

Presented by:

Anthony Ibhahe

Royal LePage-West Real Estate Services
Phone: 604-581-3838 Cell: 604-788-0179
Email: aibhahe@gmail.com
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Vancouver East, Killarney VE
5655 SENLAC ST, V5R 6G8

MLS# V1072374

Residential Attached
Active



List Price: \$440,000 Previous Price: \$435,000

Subdiv/Complex: KILLARNEY VILLA

Frontage:	Approx Yr Blt: 1999	PID:	024-593-168
Depth/Size:		Type:	Townhouse
Lot SqFt: 0	Age at List Date: 15	Zoning:	MF
Exposure: E	Bedrooms: 3	Taxes:	\$2,133 (2013)
Stories in Bldg: 3	Bathrooms: 3	GST/HST Incl?:	
Flood Plain:	Full Baths: 2	Tax Incl Utilities:	Yes
Meas. Type: Feet	Half Baths: 1	Apprvl Reqcd:	
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed, Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other		
Renovations:	Reno Year:	
Flooring: Wall/Wall/Mixed	Dist to Public Trans: ON	Dist to School/Bus:
Water Supply: City/Municipal	Units in Development: 28	Total Units in Strata: 28
Heat/Fuel: Electric	Locker:	
No. of Fireplaces: 1	Possession:	
Fireplace Fuel: Gas - Natural	Title to Land: Freehold Strata	
Outdoor Area: Patio(s)	Seller's Interest: Court Ordered Sale	
	Mortgage Info: \$0	
Mngmt Co: NONE	Property Disclosure: N - FORECLOSURE	
Mngmt Ph:	Bylaw Restrictions: Rentals Allowed, Pets Allowed w/Rest.	
	Maint Fee: \$1.00	

Maint Charge Incl: Other

Legal: PL LMS3991 LT 9 DL 37 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
Amenities: In Suite Laundry
Features Incl:

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 14'3						
Main F.	Kitchen	13'4 X 5'6						
Main F.	Dining	13'6 X 10'						
Main F.	Storage	5'8 X 4'3						
Above	Master Bedroom	15'6 X 13'6						
Above	Bedroom	10' X 9'6						
Above	Bedroom	10'8 X 9'						
Above	Walk-In Closet	6'6 X 3'						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 579	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 771	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,350	Restricted Age:	5
	# Pets / Cats; Dogs: No Restriction / Cats: Yes; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,350		8

Listing Broker(s): RE/MAX City Realty

3 Bedroom townhouse, this is a foreclosure sale so the property is sold in an "as is" condition. Pets and rentals are welcome. Nice layout with street level entrance, back door off kitchen pantry leads to underground parking, 2 level unit in average condition, some upgrades needed. 3 bedroom and 2 bath on top floor. Living room, dining room, kitchen and 2 piece bath on main/ground level. Located behind Safeway near Kingsway and Tyne. This complex has no strata minutes, financial statements or management company. Difficult to finance because of no strata minutes. One unit is above this home.

Tax Report - 5655 SENLAC Street
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	024309770550009	Property ID	024-593-168
Property Addr	5655 SENLAC ST				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	024-KILLARNEY				
Area	VVE-Vancouver East				
Sub Area	VVEKL-Killarney VE			More PID's	
Gross Taxes	\$1966.57	(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 **	

1203-4567 HAZEL ST
BURNABY BC

V5H 4V4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS3991	9		37	36				
Legal Description	PL LMS3991 LT 9 DL 37 LD 36 IN COM RPOP THEREINTOGETHER WITH AN INTEREST IN T 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
		CD-1 (351) COMPREHENSIVE DEVEL
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$210,000	Gross Land	\$210,000	Gross Land	\$210,000
Improvement	\$233,000	Gross Improve	\$233,000	Gross Improve	\$233,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$443,000	Municipal Total	\$443,000	School Total	\$443,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/03/2000	\$238,317	BP185634	IMPRV SINGLE PROP CASH TRANSAC
09/15/1999		BN248252	REJECT NOT SUITED SALE ANALYSIS

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

Active



Style of Home:	Upper Unit, End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:	Partly	Reno Year:		Dist to Public Trans:	Dist to School/Bus:
Flooring:	Other			Units in Development:	Total Units in Strata:
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Electric			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:	Patio(s) & Deck(s)			Mortgage Info:	\$ 0
				Property Disclosure:	N - Court Order Sale
Mngmt Co:				Bylaw Restrictions:	Rentals Allowed, Pets Allowed
Mngmt Ph:		Maint Fee:	\$ 225.00		

Site Influences: Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby

<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	12' X 9'						
Main F.	Dining	10' X 8'						
Main F.	Master Bedroom	10' X 8'						
Main F.	Bedroom	9' X 9'						
Main F.	Laundry	0' X 0'						

<u>Floor Area (SqFt):</u>	Total # Rooms:	5	<u>Bathrooms</u>	
Finished Floor Area Main:	822	Finished Levels:	1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	822	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	822			8

HUGE MASSIVE DECK off living room ideal for entertaining & gardening on quiet side of building.New Appliances,gas f/place,2 Bedrooms,2 Bathrooms,Freshly painted.Shopping & Transit out your front door ideally located for convenience close to library, schools & Community Centre

Tax Report - 6991 VICTORIA Drive Unit# 210
Record Updated - 12/11/2014

Jurisdiction 200-VANCOUVER - CITY OF Roll Number 017250802770017 Property ID 024-570-001
Property Addr 6991 VICTORIA DR Unit# 210
Municipality VA-CITY OF VANCOUVER Board Code V
Neighborhood 017-SOUTH VANCOUVER
Area VVE-Vancouver East
Sub Area VVEKL-Killarney VE
Gross Taxes \$1324.06 (2014) More PID's
Water Conn
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

210-6991 VICTORIA DR
VANCOUVER BC

V5P 3Y7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS3954	17		735	36				
Legal Description	PL LMS3954 LT 17 DL 735 LD 36 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTERES 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
		C-2 COMMERCIAL

BCAA Data Updated - 03/04/14

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$209,000	Gross Land	\$209,000	Gross Land	\$209,000
Improvement	\$153,000	Gross Improve	\$153,000	Gross Improve	\$153,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$362,000	Municipal Total	\$362,000	School Total	\$362,000


Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/29/2001	\$142,000	BR287363	IMPRV SINGLE PROP CASH TRANSAC
01/30/2001	\$145,000	BR22183	IMPRV SINGLE PROP CASH TRANSAC
10/12/1999	\$159,839	BN273697	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:28 AM

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Vancouver East, Collingwood VE Residential Attached
617 3520 CROWLEY DR, V5R 6G9 **Active**
 MLS# V1095896



List Price: \$324,900 Previous Price:

Subdiv/Complex: MILLENIO

Frontage:	Approx Yr Blt:	2000	PID:	025-178-903
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	14	Zoning:
Exposure:	S	Bedrooms:	2	Taxes:
Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:
Flood Plain:		Full Baths:	2	Tax Incl Utilities:
Meas. Type:		Half Baths:	0	Apprvl Req:
Fixtures Lsd:	N			No
Fixt Removed:	N			No
View:				

Style of Home: Other Construction: Concrete Foundation: Concrete Block Exterior: Mixed Rain Screen: Type of Roof: Tar & Gravel Renovations: Flooring: Vinyl/Linoleum, Other Water Supply: City/Municipal Heat/Fuel: Baseboard No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Balcony(s)	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: 1 Covered Parking: 1 Parking Access: Side Parking Facilities: Garage; Underground Dist to Public Trans: 2 Units in Development: Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: N - FORECLOSURE/COURT ORDERED SALE Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
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Mngmt Co: DORSET REALTY
 Mngmt Ph: 604-270-1711 Maint Fee: \$299.79

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

Legal: PL LMS4527 LT 85 DL 36 LD 36 IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T

Amenities: Elevator, Exercise Centre, Garden, In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer, Dishwasher, Intercom, Range, Smoke Alarm, Sprinkler - Fire, Stove

Site Influences: Central Location, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 10'4"						
Main F.	Dining	12'3" X 8'9"						
Main F.	Kitchen	8'3" X 8'3"						
Main F.	Master Bedroom	12'3" X 11'						
Main F.	Bedroom	10' X 9'						
Main F.	Laundry	3' X 4'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	853	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	853	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	853			8	

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

The Millenio concrete highrise in a desirable Collingwood area by BOSA, south facing balcony with garden view, quiet & well layout interior, well below assessed value, handyman special in need of some TLC, but good value for the Price. Being sold AS IS, WHERE IS. The Seller will not accept any offers from any employees of Toronto-Dominion Bank or any of its subsidiary Companies. We have an accepted offer. Court day has been scheduled on January 26, 2015. at 9:45 am.

Tax Report - 3520 CROWLEY Drive Unit# 617
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	023720312080085	Property ID	025-178-903
Property Addr	3520 CROWLEY DR Unit# 617				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	023-COLLINGWOOD				
Area	VVE-Vancouver East				
Sub Area	VVECO-Collingwood VE				
Gross Taxes	\$1390.26	(2014)	More PID's		
Water Conn					
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

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

617-3520 CROWLEY DR
VANCOUVER BC

V5R 6G9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS4527	85		36	36				
Legal Description	PL LMS4527 LT 85 DL 36 LD 36 IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
		Actual Use
Land Use		STRATA LOT RES CONDO
BCA Description	STRATA APT HI RISE	Zoning
		CD-1 (314) COMPREHENSIVE DEVEL
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$109,000	Gross Land	\$109,000	Gross Land	\$109,000
Improvement	\$250,000	Gross Improve	\$250,000	Gross Improve	\$250,000
		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
10/27/2006	\$351,500	BA439122	IMPRV SINGLE PROP CASH TRANSAC
11/28/2001	\$170,271	BR319928	IMPRV SINGLE PROP CASH TRANSAC
10/31/2001		BR290053	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:28 AM
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Vancouver East, Killarney VE # 203 5625 SENLAC ST, V5R 6G8		MLS# V1095932		Residential Attached Active																																																																																																	
		<table style="width: 100%; border: none;"> <tr> <td>List Price:</td> <td style="text-align: right;">\$479,000</td> <td>Previous Price:</td> <td style="text-align: right;">\$489,900</td> </tr> </table> <table style="width: 100%; border: none;"> <tr> <td colspan="2">Subdiv/Complex:</td> <td colspan="2">Approx Yr Blt:</td> <td>PID:</td> <td>024-593-231</td> </tr> <tr> <td>Frontage:</td> <td></td> <td></td> <td>1999</td> <td>Type:</td> <td>Townhouse</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td></td> <td></td> <td>Zoning:</td> <td>RES</td> </tr> <tr> <td>Lot SqFt:</td> <td style="text-align: right;">0</td> <td>Age at List Date:</td> <td style="text-align: right;">15</td> <td>Taxes:</td> <td style="text-align: right;">\$2,091 (2014)</td> </tr> <tr> <td>Exposure:</td> <td></td> <td>Bedrooms:</td> <td style="text-align: right;">3</td> <td>GST/HST Incl?:</td> <td></td> </tr> <tr> <td>Stories in Bldg:</td> <td></td> <td>Bathrooms:</td> <td style="text-align: right;">3</td> <td>Tax Incl Utilities:</td> <td style="text-align: right;">No</td> </tr> <tr> <td>Flood Plain:</td> <td></td> <td>Full Baths:</td> <td style="text-align: right;">2</td> <td>Apprvl Reqd:</td> <td></td> </tr> <tr> <td>Meas. Type:</td> <td></td> <td>Half Baths:</td> <td style="text-align: right;">1</td> <td></td> <td></td> </tr> <tr> <td>Fixtures Lsd:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>View:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				List Price:	\$479,000	Previous Price:	\$489,900	Subdiv/Complex:		Approx Yr Blt:		PID:	024-593-231	Frontage:			1999	Type:	Townhouse	Depth/Size:				Zoning:	RES	Lot SqFt:	0	Age at List Date:	15	Taxes:	\$2,091 (2014)	Exposure:		Bedrooms:	3	GST/HST Incl?:		Stories in Bldg:		Bathrooms:	3	Tax Incl Utilities:	No	Flood Plain:		Full Baths:	2	Apprvl Reqd:		Meas. Type:		Half Baths:	1			Fixtures Lsd:						Fixt Removed:						View:																															
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Mngmt Ph:		Maint Fee:	\$0.00																																																																																																		
Maint Charge Incl: Legal: PL LMS3991 LT 16 DL 37 LD 36 SHARE IN COM RPOP THEREINTOGETHER WITH AN INTERES Amenities: None Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW Site Influences: Central Location, Recreation Nearby, Shopping Nearby																																																																																																					
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Listing Broker(s): Royal Pacific Riverside Realty																																																																																																					
Central location in Killarney area. Large 2 storeys, 3 bedrooms with 2.5 bath townhouse. Walking distance for shopping, banking and transportation. Please call for showing. Sold "as is".																																																																																																					

Tax Report - 5625 SENLAC Street Unit# 203
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	024309770550016	Property ID	024-593-231
Property Addr	5625 SENLAC ST Unit# 203				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	024-KILLARNEY				
Area	VVE-Vancouver East				
Sub Area	VVEKL-Killarney VE			More PID's	
Gross Taxes	\$2091.61	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
LIM SUSAN	
203-5625 SENLAC ST	
VANCOUVER BC	
V5R 6G8	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS3991	16		37	36				
Legal Description	PL LMS3991 LT 16 DL 37 LD 36 SHARE IN COM RPOP THEREINTOGETHER WITH AN INTERES ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
		Actual Use
Land Use		ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
		CD-1 (351) COMPREHENSIVE DEVEL
BCAA Data Updated - 03/04/14		


Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$237,000	Gross Land	\$237,000	Gross Land	\$237,000
Improvement	\$241,000	Gross Improve	\$241,000	Gross Improve	\$241,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$478,000	Municipal Total	\$478,000	School Total	\$478,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/03/2000	\$261,294	BP185644	IMPRV SINGLE PROP CASH TRANSAC
09/15/1999		BN248259	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

Vancouver East, Grandview VE # 203 1330 GRAVELEY ST, V5L 3A2		MLS# V1094476		Residential Attached Active																																																							
		List Price: \$289,900 Previous Price: \$294,900																																																									
		Subdiv/Complex: _____ Frontage: _____ Approx Yr Blt: 1990 PID: 015-804-348 Depth/Size: _____ Age at List Date: 24 Type: Apartment/Condo Lot SqFt: 0 Bedrooms: 1 Zoning: MF Exposure: _____ Bathrooms: 1 Taxes: \$1,068 (2014) Stories in Bldg: 3 Full Baths: 1 GST/HST Incl?: Flood Plain: _____ Half Baths: 0 Tax Incl Utilities: No Meas. Type: _____ Apprvl Reqd: Fixtures Lsd: _____ Fixt Removed: _____ View: N																																																									
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Mngmt Co: RICHVIEW MANAGEMENT Mngmt Ph: 604-276-8888 Maint Fee: \$278.73																																																											
Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management																																																											
Legal: PL VAS2608 LT 10 DL 264A LD 36 Amenities: None Features Incl: Site Influences:																																																											
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Listing Broker(s): Top Vision Realty Inc.																																																											
COURT ORDER SALE. The Hampton Court. Large 1 bedroom and den. Over 700 sq ft of living space. Central location, 5 minutes from downtown, walking to transit, parks and community center. Tenant occupied property. Showing only between 9am to 5pm. Min 24 hours notice required. Preferred 48 hours.																																																											

Tax Report - 1330 GRAVELEY Street Unit# 203
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	014616230340010	Property ID	015-804-348
Property Addr	1330 GRAVELEY ST Unit# 203				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	014-GRANDVIEW				
Area	VVE-Vancouver East				
Sub Area	VVEGR-Grandview VE				
Gross Taxes	\$1067.83	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

202-1330 GRAVELEY ST
VANCOUVER BC

V5L 3A2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS2608	10		264A	36				
Legal Description	PL VAS2608 LT 10 DL 264A LD 36 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTERES 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
		RM-4 MULTIPLE FAMILY DWELLING
BCAA Data Updated - 03/04/14		

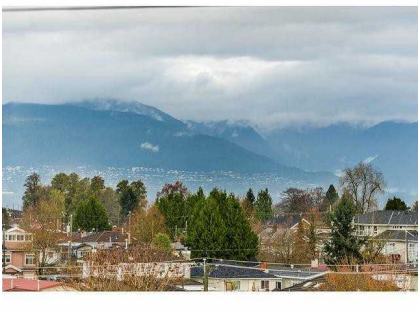
Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$154,000	Gross Land	\$154,000	Gross Land	\$154,000
Improvement	\$136,000	Gross Improve	\$136,000	Gross Improve	\$136,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$290,000	Municipal Total	\$290,000	School Total	\$290,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/12/1990	\$126,900	GD70243	IMPRV SINGLE PROP CASH TRANSAC
03/19/1990		GD36295	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

Vancouver East, Collingwood VE # 305 2973 KINGSWAY BB, V5R 5J4		MLS# V1095190		Residential Attached Active																																																							
		List Price: \$278,888 Previous Price: \$289,900																																																									
		Subdiv/Complex: MOUNTAIN VIEW PLACE																																																									
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Court Ordered Sale - Mountain View Place - Unobstructed North Shore Mountain View!! This upper 3rd floor middle unit faces North, away from the hustle & bustle of Kingsway. Open floor plan boasting 726 square feet, this 2 bedroom, 1 bathroom home also features bright, spacious kitchen with sit up breakfast bar, gas fireplace & insuite laundry. Glass sliders out onto massive deck, perfect for entertaining!!! Ideal location close to shopping, restaurants, schools & all levels of transportation. Convenient short walk to skytrain. Reasonable maintenance fees include hot water & gas. 1 parking & 1 storage locker. Property is sold on 'as is, where is' basis only.																																																											

Tax Report - 2973 KINGSWAY Unit# 305
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	023770286650036	Property ID	025-802-593
Property Addr	2973 KINGSWAY Unit# 305				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	023-COLLINGWOOD				
Area	VVE-Vancouver East				
Sub Area	VVECO-Collingwood VE			More PID's	
Gross Taxes	\$1064.15	(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 **

305-2973 KINGSWAY
VANCOUVER BC

V5R 5J4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS493	36		37	36				
Legal Description	PL BCS493 LT 36 DL 37 LD 36 COM PROP THEREIN TOGETHERWITH AN INTEREST IN THE 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
		C-2 COMMERCIAL
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$147,000	Gross Land	\$147,000	Gross Land	\$147,000
Improvement	\$155,000	Gross Improve	\$155,000	Gross Improve	\$155,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$302,000	Municipal Total	\$302,000	School Total	\$302,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/14/2007	\$271,700	BB501425	IMPRV SINGLE PROP CASH TRANSAC
11/30/2005	\$228,000	BX396881	IMPRV SINGLE PROP CASH TRANSAC
05/11/2004	\$182,810	BW199151	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:28 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

Vancouver East, Collingwood VE 3366 VANNESS AV, V5R 5A8		MLS# V1096621		Residential Attached Active																																																																									
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Unfinished Floor Area: 0	# or % Rentals: 10%	7																																																																											
Grand Total Floor Area: 1,366		8																																																																											
Listing Broker(s): RE/MAX LifeStyles Rlty(PtMdws)																																																																													
3366 VANNESS AVE - RARELY AVAILABLE JOYCE PLACE TOWNHOME. Located in the heart of Collingwood & steps to Joyce Skytrain Station. This townhouse features a generous floor plan on three levels. Fully Fenced Front terrace and Back Yard. Upgraded flooring, two decks, two full baths and a powder on the main, 1 secure underground parking & 1 Storage locker. Great opportunity with a little TLC this townhouse will sparkle and you will enjoy it for years to come. No representatives or warranties are made of any kind by the seller or agent in regards to this property. All information displayed is believed to be accurate but is not warranted & should be verified "sold in as is condition".																																																																													

Tax Report - 3366 VANNESS
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	023718303760003	Property ID	018-366-830
Property Addr	3366 VANNESS				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	023-COLLINGWOOD				
Area	VVE-Vancouver East				
Sub Area	VVECO-Collingwood VE			More PID's	
Gross Taxes	\$1744.57	(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 **	

3366 VANNESS AVE
VANCOUVER BC

V5R 5A8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS992	3		37	36				
Legal Description	PL LMS992 LT 3 DL 37 LD 36 IN COM PROP THEREINTOGETHER WITH AN INTEREST IN T 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	CD-1 (201) COMPREHENSIVE DEVEL
BCAA Data Updated - 03/04/14			

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$276,000	Gross Land	\$276,000	Gross Land	\$276,000
Improvement	\$193,000	Gross Improve	\$193,000	Gross Improve	\$193,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$469,000	Municipal Total	\$469,000	School Total	\$469,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/29/2007	\$410,000	BB379244	IMPRV SINGLE PROP CASH TRANSAC
06/29/2006	\$385,000	BA396121	IMPRV SINGLE PROP CASH TRANSAC
09/15/2005	\$311,000	BX193188	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:28 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

Vancouver East, Mount Pleasant VE # 111 2150 BRUNSWICK ST, V5T 3L5		MLS# V1101463		Residential Attached Active																																																																
	List Price: \$319,000 Previous Price:																																																																			
	Subdiv/Complex: Mount Pleasant Place Frontage: 0.00 Approx Yr Blt: 1982 PID: 004-299-388 Depth/Size: Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 33 Zoning: RM-4 Exposure: N, E Bedrooms: 2 Taxes: \$1,139 (2014) Stories in Bldg: 4 Bathrooms: 0 GST/HST Incl?: Flood Plain: Full Baths: 0 Tax Incl Utilities: Meas. Type: Feet Half Baths: 0 Apprvl Reqd: No Fixtures Lsd: Fixt Removed: N View:																																																																			
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Legal: PL VAS1213 LT 15 DL 200A LD 36 IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T																																																																				
Amenities: Elevator, Shared Laundry																																																																				
Features Incl:																																																																				
Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby																																																																				
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Unfinished Floor Area: 0	# or % Rentals:	7																																																																		
Grand Total Floor Area: 695		8																																																																		
Listing Broker(s): Royal LePage Sussex (WVan)																																																																				
<p>Foreclsoure sale. Opportunity here to enter the market with this 2 bdrm, 1 bath apartment that needs updating, such as flooring, kitchen, bathroom. Great location in Mount Pleasant, minutes to Guelph Park (aka Dude Chilling Park) and Broadway and Main Street. The apartment faces North, with an outdoor balcony. The building has had lots of updates with new roof, balcony membrames, new plumbing pipes, new washer/dryers on each floor, inetrior hallway painting and hallway carpet installed in the beginning of February. Rentals and Pets are allowed and 1 secured parking spot.</p>																																																																				

Tax Report - 2150 BRUNSWICK Street Unit# 111
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	013645195070015	Property ID	004-299-388
Property Addr	2150 BRUNSWICK ST Unit# 111				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	013-MOUNT PLEASANT				
Area	VVE-Vancouver East				
Sub Area	VVEMP-Mount Pleasant VE				
Gross Taxes	\$1139.40	(2014)			
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

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

111-2150 BRUNSWICK ST
VANCOUVER BC

V5T 3L5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS1213	15		200A	36				
Legal Description	PL VAS1213 LT 15 DL 200A LD 36 IN COM PROP THEREIN TOGETHERWITH AN INTEREST IN T 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
		RM-4 MULTIPLE FAMILY DWELLING
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$209,000	Gross Land	\$209,000	Gross Land	\$209,000
Improvement	\$78,100	Gross Improve	\$78,100	Gross Improve	\$78,100
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$287,100	Municipal Total	\$287,100	School Total	\$287,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/24/2005	\$70,000	BX246210	REJECT NOT SUITED SALE ANALYSIS
06/30/1995	\$101,000	BJ193113	IMPRV SINGLE PROP CASH TRANSAC
06/26/1991	\$97,000	BE118834	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:28 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

Vancouver East, Champlain Heights		MLS# V1098831		Residential Attached																												
3354 MARQUETTE CR, V5S 4K4				Active																												
	List Price: \$320,000 Previous Price:																															
	Subdiv/Complex: CHAMPLAIN RIDGE																															
	Frontage:		Approx Yr Blt: 1982	PID:	006-442-064																											
	Depth/Size:			Type:	Townhouse																											
	Lot SqFt: 0		Age at List Date: 33	Zoning:	CD-1																											
Exposure:		Bedrooms: 3	Taxes:	\$1,474 (2014)																												
Stories in Bldg:		Bathrooms: 3	GST/HST Incl?:																													
Flood Plain:		Full Baths: 1	Tax Incl Utilities:	No																												
Meas. Type:		Half Baths: 2	Apprvl Reqd:																													
Fixtures Lsd: N																																
Fixt Removed: Y - APPLIANCES																																
View: N																																
Style of Home: 2 Storey		Total Parking: 1	Covered Parking: 1																													
Construction: Frame - Wood		Parking Access: Front, Side																														
Foundation: Concrete Perimeter		Parking Facilities: Add. Parking Avail., Garage; Underground, Visitor Parking																														
Exterior: Stucco, Wood																																
Rain Screen:		R/I Plumbing:																														
Type of Roof: Asphalt		Dist to Public Trans:	Dist to School/Bus:																													
Renovations:		Units in Development:	Total Units in Strata:																													
Flooring: Hardwood, Tile, Wall/Wall/Mixed		Locker:																														
Water Supply: City/Municipal		Possession:																														
Heat/Fuel: Baseboard, Electric, Wood		Title to Land: Leasehold prepaid-Strata																														
No. of Fireplaces: 1		Seller's Interest: Court Ordered Sale																														
Fireplace Fuel: Wood		Mortgage Info: \$0																														
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard		Property Disclosure: N - NEVER LIVED																														
Mngmt Co: COLYVAN URBAN PROPERTIES		Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions																														
Mngmt Ph: 604-267-6216		Maint Fee: \$379.00																														
Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Snow removal																																
Legal: PL VAS1241 LT 8 BLK 335 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY																																
Amenities: Bike Room, In Suite Laundry																																
Features Incl:																																
Site Influences:																																
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>																											
Main F.	Kitchen	10'5 X 9'4																														
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Grand Total Floor Area: 1,294		8																														
Listing Broker(s): Royal Pacific Realty Corp.																																
Court Order Sale. Accepted Offer: \$315K, Court Date: Feb 24. Asking way below GAV\$398,000. An elegant townhome that speaks of the pride of ownership! This 3 bedroom, 3 bathroom, 2 level townhome is the home you are looking for. Main level boasts a large LR/DR with gleaming real Maple floors. Wood fireplace with beautiful stone front and mantle. The kitchen is spacious and an eating area for informal dining. A laundry and 2 piece bath complete the lower floor. Upstairs one finds a master bedroom with updated 2 piece ensuite and space for a king-sized bed. Two more bdms and spotless 4 piece bath complete the upper floor. All carpets in the house are quality wool Berber. The SW facing fenced patio is quiet and private.																																

Tax Report - 3354 MARQUETTE
Record Updated - 12/11/2014

Jurisdiction 200-VANCOUVER - CITY OF Roll Number 025313823010008 Property ID 006-442-064
Property Addr 3354 MARQUETTE
Municipality VA-CITY OF VANCOUVER Board Code V
Neighborhood 025-FRASERVIEW
Area VVE-Vancouver East
Sub Area VVECH-Champlain Heights
Gross Taxes \$1473.63 (2014) More PID's
Water Conn
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

3354 MARQUETTE CRES
VANCOUVER BC

V5S 4K4

Owner(s) 2 Name & Address

C/O CITY OF VANCOUVER REAL EST
453 12TH AVE W
VANCOUVER BC

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS1241	8	335		36				
Legal Description PL VAS1241 LT 8 BLK 335 LD 36 TOGETHER WITH AN INTEREST INTHE COMMON PROPERTY I ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
		Actual Use STRATA LOT RES CONDO
Land Use		Zoning CD-1 (117) COMPREHENSIVE DEVEL
BCA Description	STRATA APT FRAME	
BCAA Data Updated - 03/04/14		

Total Value Information

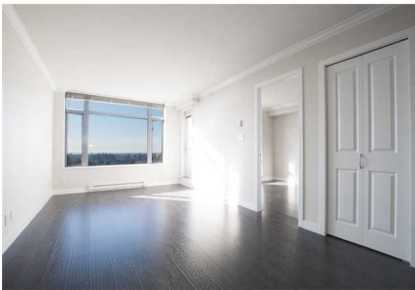
Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$202,000	Gross Land	\$202,000	Gross Land	\$202,000
Improvement	\$193,000	Gross Improve	\$193,000	Gross Improve	\$193,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$395,000	Municipal Total	\$395,000	School Total	\$395,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/26/2005	\$262,500	BX143122	IMPRV SINGLE PROP CASH TRANSAC
05/24/2002	\$163,000	BT175201	IMPRV SINGLE PROP CASH TRANSAC
06/25/2001		BR153476	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:28 AM

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

Residential Attached
Active

Fixtures Lsd:
Fixt Removed:
View: Y - Beautiful Views to the South & West

Style of Home:	Upper Unit			Total Parking:	1	Covered Parking:	1
Construction:	Concrete			Parking Access:	Front		
Foundation:	Concrete Perimeter			Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed						
Rain Screen:		R/I Plumbing:					
Type of Roof:	Other			Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Reno Year:		Units in Development:		Total Units in Strata:	
Flooring:				Locker:	Yes		
Water Supply:	City/Municipal			Possession:			
Heat/Fuel:	Electric			Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:				Mortgage Info:	\$ 0		
Outdoor Area:	Balcony(s)						
				Property Disclosure:	N - N		
Mngmt Co:	wynford			Bylaw Restrictions:	Rentals Allowed, Pets Allowed		
Mngmt Ph:	604-261-0285	Maint Fee:	\$ 194.25				

Legal: PL BCS2012 LT 190 DL 36 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO SHAREHOLDING

Amenities: Elevator, Exercise Centre

Features Incl:

<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	12' X 10'6						
Main F.	Dining	10'6 X 8'						
Main F.	Kitchen	7'6 X 7'6						
Main F.	Bedroom	10' X 10'						

<u>Floor Area (SqFt):</u>	Total # Rooms:	4	<u>Bathrooms</u>
Finished Floor Area Main:	5 6 7	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		2
Finished Floor Area Bsmt:	0		3
Total Finished Floor Area:	5 6 7	Bsmt Height:	4
		Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	5 6 7		8

Sub-penthouse suite with incredible, unobstructed views. Views looking South (quite side of building) with a large covered patio. Enjoy updates such as laminate flooring, crown mouldings and designer paint. No wasted space in this well laid out open concept suite. All this in a concrete BOSA building. Steps to skytrain (but no noise), pets and rentals allowed.

Tax Report - 3660 VANNESS Unit# 2101
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	023718316960190	Property ID	026-795-418
Property Addr	3660 VANNESS Unit# 2101				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	023-COLLINGWOOD				
Area	VVE-Vancouver East				
Sub Area	VVECO-Collingwood VE				
Gross Taxes	\$1142.62	(2014)			
Tax Amount Updated - 12/11/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

3418 GEORGIA ST E
VANCOUVER BC

V5K 2L7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS2012	190		36	36				
Legal Description	PL BCS2012 LT 190 DL 36 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 HI RISE	Zoning
		CD-1 (314) COMPREHENSIVE DEVEL
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$189,000	Gross Land	\$189,000	Gross Land	\$189,000
Improvement	\$108,000	Gross Improve	\$108,000	Gross Improve	\$108,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$297,000	Municipal Total	\$297,000	School Total	\$297,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/10/2013	\$312,000	CA3170970	REJECT NOT SUITED SALE ANALYSIS
01/27/2010	\$296,000	CA1435651	IMPRV SINGLE PROP CASH TRANSAC
07/16/2007	\$275,000	BB276533	IMPRV SINGLE PROP CASH TRANSAC

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