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



Real Estate Services

#### Coquitlam, Maillardville **Residential Attached** MLS# V1118732 **Active** # 110 99 BEGIN ST, V3K 6R5 List Price: \$139,900 Previous Price: \$144,900 Original Price: \$159,900 Subdiv/Complex: LA CHATEAU PID. Frontage: Approx Yr Blt: 1990 014-557-258 Depth/Size: Type: Apartment/Condo Lot SqFt: Zoning: Age at List Date: 25 0 APT Exposure: Bedrooms: Taxes: \$1,136 (2014) 1 Stories in Blda: 3 Bathrooms: If New GST/HST Incl: 1 Flood Plain: Full Baths: 1 Tax Incl Utils: No Meas. Type: Half Baths: Apprvl Reqd: 0 Fixtures Lsd: Fixt Removed: Ν View. Covered Parking: Style of Home: Inside Unit Total Parking: 1 1 Construction: Frame - Wood Parking Access: Foundation. Concrete Perimeter Parking Facilities: Garage; Underground Exterior: Mixed Full **R/I** Plumbing: Rain Screen Type of Roof: Tar & Gravel Dist to Public Trans: Dist to School/Bus: Units in Development: 72 Renovations: Total Units in Strata: Reno Year: Flooring: Mixed Locker. Yes City/Municipal Water Supply: Possession: Baseboard, Electric Freehold Strata Heat/Fuel: Title to Land: No. of Fireplaces: **R/I** Fireplaces: Seller's Interest: Court Ordered Sale Fireplace Fuel: Gas - Natural \$0 Mortgage Info: Outdoor Area: Balconv(s) N - "As is, Where is" Property Disclosure: Pacific Quorum Pets Allowed w/Rest., Rentals Allowed Mngmt Co: Bylaw Restrictions: w/Restrictions Mngmt Ph: 604-635-0260 \$218.97 Maint Fee: Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management Legal: PL NWS3031 LT 10 DL 46/48 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO T Amenities: Elevator, Garden, In Suite Laundry Features Incl: Site Influences: Central Location Floor Туре Dimensions Floor Туре Dimensions Floor Туре Dimensions Living Room 14' X 13' Main F. 10' X 7' Main F Kitchen Main F. Master Bedroom 12'6 X 11' Main F. 13' X 7' Dinina Floor Area (SqFt): Total # Rooms: 4 Bathrooms Finished Floor Area Main: 640 Finished Levels: 1 4 Piece: Ensuite: Y: Level: Main F. 1 Finished Floor Area Up: 0 Basement Area: None 2 0 Finished Floor Area Down: 3 0 Finished Floor Area Bsmt Bsmt Height: 4 Total Finished Floor Area: 640 Restricted Age: 5 # Pets / Cats; Dogs: 6 Unfinished Floor Area 0 # or % Rentals: 7 Grand Total Floor Area: 640 8 Listing Broker(s): (1) Re/Max Metro Realty Le Chateau, conveniently located on a quiet cul-de-sac, yet close to transit, shopping, and parks. This unit is not on the ground floor but on the 2nd story with a nice balcony. The building has gone through extensive upgrades, such as RAINSCREENED exterior, NEW ROOF, WINDOWS, DOORS, BALCONIES, new interior upgrades include NEW PAINT, CARPETS, and LIGHTING. This spacious 1 bedroom has a functional layout, gas fireplace and a cheater-ensuite. Great value for a 1 bedroom unit in a "like-new" condition building! \*\*OPEN HOUSE; SAT APRIL 25: 1-3PM\*

			- 99 BEGIN S Updated - 07			
Jurisdiction Property Addr Municipality Neighborhood Area	305-COQUITLAM 99 BEGIN ST Unit CQ-CITY OF COOU 580-STRATAS VCQ-Coquitlam	# 110	bll Number 400 bard Code V	009020	Property	ID 014-557-258
Sub Area	VCQML-Maillardville				More PID	-
Gross Taxes Tax Amount Up	\$1171.46 dated - 07/08/1	(2015) 5			Water Co	nn
		Owner Name	& Mailing Add	ress Inforn	nation	
Owner(s) 1 Nam KINICKI TIMOTHY			Owne	er(s) 2 Nam	e & Address	
110-99 BEGIN ST COQUITLAM BC						
V3K 6R5						
		L	egal Informat	tion		
	Lot Block	Dist Lot 46/48	Land Dist 36	Section	Township	Range Meridian
Legal Description	INTEREST IN	LT 10 DL 46/48 THE COMMON P LEGAL INFORMA	ROPERTYIN PR	OPORTION <sup>-</sup>		
		Land &	& Building Info	ormation		
Width Land Use BCA Description	STRATA APT FRA	Depth	2 2 3	Lot Size Actual Use Zoning	e STRATA LOT RI	ES CONDO
	ated - 06/01/15			Zonng		
		Tota	al Value Infori	mation		
Actual Totals		Municipal Taxa			School Taxable	
Land Improvement	\$68,400 \$79,200	Gross Land Gross Improve Exempt Land Exempt Impro	è \$	68,400 79,200	Gross Land Gross Improve Exempt Land Exempt Improve	\$68,400 \$79,200
Actual Total	\$147,600	Municipal Tota	al \$1	47,600	School Total	\$147,600
		Sale	e History Infor	mation		
Date 12/27/1990 08/31/1989 08/10/1989		Price 90,000 64,600	Document AD290371 AC212145 AC193846	#	IMPRV SINGLE PR	ansaction OP CASH TRANSAC OP CASH TRANSAC TED SALE ANALSIS
Tax Detail View	The enclosed i	nformation while		correct is n		07/21/15 4:46 PN



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Real Estate Services

**Residential Attached** 

# Coquitlam, North Coquitlam # 108 1154 WESTWOOD ST, V3B 7J1

### MLS# V1122107

**Active** List Price: \$219,000 Previous Price: \$225,000 Original Price: \$225,000 Subdiv/Complex: EMERALD COURT PID. Frontage: Approx Yr Blt: 1991 016-407-989 Depth/Size: Type: Apartment/Condo Zoning: Age at List Date: 24 Lot SaFt: 0 RM-2 Exposure: Bedrooms: 2 Taxes: \$1,528 (2014) Stories in Blda: 4 Bathrooms: If New GST/HST Incl: 2 Flood Plain: Full Baths: 2 Tax Incl Utils: No Meas. Type: Half Baths: Apprvl Reqd: 0 Fixtures Lsd: Fixt Removed: View. Ν Covered Parking: Style of Home: Rancher/Bungalow, Ground Level Unit Total Parking: Construction: Frame - Wood Parking Access: Concrete Perimeter Foundation: Parking Facilities: Garage Underbuilding Exterior: Mixed **R/I** Plumbing: Rain Screen Type of Roof: Wood Dist to Public Trans: 1/2 Dist to School/Bus: 2 Renovations: Reno Year: Units in Development: Total Units in Strata: Flooring: Laminate, Tile, Wall/Wall/Mixed Locker. City/Municipal Water Supply: Possession: Heat/Fuel: Baseboard, Electric Freehold Strata Title to Land: No. of Fireplaces: **R/I** Fireplaces: Seller's Interest: Court Ordered Sale Fireplace Fuel: Gas - Natural \$0 Mortgage Info: Outdoor Area: Patio(s) N - COURT ORDERED SALE Property Disclosure: BAYWEST Mngmt Co: Bylaw Restrictions: Pets Allowed w/Rest. Mngmt Ph: 604-591-6060 Maint Fee: \$277.97 Maint Charge Incl: Other SL8 DL 384A GROUP 1 NW DSP NW3333 Amenities: None Features Incl: Site Influences: Central Location, Recreation Nearby, Shopping Nearby Floor Туре Dimensions Floor Туре Dimensions Floor Туре Dimensions Kitchen 8'5 X 7' Main F. Main F Family Room 12'2 X 12'3 Main F. Eating Area 8'9 X 7' Main F. 8'2 X 3'1 Fover Master Bedroom Main F 10'6 X 13' 9'2 X 8'10 Main F. Bedroom Floor Area (SqFt): Total # Rooms: 6 Bathrooms Finished Floor Area Main: 880 Finished Levels: 4 Piece; Ensuite: N; Level: Main F. 1 1 Finished Floor Area Up: 0 Basement Area: None 2 4 Piece; Ensuite: Y; Level: Main F. Finished Floor Area Down: 0 3 0 Finished Floor Area Bsmt Bsmt Height: 4 880 Total Finished Floor Area: Restricted Age: 5 # Pets / Cats; Dogs: 6 Unfinished Floor Area 0 # or % Rentals: 7 Grand Total Floor Area: 880 8 Listing Broker(s): (1) RE/MAX LifeStyles Realty Welcome to EMERALD Court ! CONVENIENTLY located within MINUTES of all level of SCHOOLS, Transit, SHOPPING, Parks & MORE. Great value in this 2 Bed , 2 Full BATH ground floor unit with spacious PATIO. Features include QUALITY Laminate & Tile flooring throughout, GRANITE Counters in Kitchen & CROWN Molding, InSuite Laundry & GAS Fireplace ! BE Quick & Seize this great OPPORTUNITY ! Call TODAY for YOUR personal TOUR !

Legal:

Tax Report - 1154 WESTWOOD Street Unit#	108
Record Updated - 07/14/2015	

	305-COQUITLAM - CITY OF 1154 WESTWOOD ST Unit		24028	Property ID 016-407-989
Municipality	CQ-CITY OF COQUITLAM	Board Code V		
Neighborhood	580-STRATAS			
Area	VCQ-Coquitlam			
Sub Area	VCQNC-North Coquitlam			More PID's
Gross Taxes	\$1514.98	(2015)		Water Conn
Tax Amount Upo	dated - 07/08/15			

Owner	Name &	Mailing	Address	Int	format	ion

Owner(s) 2 Name & Address

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

108-1154 WESTWOOD ST COQUITLAM BC

V3B 7J1

Legal Information								
Plan # NWS3333	Lot 8	Block	Dist Lot 384A	Land Dist 36	Section	Township	Range	Meridian
Legal Description PL NWS3333 LT 8 DL 384A LD 36 Group 1, TOGETHEI WITH AN INTEREST IN THE COMMONPROPERTY IN PR ADDITIONAL LEGAL INFORMATION IS AVAILABLE					RTY IN PROPO	DRT		

Land & Building Information								
Width	Depth	Lot Size						
Land Use		Actual Use	STRATA LOT RES CONDO					
BCA Description	STRATA APT FRAME	Zoning						
BCAA Data Upda	ated - 06/01/15							

Total Value Information								
<u>Actual Totals</u> Land Improvement	\$94,400 \$118,000	<u>Municipal Taxab</u> Gross Land Gross Improve Exempt Land Exempt Improve	\$94,400 \$118,000	<u>School Taxable Tota</u> Gross Land Gross Improve Exempt Land Exempt Improve	<u>ls</u> \$94,400 \$118,000			
Actual Total	\$212,400	Municipal Total	\$212,400	School Total	\$212,400			
		Sale H	History Information					
Date 11/29/2007 11/28/2003 04/08/1994	\$	Price 258,000 148,000 137,000	Document # BB609250 BV498554 BH119292	Type of Sales Trans IMPRV SINGLE PROP IMPRV SINGLE PROP IMPRV SINGLE PROP	CASH TRANSAC CASH TRANSAC			
Tax Detail View	The enclosed	information while o	deemed to be correct is	s not guaranteed. 07/	/21/15 4:46 PM			



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Real Estate Services

#### Coquitlam, Maillardville **Residential Attached** MLS# V1126309 **Active** # 314 1591 BOOTH AV, V3K 1B7 List Price: \$139,000 Previous Price: Original Price: \$139,000 Subdiv/Complex: LE LAURENTIAN PID. Frontage: Approx Yr Blt: 1996 019-197-829 Depth/Size: Type: Apartment/Condo Lot SqFt: Zoning: 0 Age at List Date: 19 MF Exposure: Bedrooms: Taxes: \$1,310 (2014) 1 Stories in Blda: Bathrooms: If New GST/HST Incl: 1 Flood Plain: No Full Baths: 1 Tax Incl Utils: No Meas. Type: Half Baths: Apprvl Reqd: 0 Fixtures Lsd: N Fixt Removed: Ν View. Ν Covered Parking: Style of Home: Corner Unit Total Parking: 1 1 Construction: Frame - Wood Parking Access: Side Concrete Perimeter Foundation. Parking Facilities: Garage; Underground Exterior: Mixed, Stucco, Wood Full **R/I** Plumbing: Rain Screen Type of Roof: Metal, Tar & Gravel Dist to Public Trans: Dist to School/Bus: Renovations: Units in Development: Total Units in Strata: 64 Reno Year: Flooring: Mixed Locker. City/Municipal Water Supply: Possession: Heat/Fuel: Baseboard, Electric Freehold Strata Title to Land: No. of Fireplaces: **R/I** Fireplaces: Seller's Interest: Court Ordered Sale Fireplace Fuel: Gas - Natural \$0 Mortgage Info: Outdoor Area: Balconv(s) Property Disclosure: N - COURT ORDERED SALE Mngmt Co: Strataco Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions Mngmt Ph: 604-294-4141 Maint Fee: \$206.29 Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management Legal: PL LMS1876 LT 45 DL 47 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO T Amenities: In Suite Laundry, Playground Features Incl: Site Influences: Central Location, Recreation Nearby, Shopping Nearby Floor Туре Dimensions Floor Туре Dimensions Floor Туре Dimensions Living Room 11' X 10' Main F. 12' X 7' Main F Dinina Main F. Kitchen 9' X 9' Master Bedroom 10' X 11' Main F. Main F. Laundry 6'9 X 6'6 Floor Area (SqFt): Total # Rooms: 5 Bathrooms Finished Floor Area Main: 648 Finished Levels: 1 1 4 Piece: Ensuite: N: Level: Main F. Finished Floor Area Up: 0 Basement Area: None 2 Finished Floor Area Down: 0 3 0 Finished Floor Area Bsmt Bsmt Height: 4 Total Finished Floor Area: 648 Restricted Age: 5 # Pets / Cats; Dogs: 6 Unfinished Floor Area: 0 # or % Rentals: 7 Grand Total Floor Area: 648 8 Listing Broker(s): (1) Macdonald Realty Ltd. (MpIRd) Corner unit 1 bdrm featuring open floor plan with loads of insuite storage. Open kitchen with breakfast bar, living room with cozy fireplace. Large covered patio perfect for BBQs! Just needs ; your TLC along with some paintbrushes, cleaning supplies and renovation skills. Great layout with tons of potential. Building is rainscreened, has a strong contingency fund with very proactive strata. Insuite laundry, covered visitor parking & secured underground parking. Walk to SilverCity, Superstore, schools, transit & more. Easy access to Hwy #1, Port Mann, Lougheed Hwy plus short bus ride to Skytrain.

# Tax Report - 1591 BOOTH Avenue Unit# 314 Record Updated - 07/14/2015

Jurisdiction Property Addr Municipality Neighborhood Area	305-COQUITLAM 1591 BOOTH AV CQ-CITY OF COQ 580-STRATAS VCQ-Coquitlam	Unit# 314	oll Number oard Code		Property	ID 019-197-829
Sub Area	VCQML-Maillardvill	e			More PID'	S
Gross Taxes	\$1292.33	(2015)	)		Water Co	nn
Tax Amount Up	dated - 07/08/	15				
		Owner Name	& Mailing A	Address Inform	mation	
Owner(s) 1 Nam ** NOT AVAILABI			Ov	vner(s) 2 Nam	ne & Address	
314-1591 BOOTH COQUITLAM BC	AVE					
V3K 1B7						
		1	_egal Infori	mation		
			-ogai mion	nation		
	Lot Block 15	Dist Lot 47	Land Dis <sup>.</sup> 36	t Sectior	n Township	Range Meridian
Legal Description	INTEREST IN	LT 45 DL 47 LD 3 THE COMMON F LEGAL INFORMA	ROPERTYIN	PROPORTION	то т	
		Land	& Building	nformation		
Width		Depth	s building i	Lot Size		
Land Use				Actual Us	e STRATA LOT RE	ES CONDO
BCA Description	STRATA APT FR	AME		Zoning		
BCAA Data Upc	lated - 06/01/1	5				
		Tot	al Value In	formation		
Actual Totals		<u>Municipal Tax</u>	<u>able Totals</u>		School Taxable T	otals
Land	\$65,400	Gross Land		\$65,400	Gross Land	\$65,400
Improvement	\$105,000	Gross Improve Exempt Land Exempt Impro		\$105,000	Gross Improve Exempt Land Exempt Improve	\$105,000
Actual Total	\$170,400	Municipal Tota	al	\$170,400	School Total	\$170,400
		Sale	e History Ir	nformation		
Date		Price	Docume		Type of Sales Tra	ansaction
07/24/2009	\$2	200,000	CA1198			ED SALE ANALSIS
08/18/2005		35,000	CA1067			OP CASH TRANSAC
07/28/1998	9	\$92,500	BM2102	64	IMPRV SINGLE PR	OP CASH TRANSAC
Tax Detail View	The enclosed	information while	e deemed to	be correct is r	ot guaranteed.	07/21/15 4:46 PM



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Coquitlam, North Coquitlam # 1602 1178 HEFFLEY CR, V3B 0A7

MLS# V1129642

Previous Price: Original Price:

\$369,000

\$369,000

List Price:

Residential Attached Active

			Subdiv/Complex: Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: View:	0 Feet		Approx Yr Age at Lis Bedrooms Bathroom Full Baths Half Baths ARK	t Date: : s: :	2008 7 2 2 2 0	PID: Type: Zoning: Taxes: If New GST/HST In Tax Incl Utils: Apprvl Reqd:	027-421-546 Apartment/Condo CONDO \$2,088 (2014) cl: No
Style of Home:	Upper Unit				Total Parking	:	2		Covered Parking:	2
Construction:	Concrete				Parking Acce	ss:	Rear			
Foundation:	Concrete Per	imeter			Parking Facili	ities:	Garag	e; Underg	ground	
Exterior: Rain Screen:	Concrete		R/I Plumbing:							
Type of Roof:	Other		ion nambing.		Dist to Public	Trans:			Dist to School/Bus	5:
Renovations:			Reno Year:		Units in Deve				Total Units in Stra	
Flooring:					Locker:					
Water Supply: Heat/Fuel:	City/Municipa	al			Possession:		Frank	ald Ctrat		
No. of Fireplaces:	Electric 1		R/I Fireplaces:		Title to Land: Seller's Intere			old Strata tered Ow	a ner, Court Ordere	d Sale
Fireplace Fuel:	Electric		1011100100001		Mortgage Inf		\$0			
Outdoor Area:	Balcony(s)									
Magnat Ca.					Property Disc		Y Data A		Deptale Allewood	
Mngmt Co: Mngmt Ph:			Maint Fee:	\$235.0	Bylaw Restric	cuons:	Pets P	anowed, F	Rentals Allowed	
Maint Charge Incl:										
Site Influences: Floor Type		Dimensior		nopping <u>Type</u>	Nearby	Dimen	<u>sions</u>	Floo	<u>r Type</u>	Dimensions
Main F. Living Main F. Kitch	g Room	13' X 12' 11'0 X 8'								
Main F. Dinin		12'0 X 8'								
	er Bedroom	16' X 10								
Main F. Bedro	oom	9'6 X 9'								
Main F. Den Main F. Foyer	-	8'5 X 8' 8'9 X 4'								
Manifi. Toyet		0 7 7 4 9	0							
Floor Area (SqF			otal # Rooms:	7				Bathroc		
Finished Floor Area			inished Levels:	1 None					ece; Ensuite: Y; Le	
Finished Floor Area Finished Floor Area	•	0 B 0	asement Area:	None				2 3 Pi 3	ece; Ensuite: N; Le	evei: Main F.
			smt Height:					4		
Finished Floor Area		965 R	estricted Age:					5		
		#	Pets / Cats; Dogs	8				6 7		
Total Finished Floor	03.		or 0/ Dontala							
Total Finished Floor Unfinished Floor Ar			or % Rentals:					8		
Total Finished Floor Unfinished Floor Ar Grand Total Floor A	vrea:	0 # 965								
Finished Floor Area Total Finished Floor Unfinished Floor Ar Grand Total Floor A Listing Broker(s): (1	) Sutton Grp -	0 # 965 Winnie Lan	n & Assoc	arely ava	ailable 2 bod	room 2	hathr	8	a hig den This ur	nit includes 2 parkinc

## Tax Report - 1178 HEFFLEY Crescent Unit# 1602 Record Updated - 07/14/2015

Jurisdiction	305-COQUITLAM - CITY OF	Roll Number	32924405	Property ID 027-421-546
Property Addr	1178 HEFFLEY CR Unit# 16	02		
Municipality	CQ-CITY OF COQUITLAM	Board Code	V	
Neighborhood	580-STRATAS			
Area	VCQ-Coquitlam			
Sub Area	VCQNC-North Coquitlam			More PID's
Gross Taxes	\$2093.85	(2015)		Water Conn
Tax Amount Up	dated - 07/08/15			

Owner(s) 2 Name & Address

## Owner(s) 1 Name & Address \*\* NOT AVAILABLE \*\*

201-764 13TH AVE W VANCOUVER BC

V5Z 4E4

Legal Information								
Plan # BCS2784	Lot 105	Block	Dist Lot 384A	Land Dist 36	Section	Township	Range	Meridian
Legal Description PL BCS2784 LT 105 DL 384A LD 36 Group 1, TOGETHER 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					
BCAA Data Upda	ated - 06/01/15						

Total Value Information								
<u>Actual Totals</u> Land Improvement	\$91,600 \$230,000	<u>Municipal Taxab</u> Gross Land Gross Improve Exempt Land Exempt Improve	\$91,600 \$230,000	<u>School Taxable Totals</u> Gross Land Gross Improve Exempt Land Exempt Improve	\$91,600 \$230,000			
Actual Total	\$321,600	Municipal Total	\$321,600	School Total	\$321,600			
	Sale History Information							
Date 04/09/2008 02/27/2008	Price \$267,016		Document # CA747173 BB202832	Type of Sales Transaction IMPRV SINGLE PROP CASH TRANSAC REJECT NOT SUITED SALE ANALSIS				

Tax Detail View

The enclosed information while deemed to be correct is not guaranteed. 07/21/15 4:46 PM



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Real Estate Services

**Residential Attached** 

#### MLS# V1129714 **Active** # 319 98 LAVAL ST, V3K 6S9 List Price: \$208,000 Previous Price: \$218,000 Original Price: \$218,000 Subdiv/Complex: LE CHATEAU 2 PID. Frontage: Approx Yr Blt: 1990 016-173-791 Depth/Size: Type: Apartment/Condo Zoning: Age at List Date: 25 Lot SaFt: 0 MF Exposure: Bedrooms: 2 Taxes: \$1,661 (2014) Stories in Blda: Bathrooms: If New GST/HST Incl: 2 Flood Plain: Full Baths: 1 Tax Incl Utils: No Meas. Type: Feet Half Baths: Apprvl Reqd: 1 Fixtures Lsd: N Fixt Removed: Ν Y - COURTYARD View. Covered Parking: Style of Home: Upper Unit Total Parking: 1 1 Construction: Frame - Wood Parking Access: Front Concrete Perimeter Foundation. Parking Facilities: Garage; Underground Exterior: Mixed **R/I** Plumbing: Rain Screen Type of Roof: Tar & Gravel Dist to Public Trans: WALKING Dist to School/Bus: NEAR Renovations: Units in Development: 75 Total Units in Strata: 75 Reno Year: Flooring: Laminate, Mixed Locker. Yes City/Municipal Water Supply: Possession: Baseboard, Electric Freehold Strata Heat/Fuel: Title to Land: No. of Fireplaces: R/I Fireplaces: 1 Seller's Interest: Court Ordered Sale Fireplace Fuel: Gas - Natural \$0 Mortgage Info: Outdoor Area: Balconv(s) Property Disclosure: PACIFIC QUORUM: DONNA KLOC Mngmt Co: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions Mngmt Ph: 604-635-0260 Maint Fee: \$369.31 Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management Legal: PL NWS3273 LT 69 DL 46/48 LD 36 TOGETHER WITH AN Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access Amenities: Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW Site Influences: Central Location, Private Setting, Shopping Nearby Dimensions Floor Туре Floor Туре Dimensions Floor Туре Dimensions Living Room Main F. 12' X 11' Main F 7' X 11' Dinina Main F. Kitchen 9' X 8'4 Main F. 5' X 8'4 Storage Main F. Bedroom 13' X 9' Master Bedroom 14' X 10' Main F. Main F Walk-In Closet 9' X 9' Floor Area (SqFt): Total # Rooms: 7 Bathrooms Finished Floor Area Main: 967 Finished Levels: 4 Piece; Ensuite: Y; Level: Main F. 1 1 Finished Floor Area Up: 0 Basement Area: None 2 2 Piece; Ensuite: N; Level: Main F. 0 Finished Floor Area Down: 3 0 Finished Floor Area Bsmt Bsmt Height: 4 Total Finished Floor Area: 967 Restricted Age: 5 # Pets / Cats; Dogs: 6 Unfinished Floor Area 0 # or % Rentals: 7 Grand Total Floor Area: 967 8 Listing Broker(s): (1) 2 Percent Westview Realty Top floor 2 bedroom 2 bathroom bright condo facing the court yard, priced to sell. Roof replaced in 2009. Large master bedroom with an 9 X 9 walk in closet. And a spacious balcony when all tidied up can be a great sitting area facing south west. Near Superstore, Ikea, Silvercity, Braid Skytrain Station & next to Canada Highway just 30 minutes to Downtown Vancouver. Pets allowed with restriction, rentals allowed with restrictions. Nearby schools: French school, Maillard Secondary School.

#### Tax Report - 98 LAVAL Street Unit# 319 Record Updated - 07/14/2015 Jurisdiction 305-COQUITLAM - CITY OF Roll Number 40009169 Property ID 016-173-791 Property Addr 98 LAVAL ST Unit# 319 Municipality CQ-CITY OF COQUITLAM Board Code V Neighborhood 580-STRATAS Area VCQ-Coquitlam VCQML-Maillardville More PLD's Sub Area Gross Taxes \$1655.99 Water Conn (2015)Tax Amount Updated - 07/08/15 Owner Name & Mailing Address Information Owner(s) 1 Name & Address Owner(s) 2 Name & Address \*\* NOT AVAILABLE \*\* 319-98 LAVAL ST COQUITLAM BC V3K 6S9 Legal Information Plan # Lot Dist Lot Land Dist Section Township Meridian Block Range NWS3273 69 46/48 36 PL NWS3273 LT 69 DL 46/48 LD 36 TOGETHER WITH AN Legal Description INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE Land & Building Information Width Depth Lot Size STRATA LOT RES CONDO Land Use Actual Use BCA Description STRATA APT FRAME Zoning BCAA Data Updated - 06/01/15 **Total Value Information** Actual Totals Municipal Taxable Totals School Taxable Totals Land \$114,000 Gross Land \$114,000 Gross Land \$114,000 Improvement \$125,000 Gross Improve \$125,000 Gross Improve \$125,000 Exempt Land **Exempt Land** Exempt Improve Exempt Improve Actual Total \$239,000 School Total \$239,000 **Municipal Total** \$239,000 Sale History Information Date Price Document # Type of Sales Transaction 07/22/1999 BN193939 IMPRV SINGLE PROP CASH TRANSAC \$105,000 08/15/1994 \$136,500 BH301900 IMPRV SINGLE PROP CASH TRANSAC 03/26/1991 \$113,000 AE45201 IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View

4:46 PM The enclosed information while deemed to be correct is not guaranteed. 07/21/15



# Presented by:

Anthony Ibhahe Royal LePage-West Real Estate Services Phone: 604-581-3838 Cell: 604-788-0179 Email: <u>aibhahe@gmail.com</u> Website: <u>www.aibhahe.com</u>



Coquitlam, Coquitlam West 619 ARROW LN. V3K 7C6

### MLS# V1132031

Residential Attached Active

	List Price:	\$649,0	000 Previous F Original Pi		\$649,000	)	
	Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd:	5,005 SE	Age at L Bedroom Bathroor Full Bath	ist Date: s: ns: s:	2008 7 3 3 0	PID: Type: Zoning: Taxes: If New GST/HST Incl: Tax Incl Utils: Apprvl Reqd:	027-806-006 1/2 Duplex DUPLX \$3,786 (2014) No
2 Storey Frame - Wood Concrete Slab			Total Parking: Parking Access: Parking Facilities:			Covered Parking: e, Open	1
Asphalt Mixed City/Municipal Radiant 1 Gas - Natural	Reno Year: R/I Fireplaces		Dist to Public Trans: Units in Development Locker: Possession: Title to Land: Seller's Interest: Mortgage Info:	: Freeh	old Strata		NEAR :
	Maint Fee:	\$0.00	Property Disclosure: Bylaw Restrictions:				
	21 K 3						
<u>D</u>	Recreation Nearby, S		5	nsions	Floo	<u>r Type</u>	Dimensions
g Room 1 len 11 ly Room 15 lg 1 er Bedroom 1 oom 10 oom 10	Recreation Nearby, S		5	<u>nsions</u>	Floo	<u>r Түре</u>	<u>Dimensions</u>
	Frame - Wood Concrete Slab Mixed Asphalt Mixed City/Municipal Radiant 1 Gas - Natural Fenced Yard, Pat	Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixtures Lsd: Fixtures Lsd: Fixter Estable Mixed2 Storey Frame - Wood Concrete Slab MixedR/I Plumbing: Remo Year: Mixed Radiant 1 Radiant Radiant Fenced Yard, Patio(s)PL BCS3300 LT 2 DL 3 LD 36 GROUP	Depth/Size:       Lot SqFt: 5,005         Exposure:       SE         Stories in Bidg:       Ficod Plain:         Flood Plain:       Exemption         Meas. Type:       Fixt Removed:         Fixt Removed:       N         View:       N         2 Storey       Frame - Wood         Concrete Slab       Mixed         Mixed       R/I Plumbing:         Asphalt       Reno Year:         Mixed       Gas - Natural         Fenced Yard, Patio(s)       Maint Fee:         \$0.00       PL BCS3300 LT 2 DL 3 LD 36 GROUP 1, TOGET	Frontage: Depth/Size: Lot SqFt: Sposure: SEAge at Li Bedroom Bathroom Flood Plain: ExemptAge at Li Bedroom Bathroom Floid Plain: Fixt Removed: N View: NAge at Li Bedroom Bathroom Full Bath Meas. Type: Fixt Removed: N View: NAge at Li Bedroom Bathroom Full Bath Meas. Type: Fixt Removed: N View: NAge at Li Bedroom Bathroom Full Bath Meas. Type: Fixt Removed: N View: NTotal Parking: Parking Access: Parking Acces	Frontage:Approx Yr Blt:Depth/Size:Lot SqFt:5,005Age at List Date:Lot SqFt:5,005Bedrooms:Stories in Bldg:Bathrooms:Flood Plain:ExemptFull Baths:Flood Plain:ExemptHalf Baths:Fixtures Lsd:NFixt Removed:NView:N2 StoreyFrame - WoodConcrete SlabParking Access:FrontMixedR/I Plumbing:3AsphaltDist to Public Trans:NEARMixedR/I Plumbing:Seller's Interest:CourtGas - NaturalR/I Fireplaces:Seller's Interest:Courtf and the second Yard, Patio(s)Rint Fee:\$0.00Property Disclosure:N - ASPL BCS3300 LT 2 DL 3 LD 36 GROUP 1, TOGETHER WITH AN INTERESTNonePating AccessN - AS	Frontage:       Approx Yr Blt:       2008         Depth/Size:       Lot Sqft:       5,005       Age at List Date:       7         Exposure:       SE       Bathrooms:       3         Stories in Bldg:       Bathrooms:       3         Flood Plain:       Exempt       Full Baths:       0         Fixtures Lsd:       N       N       1         Meas. Type:       Half Baths:       0         Fixtures Lsd:       N       N         Fixt Removed:       N       View:       N         Z Storey       Front       Parking Access:       Front         Parking Access:       Front       Parking Access:       Carport; Single         Mixed       R/I Plumbing:       Asphalt       Dist to Public Trans:       NEAR         Mixed       R/I Plumbing:       Aspersting Access:       Front         Radiant       R/I Fireplaces:       Seller's Interest:       Court Ordered         Gas - Natural       R/I Fireplaces:       Seller's Interest:       Court Ordered         Maint Fee:       \$0.00       Property Disclosure:       N - AS IS, WHE         Bylaw Restrictions:       No Restrictions       No Restrictions         Maint Fee:       \$0.00 <t< td=""><td>Frontage:       Approx Yr Bit:       2008       P1D:       Type:         Depth/Size:      </td></t<>	Frontage:       Approx Yr Bit:       2008       P1D:       Type:         Depth/Size:

				ARROW LN 07/14/2015		
Jurisdiction Property Addr Municipality Neighborhood	Property Addr 619 ARROW LN Municipality CQ-CITY OF COQUITLAM Board Code N Neighborhood 101-CARIBOO/MAILLARDVILLE				Property I	D 027-806-006
Area						
Sub Area Gross Taxes	VCQCW-Coquitlar \$3453.11	n west (2015)			More PID's Water Con	
Tax Amount Up						
		Owner Name &	Mailing A	ddress Inform	nation	
Owner(s) 1 Nam ** NOT AVAILABL			Ov	ner(s) 2 Nam	e & Address	
619 ARROW LANE COQUITLAM BC				5 ARROW LANE QUITLAM BC		
V3K 7C6			V3I	K 7C		
		Le	egal Inforr	nation		
Plan # L BCS3300 2	ot Block	Dist Lot 3	Land Dist 36	Section	Township	Range Meridian
Legal Descriptior	AN INTEREST	T 2 DL 3 LD 36 G IN THE COMMON LEGAL INFORMAT	IPROPERTY	IN PROPORTIO	DN T	
			Building I	nformation		
Width Land Use BCA Description	2147	Depth		Lot Size Actual Use Zoning	5018 SQUARE FI DUPLEX SIN UNI	
BCAA Data Upd		5				
		Total	l Value Inf	ormation		
Actual Totals		Municipal Taxal			School Taxable To	otals
Land	\$371,000	Gross Land		\$371,000	Gross Land	\$371,000
Improvement	\$207,000	Gross Improve		\$207,000	Gross Improve	\$207,000
		Exempt Land Exempt Improv	/e		Exempt Land Exempt Improve	
Actual Total	\$578,000	Municipal Total		\$578,000	School Total	\$578,000
		Sale	History In	formation		
Date 01/15/2010 02/03/2009		Price \$0	Docume CA14248 BB29585	881	Type of Sales Tra REJECT NOT SUITE REJECT NOT SUITE	ED SALE ANALSIS

Tax Detail ViewThe enclosed information while deemed to be correct is not guaranteed.07/21/154:46 PM

# Presented by:

Anthony Ibhahe Royal LePage-West Real Estate Services Phone: 604-581-3838 Cell: 604-788-0179 Email: <u>aibhahe@gmail.com</u> Website: <u>www.aibhahe.com</u>



Coquitlam, Coquitlam West		MLS	# V1132035	Residential Attached
615 ARROW LN, V3K 7C6	1			Active
	List Price:	\$629,0	00 Previous Price: Original Price: \$629,000	
	Subdiv/Complex: Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: View:	3,337 SE Exempt N N N	Approx Yr Blt:2008P1D: Type:Age at List Date:7Zoning:Bedrooms:3Taxes:Bathrooms:3If New GST/HST IndFull Baths:3Tax Incl Utils:Half Baths:0Apprvl Reqd:	027-805-999 1/2 Duplex DPLX \$2,982 (2014) I: No
Style of Home:     2 Storey       Construction:     Frame - Wood       Foundation:     Concrete Slab       Exterior:     Mixed       Rain Screen:     Kate Screen	R/I Plumbing:		Total Parking:3Covered Parking:Parking Access:FrontParking Facilities:Carport; Single	1
Type of Roof: Asphalt Renovations: Flooring:	Reno Year:		Dist to Public Trans: NEAR Dist to School/Bus Units in Development: Total Units in Stra Locker:	
Water Supply:City/MunicipalHeat/Fuel:RadiantNo. of Fireplaces:1Fireplace Fuel:Gas - NaturalOutdoor Area:Fenced Yard, Patio(s)	R/I Fireplaces:		Possession:Title to Land:Freehold StrataSeller's Interest:Court Ordered SaleMortgage Info:\$0	
Mngmt Co: Mngmt Ph:	Maint Fee:	\$0.00	Property Disclosure: N - AS IS, WHERE IS Bylaw Restrictions: No Restrictions	
Legal:     PL BCS3300 LT 1 DL 3 L       Amenities:     None       Features Incl:     Site Influences:   Central Location, Recrea			HER WITH AN INTEREST IN THE COMMONPROPERT	
EloorTypeDimensionMain F.Living Room11'3 X 13Main F.Kitchen11'4 X 10Main F.Family Room9' X 9'Main F.Den10' X 8'Main F.Laundry8' X 5'AboveMaster Bedroom13'4 X 12AboveBedroom11'6 X 10'AboveBedroom11' X 10'	Ploor 12 16 16	<u>Түре</u>	<u>Dimensions</u> <u>Floor</u> <u>Type</u>	<u>Dimensions</u>
Finished Floor Area Main:       924       Fi         Finished Floor Area Up:       696       B         Finished Floor Area Down:       0         Finished Floor Area Bsmt:       0       B         Total Finished Floor Area:       1,620       #         Unfinished Floor Area:       0       #         Grand Total Floor Area:       1,620       #	otal # Rooms: inished Levels: asement Area: smt Height: estricted Age: Pets / Cats; Dogs or % Rentals:	8 2 None	Bathrooms 1 4 Piece; Ensuite: N; Le 2 4 Piece; Ensuite: Y; Le 3 4 Piece; Ensuite: N; Le 4 5 6 7 8	vel: Above
Listing Broker(s): (1) Sutton Grp-West Coast Newer 1/2 duplex in a great central local	-	n floor p	lan with 3 bdrm + 3 bath, over 1600 SF.	

				ARROW LN 07/14/2015		
Jurisdiction305-COQUITLAM - CITY OFRoll NumberProperty Addr615 ARROW LN615 ARROW LNMunicipalityCQ-CITY OF COQUITLAMBoard CodeNeighborhood101-CARIBOO/MAILLARDVILLE					Property I	027-805-999
Area	VCQ-Coquitlam	- \\/+				
Sub Area Gross Taxes	VCQCW-Coquitlan \$3172.14	1 west (2015)			More PID's Water Coni	
Tax Amount Upo						
		Owner Name &	Mailing A	ddress Inform	nation	
Owner(s) 1 Name ** NOT AVAILABL			Ow	ner(s) 2 Nam	e & Address	
619 ARROW LANE COQUITLAM BC				5 ARROW LANE QUITLAM BC		
V3K 7C6			V3I	< 7C		
		Leo	gal Inforn	nation		
			•			
Plan # L BCS3300 1	ot Block	Dist Lot I 3	Land Dist 36	Section	Township	Range Meridian
Legal Description	AN INTEREST	T 1 DL 3 LD 36 Gr IN THE COMMONF LEGAL INFORMATI	PROPERTY	IN PROPORTIO	DN T	
			Building I	nformation		
Width Land Use BCA Description	2147	Depth		Lot Size Actual Use Zoning	3303 SQUARE FE DUPLEX SIN UNI	
BCAA Data Upd	ated - 06/01/15	ō				
		Total	Value Inf	ormation		
Actual Totals		Municipal Taxab			School Taxable To	otals
Land	\$326,000	Gross Land		\$326,000	Gross Land	\$326,000
Improvement	\$199,000	Gross Improve		\$199,000	Gross Improve	\$199,000
		Exempt Land Exempt Improve	e		Exempt Land Exempt Improve	
Actual Total	\$525,000	Municipal Total		\$525,000	School Total	\$525,000
		Sale F	listory I n	formation		
Date 02/25/2009 02/03/2009		Price \$0	Docume CA10466 BB29584	42	Type of Sales Trai REJECT NOT SUITE REJECT NOT SUITE	D SALE ANALSIS

Tax Detail View

The enclosed information while deemed to be correct is not guaranteed. 07/21/15 4:46 PM