LT 7 BLK 6 DL 1397 LD 36
FORESHORE LEASE ASSESSED 03593.302.

Land & Building Information

Width	Depth	Lot Size	13580 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	2 ST SFD AFTER 1930 SEMICUSTO		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	\$322,000	Gross Land	\$322,000	Gross Land	\$322,000
Improvement	\$239,000	Gross Improve	\$239,000	Gross Improve	\$239,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$561,000	Municipal Total	\$561,000	School Total	\$561,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/28/2007	\$1,470,000	CA586130	IMPRV SINGLE PROP CASH TRANSAC
09/15/2005	\$485,000	BX483605	IMPRV SINGLE PROP CASH TRANSAC
09/15/2005	\$485,000	BX483604	IMPRV SINGLE PROP CASH TRANSAC

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