


Presented by:

Anthony Ibhah

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

Vancouver West, Yaletown			MLS# V1077275			Residential Attached					
# PH601 499 DRAKE ST, V6B 1B1						Active					
			List Price:		\$3,588,000	Previous Price:		\$3,658,000			
			Subdiv/Complex:								
			Frontage:		Approx Yr Bldt:		2004	PID:		025-899-074	
			Depth/Size:					Type:		Apartment/Condo	
			Lot SqFt:		0	Age at List Date:		10	Zoning:		DD
			Exposure:				Bedrooms:	3	Taxes:		\$16,572 (2014)
			Stories in Bldg:				Bathrooms:	4	GST/HST Incl?:		
			Flood Plain:				Full Baths:	4	Tax Incl Utilities:		No
			Meas. Type:				Half Baths:	0	Apprvl Reqd:		
			Fixtures Lsd:								
Fixt Removed:											
View:		Y - city									
Style of Home:		Penthouse		Total Parking:		3	Covered Parking:		3		
Construction:		Concrete Block		Parking Access:		Lane					
Foundation:		Concrete Perimeter		Parking Facilities:		Garage Underbuilding					
Exterior:		Concrete									
Rain Screen:		R/I Plumbing:									
Type of Roof:		Torch-On		Dist to Public Trans:		Dist to School/Bus:					
Renovations:				Units in Development:		Total Units in Strata: 71					
Flooring:		Hardwood, Mixed, Tile		Locker:		No					
Water Supply:		City/Municipal		Possession:							
Heat/Fuel:		Forced Air, Geothermal, Natural Gas		Title to Land:		Freehold Strata					
No. of Fireplaces:		4	R/I Fireplaces:		Seller's Interest:		Court Ordered Sale				
Fireplace Fuel:		Gas - Natural		Mortgage Info:		\$0					
Outdoor Area:		Balcony(s); Patio(s) or Deck(s)									
Mngmt Co:				Property Disclosure:		Y					
Mngmt Ph:				Bylaw Restrictions:		Pets Allowed w/Rest., Rentals Allowed w/Restrictions					
Maint Fee:		\$1928.00									
Maint Charge Incl: Caretaker, Gardening, Management, Recreation Facility, Other											
Legal: PL BCS747 LT 17 DL 541 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE											
Amenities: Air Cond./Central, Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor											
Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Hot Tub Spa/Swirlpool, Pantry											
Site Influences:											
<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.	Master Bedroom	20'11 X 14'11	Above	Gym	10' X 10'						
Main F.	Walk-In Closet	6' X 14'	Above	Pantry	7'7 X 4'						
Main F.	Bedroom	8' X 11'									
Main F.	Bedroom	11'3 X 14'3									
Main F.	Laundry	5'7 X 3'									
Above	Living Room	22'6 X 19'8									
Above	Kitchen	21'5 X 18'5									
Above	Dining	24' X 11'6									
Above	Office	13'11 X 12'									
Above	Recreation Room	39'6 X 8'8									
<u>Floor Area (SqFt):</u>			Total # Rooms:			<u>Bathrooms</u>					
Finished Floor Area Main:			1,780	Finished Levels:			2	1 6 Piece; Ensuite: Y; Level: Main F.			
Finished Floor Area Up:			2,961	Basement Area:			None	2 4 Piece; Ensuite: Y; Level: Main F.			
Finished Floor Area Down:			0					3 3 Piece; Ensuite: N; Level: Main F.			
Finished Floor Area Bsmt:			0	Bsmt Height:				4 3 Piece; Ensuite: N; Level: Above			
Total Finished Floor Area:			4,741	Restricted Age:				5			
Unfinished Floor Area:			0	# Pets / Cats; Dogs:				6			
Grand Total Floor Area:			4,741	# or % Rentals:				7			
								8			
Listing Broker(s): Re/Max Metro Realty											
The Penthouse at 499 Drake!!2 levels of luxurious living with soaring ceilings, limestone tile and Brazilian cherry wood floors throughout, Amazing 39' infinity in-suite lap pool, spa, steam shower & gym right at home!7 terracesweeping stair in foyer, 4 fireplaces.Living room with barrel terraces, grand overhead fan.Stunning grand master bedroom with full size spa, steam shower and French doors to private terrace. State of the art technology including biometric fingerprint recognition security, data and audio networks and satellite access.											

Tax Report - 499 DRAKE Street Unit# 601
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	029138612960017	Property ID	025-899-074
Property Addr	499 DRAKE ST Unit# 601				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	029-DOWNTOWN SOUTH				
Area	VVW-Vancouver West				
Sub Area	VVWYA-Yaletown			More PID's	
Gross Taxes	\$16571.57	(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 **	

601-499 DRAKE ST
VANCOUVER BC

V6B 1B1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS747	17		541	36				
Legal Description	PL BCS747 LT 17 DL 541 LD 36 452/3277 SHARE IN COM PROP THEREINTOGETHER WITH A 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
		DD COMPREHENSIVE DEVELOPMENT
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$2,938,000	Gross Land	\$2,938,000	Gross Land	\$2,938,000
Improvement	\$1,716,000	Gross Improve	\$1,716,000	Gross Improve	\$1,716,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$4,654,000	Municipal Total	\$4,654,000	School Total	\$4,654,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/01/2010	\$4,200,000	CA1474195	IMPRV SINGLE PROP CASH TRANSAC
11/17/2006	\$3,900,000	CA329436	IMPRV SINGLE PROP CASH TRANSAC
07/25/2006	\$1,637,500	BA196283	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:29 AM
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Vancouver West, Fairview VW # 101 1720 W 12TH AV, V6J 2E6		MLS# V1096875		Residential Attached Active																																																							
	List Price: \$317,500 Previous Price: \$339,000																																																										
	Subdiv/Complex: _____ Frontage: _____ Approx Yr Blt: 1974 PID: 003-274-641 Depth/Size: _____ Age at List Date: 40 Type: Apartment/Condo Lot SqFt: 0 Bedrooms: 1 Zoning: RM3 Exposure: _____ Bathrooms: 1 Taxes: \$1,384 (2014) Stories in Bldg: _____ Full Baths: 1 GST/HST Incl?: Flood Plain: No Half Baths: 0 Tax Incl Utilities: No Meas. Type: _____ Apprvl Reqd: Fixtures Lsd: N Fixt Removed: N View: N																																																										
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Legal: ST LT 1 DL 526 SP VR62 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNI Amenities: In Suite Laundry Features Incl: Site Influences:																																																											
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Listing Broker(s): RE/MAX Little Oak Realty (Sur)																																																											
Court Ordered Sale. One bedroom condo that has had recent renovations and shows well. The home has a very large patio area which is perfect for entertaining. No rentals or pets allowed.																																																											

Tax Report - 1720 W 12TH Unit# 101
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	007670120940001	Property ID	003-274-641
Property Addr	1720 W 12TH Unit# 101				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	007-FAIRVIEW				
Area	VVW-Vancouver West				
Sub Area	VVWFA-Fairview VW			More PID's	
Gross Taxes	\$1383.65	(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 **

101-1720 12TH AVE W
VANCOUVER BC

V6J 2E6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS62	1		526	36				
Legal Description	PL VAS62 LT 1 DL 526 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-3 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	\$269,000	Gross Land	\$269,000	Gross Land	\$269,000
Improvement	\$96,200	Gross Improve	\$96,200	Gross Improve	\$96,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$365,200	Municipal Total	\$365,200	School Total	\$365,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/25/2013	\$372,000	CA3093490	IMPRV SINGLE PROP CASH TRANSAC
06/16/2006	\$311,600	BA518489	IMPRV SINGLE PROP CASH TRANSAC
06/20/2003	\$168,000	BV228620	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:29 AM

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

Tax Report - 1480 ARBUTUS Street Unit# 3
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	002090627920001	Property ID	003-041-379
Property Addr	1480 ARBUTUS ST Unit# 3				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	002-KITSILANO				
Area	VVW-Vancouver West				
Sub Area	VVWKT-Kitsilano			More PID's	
Gross Taxes	\$1614.13	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
SHAHKI MARK	
3-1480 ARBUTUS ST	
VANCOUVER BC	
V6J 3W8	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAS24	1		526	36				
Legal Description	PL VAS24 LT 1 DL 526 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 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	\$411,000	Gross Land	\$411,000	Gross Land	\$411,000
Improvement	\$29,200	Gross Improve	\$29,200	Gross Improve	\$29,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$440,200	Municipal Total	\$440,200	School Total	\$440,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/15/1996	\$0	BK259368	REJECT NOT SUITED SALE ANALYSIS
07/21/1993	\$165,000	BG257901	IMPRV SINGLE PROP CASH TRANSAC
04/28/1993		BG138841	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:29 AM
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Anthony Ibhahe

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Website: www.aibhahe.com

Vancouver West, Yaletown **MLS# V1103422** Residential Attached
1805 930 CAMBIE ST, V6B 5Y1 **Active**



List Price: \$395,000 Previous Price:

Subdiv/Complex: PACIFIC PLACE LANDMARK II

Frontage: Approx Yr Blt: 1993 PID: 018-941-796

Depth/Size: Type: Apartment/Condo

Lot SqFt: 0 Age at List Date: 22 Zoning: DD

Exposure: W Bedrooms: 1 Taxes: \$1,539 (2014)

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

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

Meas. Type: Half Baths: 0 Apprvl Reqd:

Fixtures Lsd:

Fixt Removed: N

View: Y - CITY VIEW TO THE WEST

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

Construction: Concrete, Frame - Metal Parking Access:

Foundation: Concrete Perimeter Parking Facilities: Garage; Underground

Exterior: Glass, Mixed

Rain Screen: R/I Plumbing:

Type of Roof: Other Dist to Public Trans:

Renovations: Reno Year: Units in Development: Dist to School/Bus:

Flooring: Laminate, Mixed Locker: No Total Units in Strata:

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: None Property Disclosure: N - COURT ORDERED SALE

Mngmt Co: ASCENT PPTY MGMT Bylaw Restrictions: Pets Not Allowed, Rentals Allowed

Mngmt Ph: 604-431-1800 Maint Fee: \$327.44

Maint Charge Incl: Garbage Pickup, Management, Recreation Facility, Sewer, Snow removal

Legal: PL LMS1588 LT 73 DL F C LD 36

Amenities: None

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Dining	11' X 7'						
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	17' X 10'						
Main F.	Solarium	10' X 8'						
Main F.	Storage	10' X 4'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	789	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	789	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	789			8

Listing Broker(s): Macdonald Realty Westmar

Pacific Place Landmark II was built by Concord Pacific. Solid concrete Hi-rise building. 1 bedroom & den plus 2 full bathrooms. Great open kitchen. Huge master bedroom with ensuite. Solarium can be den or eating area. Second bathroom has shower stall. Good size in-suit storage room. Nice open city views from den, living room and master bedroom. Convenient central Yaletown location. Close to Cambie bridge, transportation, shopping and restaurants. Easy to show. Public open house is on February 15, 2015 (Sunday) 2-4 pm.

Tax Report - 930 CAMBIE Street Unit# 1805
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	029604157080073	Property ID	018-941-796
Property Addr	930 CAMBIE ST Unit# 1805				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	029-DOWNTOWN SOUTH				
Area	VVW-Vancouver West				
Sub Area	VVWYA-Yaletown			More PID's	
Gross Taxes	\$1538.60	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

1805-930 CAMBIE ST
VANCOUVER BC

V6B 5X6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1588	73		F C	36				
Legal Description	PL LMS1588 LT 73 DL F C 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 HI RISE	Zoning
		DD COMPREHENSIVE DEVELOPMENT
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$164,000	Gross Land	\$164,000	Gross Land	\$164,000
Improvement	\$247,000	Gross Improve	\$247,000	Gross Improve	\$247,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$411,000	Municipal Total	\$411,000	School Total	\$411,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/31/2006	\$381,000	BA418647	IMPRV SINGLE PROP CASH TRANSAC
03/05/2004	\$285,000	BW92818	IMPRV SINGLE PROP CASH TRANSAC
07/31/2003	\$214,000	BV298468	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:29 AM