

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Reno Year:		Dist to Public Trans:	Dist to School/Bus:
Flooring:	Mixed			Units in Development: 72	Total Units in Strata:
Water Supply:	City/Municipal			Locker: Yes	
Heat/Fuel:	Baseboard, 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:	Balcony(s)			Mortgage Info: \$0	
				Property Disclosure: N - "As is, Where is"	
Mngmt Co:	Pacific Quorum			Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph:	604-635-0260	Maint Fee:	\$218.97		

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

<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	14' X 13'						
Main F.	Kitchen	10' X 7'						
Main F.	Master Bedroom	12'6 X 11'						
Main F.	Dining	13' X 7'						

<u>Floor Area (SqFt):</u>	Total # Rooms:	4	<u>Bathrooms</u>
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
<u>0</u>	Restricted Age:		5
Total Finished Floor Area:	# Pets / Cats; Dogs:		6
640	# or % Rentals:		7
			8
Unfinished Floor Area:			
<u>0</u>			
Grand Total Floor Area:			
640			

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\*\*

Tax Report - 99 BEGIN Street Unit# 110  
Record Updated - 07/14/2015

Jurisdiction	305-COQUITLAM - CITY OF	Roll Number	40009020	Property ID	014-557-258
Property Addr	99 BEGIN ST Unit# 110				
Municipality	CQ-CITY OF COQUITLAM	Board Code	V		
Neighborhood	580-STRATAS				
Area	VCQ-Coquitlam				
Sub Area	VCQML-Maillardville			More PID's	
Gross Taxes	\$1171.46	(2015)		Water Conn	
Tax Amount Updated - 07/08/15					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
KINICKI TIMOTHY A	
110-99 BEGIN ST	
COQUITLAM BC	
V3K 6R5	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3031	10		46/48	36				
Legal Description	PL NWS3031 LT 10 DL 46/48 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	Zoning
BCAA Data Updated - 06/01/15		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$68,400	Gross Land	\$68,400	Gross Land	\$68,400
Improvement	\$79,200	Gross Improve	\$79,200	Gross Improve	\$79,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$147,600	Municipal Total	\$147,600	School Total	\$147,600

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/27/1990	\$90,000	AD290371	IMPRV SINGLE PROP CASH TRANSAC
08/31/1989	\$64,600	AC212145	IMPRV SINGLE PROP CASH TRANSAC
08/10/1989		AC193846	REJECT NOT SUITED SALE ANALYSIS

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



Presented by:  
**Anthony Ibhahe**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhahe@gmail.com](mailto:aibhahe@gmail.com)  
 Website: [www.aibhahe.com](http://www.aibhahe.com)



Coquitlam, North Coquitlam # 108 1154 WESTWOOD ST, V3B 7J1	<b>MLS# V1122107</b>	Residential Attached <b>Active</b>
---	----------------------	---------------------------------------



List Price: \$219,000	Previous Price: \$225,000	
	Original Price: \$225,000	
Subdiv/Complex: EMERALD COURT		
Frontage:	Approx Yr Blt: 1991	PID: 016-407-989
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 24	Zoning: RM-2
Exposure:	Bedrooms: 2	Taxes: \$1,528 (2014)
Stories in Bldg: 4	Bathrooms: 2	If New GST/HST Incl:
Flood Plain:	Full Baths: 2	Tax Incl Utils: No
Meas. Type:	Half Baths: 0	Apprvl Req:
Fixtures Lsd:		
Fixt Removed:		
View: N		

Style of Home: Rancher/Bungalow, Ground Level Unit	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Wood		
Renovations:	Reno Year:	
Flooring: Laminate, Tile, Wall/Wall/Mixed	Dist to Public Trans: 1/2	Dist to School/Bus: 2
Water Supply: City/Municipal	Units in Development:	Total Units in Strata:
Heat/Fuel: Baseboard, 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: BAYWEST	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Ph: 604-591-6060	Bylaw Restrictions: Pets Allowed w/Rest.	
Maint Fee: \$277.97		

Maint Charge Incl: Other

Legal: SL8 DL 384A GROUP 1 NW DSP NW3333

Amenities: None

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'5 X 7'						
Main F.	Family Room	12'2 X 12'3						
Main F.	Eating Area	8'9 X 7'						
Main F.	Foyer	8'2 X 3'1						
Main F.	Master Bedroom	10'6 X 13'						
Main F.	Bedroom	9'2 X 8'10						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms:
Finished Floor Area Main: 880	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 880	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 !

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

Jurisdiction	305-COQUITLAM - CITY OF	Roll Number	32924028	Property ID	016-407-989
Property Addr	1154 WESTWOOD ST Unit# 108				
Municipality	CQ-CITY OF COQUITLAM	Board Code	V		
Neighborhood	580-STRATAS				
Area	VCQ-Coquitlam				
Sub Area	VCQNC-North Coquitlam				
Gross Taxes	\$1514.98	(2015)			
Tax Amount Updated - 07/08/15			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

108-1154 WESTWOOD ST  
COQUITLAM BC

V3B 7J1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3333	8		384A	36				
Legal Description	PL NWS3333 LT 8 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 FRAME	Zoning
BCAA Data Updated - 06/01/15		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$94,400	Gross Land	\$94,400	Gross Land	\$94,400
Improvement	\$118,000	Gross Improve	\$118,000	Gross Improve	\$118,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$212,400	Municipal Total	\$212,400	School Total	\$212,400

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/29/2007	\$258,000	BB609250	IMPRV SINGLE PROP CASH TRANSAC
11/28/2003	\$148,000	BV498554	IMPRV SINGLE PROP CASH TRANSAC
04/08/1994	\$137,000	BH119292	IMPRV SINGLE PROP CASH TRANSAC

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



Presented by:  
**Anthony Ibhahe**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhahe@gmail.com](mailto:aibhahe@gmail.com)  
 Website: [www.aibhahe.com](http://www.aibhahe.com)



Coquitlam, Maillardville # 314 1591 BOOTH AV, V3K 1B7	<b>MLS# V1126309</b>	Residential Attached <b>Active</b>
--	----------------------	---------------------------------------



List Price: \$139,000	Previous Price:	
	Original Price:	\$139,000
Subdiv/Complex: LE LAURENTIAN		
Frontage:	Approx Yr Blt: 1996	PID: 019-197-829
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 19	Zoning: MF
Exposure:	Bedrooms: 1	Taxes: \$1,310 (2014)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:
Flood Plain: No	Full Baths: 1	Tax Incl Utils: No
Meas. Type:	Half Baths: 0	Apprvl Req:
Fixtures Lsd: N		
Fixt Removed: N		
View: N		

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed, Stucco, Wood		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Metal, Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 64
Flooring: Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: Strataco	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Ph: 604-294-4141	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
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 PROPERTY IN PROPORTION TO T

Amenities: In Suite Laundry, Playground

Features Incl:

Site Influences: Central Location, 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	11' X 10'						
Main F.	Dining	12' X 7'						
Main F.	Kitchen	9' X 9'						
Main F.	Master Bedroom	10' X 11'						
Main F.	Laundry	6'9 X 6'6						

Floor Area (SqFt):	Total # Rooms: 5	<u>Bathrooms</u>
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
Finished Floor Area Bsmt: 0	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.(MplRd)

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	305-COQUITLAM - CITY OF	Roll Number	08552045	Property ID	019-197-829
Property Addr	1591 BOOTH AV Unit# 314				
Municipality	CQ-CITY OF COQUITLAM	Board Code	V		
Neighborhood	580-STRATAS				
Area	VCQ-Coquitlam				
Sub Area	VCQML-Maillardville			More PID's	
Gross Taxes	\$1292.33	(2015)		Water Conn	
Tax Amount Updated - 07/08/15					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

\*\* NOT AVAILABLE \*\*

Owner(s) 2 Name & Address

314-1591 BOOTH AVE  
COQUITLAM BC

V3K 1B7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1876	45		47	36				
Legal Description	PL LMS1876 LT 45 DL 47 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO 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
BCAA Data Updated - 06/01/15		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$65,400	Gross Land	\$65,400	Gross Land	\$65,400
Improvement	\$105,000	Gross Improve	\$105,000	Gross Improve	\$105,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$170,400	Municipal Total	\$170,400	School Total	\$170,400

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/24/2009	\$200,000	CA1198920	REJECT NOT SUITED SALE ANALYSIS
08/18/2005	\$135,000	CA106772	IMPRV SINGLE PROP CASH TRANSAC
07/28/1998	\$92,500	BM210264	IMPRV SINGLE PROP CASH TRANSAC

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



Presented by:  
**Anthony Ibhaha**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhaha@gmail.com](mailto:aibhaha@gmail.com)  
 Website: [www.aibhaha.com](http://www.aibhaha.com)



Coquitlam, North Coquitlam # 1602 1178 HEFFLEY CR, V3B 0A7	MLS# V1129642	Residential Attached <b>Active</b>
---	---------------	---------------------------------------



List Price: \$369,000	Previous Price:	
	Original Price:	\$369,000
Subdiv/Complex:		
Frontage:	Approx Yr Blt: 2008	PID: 027-421-546
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 7	Zoning: CONDO
Exposure:	Bedrooms: 2	Taxes: \$2,088 (2014)
Stories in Bldg:	Bathrooms: 2	If New GST/HST Incl:
Flood Plain:	Full Baths: 2	Tax Incl Utils: No
Meas. Type: Feet	Half Baths: 0	Apprvl Req'd:
Fixtures Lsd:		
Fixt Removed:		
View:	Y - MOUNTAINS, PARK	

Style of Home: Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring:	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner, Court Ordered Sale	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co:	Property Disclosure: Y	
Mngmt Ph:	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
	Maint Fee: \$235.00	

Maint Charge Incl: Caretaker, Gardening, Hot Water, Management

Legal: PL BCS2784 LT 105 DL 384A LD 36 GROUP 1, TOGETHER

Amenities: Bike Room, Club House, Elevator, Recreation Center

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'0						
Main F.	Kitchen	11'0 X 8'0						
Main F.	Dining	12'0 X 8'0						
Main F.	Master Bedroom	16' X 10'						
Main F.	Bedroom	9'6 X 9'9						
Main F.	Den	8'5 X 8'0						
Main F.	Foyer	8'9 X 4'0						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms:
Finished Floor Area Main: 965	Finished Levels: 1	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 965	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 965		8

Listing Broker(s): (1) Sutton Grp -Winnie Lam & Assoc

NE corner unit at the Obelisk with unobstructed view! Rarely available 2 bedroom, 2 bathroom with a big den. This unit includes 2 parking spots and 1 large storage locker. Walk to Coquitlam Centre, Restaurants and La Farge Lake. Priced to Priced to sell!! Easy to show please call us today for your private showing!



**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# 1602				
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	
<b>Tax Amount Updated - 07/08/15</b>					

**Owner Name & Mailing Address Information**

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

201-764 13TH AVE W  
VANCOUVER BC

V5Z 4E4

**Legal Information**

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS2784	105		384A	36				
<b>Legal Description</b> 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
<b>BCAA Data Updated - 06/01/15</b>		

**Total Value Information**

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$91,600	Gross Land	\$91,600	Gross Land	\$91,600
Improvement	\$230,000	Gross Improve	\$230,000	Gross Improve	\$230,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
<b>Actual Total</b>	<b>\$321,600</b>	<b>Municipal Total</b>	<b>\$321,600</b>	<b>School Total</b>	<b>\$321,600</b>

**Sale History Information**

Date	Price	Document #	Type of Sales Transaction
04/09/2008	\$267,016	CA747173	IMPRV SINGLE PROP CASH TRANSAC
02/27/2008		BB202832	REJECT NOT SUITED SALE ANALYSIS





Presented by:  
**Anthony Ibhaha**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhaha@gmail.com](mailto:aibhaha@gmail.com)  
 Website: [www.aibhaha.com](http://www.aibhaha.com)



Coquitlam, Maillardville # 319 98 LAVAL ST, V3K 6S9	<b>MLS# V1129714</b>	Residential Attached <b>Active</b>
--	----------------------	---------------------------------------

	List Price: \$208,000	Previous Price: \$218,000	
		Original Price: \$218,000	
	Subdiv/Complex: LE CHATEAU 2		
	Frontage:	Approx Yr Blt: 1990	PID: 016-173-791
	Depth/Size:		Type: Apartment/Condo
	Lot SqFt: 0	Age at List Date: 25	Zoning: MF
	Exposure:	Bedrooms: 2	Taxes: \$1,661 (2014)
	Stories in Bldg:	Bathrooms: 2	If New GST/HST Incl:
	Flood Plain:	Full Baths: 1	Tax Incl Utils: No
	Meas. Type: Feet	Half Baths: 1	Apprvl Req'd:
	Fixtures Lsd: N		
	Fixt Removed: N		
	View: Y - COURTYARD		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
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
Flooring: Laminate, Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: PACIFIC QUORUM: DONNA KLOC	Property Disclosure: Y	
Mngmt Ph: 604-635-0260	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
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

Amenities: Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Private Setting, 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 11'						
Main F.	Dining	7' X 11'						
Main F.	Kitchen	9' X 8'4						
Main F.	Storage	5' X 8'4						
Main F.	Bedroom	13' X 9'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Walk-In Closet	9' X 9'						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 7	<b>Bathrooms</b>
Finished Floor Area Main: 967	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	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				
Sub Area	VCQML-Maillardville			More PID's	
Gross Taxes	\$1655.99	(2015)		Water Conn	
<b>Tax Amount Updated - 07/08/15</b>					

**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	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3273	69		46/48	36				
Legal Description	PL NWS3273 LT 69 DL 46/48 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO 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
<b>BCAA Data Updated - 06/01/15</b>		

**Total Value Information**

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
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	Municipal Total	\$239,000	School Total	\$239,000

**Sale History Information**


Date	Price	Document #	Type of Sales Transaction
07/22/1999	\$105,000	BN193939	IMPRV SINGLE PROP CASH TRANSAC
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      The enclosed information while deemed to be correct is not guaranteed.      07/21/15      4:46 PM



Presented by:  
**Anthony Ibhahe**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhahe@gmail.com](mailto:aibhahe@gmail.com)  
 Website: [www.aibhahe.com](http://www.aibhahe.com)



Coquitlam, Coquitlam West <b>619 ARROW LN, V3K 7C6</b>		<b>MLS# V1132031</b>		Residential Attached <b>Active</b>																																																																																																				
		List Price: \$649,000      Previous Price:      Original Price: \$649,000																																																																																																						
		<table border="0" style="width: 100%;"> <tr> <td colspan="2">Subdiv/Complex:</td> <td>Approx Yr Bld:</td> <td>2008</td> <td>PID:</td> <td>027-806-006</td> </tr> <tr> <td>Frontage:</td> <td></td> <td>Type:</td> <td></td> <td></td> <td>1/2 Duplex</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Zoning:</td> <td></td> <td></td> <td>DUPLX</td> </tr> <tr> <td>Lot SqFt:</td> <td>5,005</td> <td>Age at List Date:</td> <td>7</td> <td>Taxes:</td> <td>\$3,786 (2014)</td> </tr> <tr> <td>Exposure:</td> <td>SE</td> <td>Bedrooms:</td> <td>3</td> <td>If New GST/HST Incl:</td> <td></td> </tr> <tr> <td>Stories in Bldg:</td> <td></td> <td>Bathrooms:</td> <td>3</td> <td>Tax Incl Utils:</td> <td>No</td> </tr> <tr> <td>Flood Plain:</td> <td>Exempt</td> <td>Full Baths:</td> <td>3</td> <td>Apprvl Req:</td> <td></td> </tr> <tr> <td>Meas. Type:</td> <td></td> <td>Half Baths:</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td>Fixtures Lsd:</td> <td>N</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed:</td> <td>N</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>View:</td> <td>N</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Subdiv/Complex:		Approx Yr Bld:	2008	PID:	027-806-006	Frontage:		Type:			1/2 Duplex	Depth/Size:		Zoning:			DUPLX	Lot SqFt:	5,005	Age at List Date:	7	Taxes:	\$3,786 (2014)	Exposure:	SE	Bedrooms:	3	If New GST/HST Incl:		Stories in Bldg:		Bathrooms:	3	Tax Incl Utils:	No	Flood Plain:	Exempt	Full Baths:	3	Apprvl Req:		Meas. Type:		Half Baths:	0			Fixtures Lsd:	N					Fixt Removed:	N					View:	N																																					
Subdiv/Complex:		Approx Yr Bld:	2008	PID:	027-806-006																																																																																																			
Frontage:		Type:			1/2 Duplex																																																																																																			
Depth/Size:		Zoning:			DUPLX																																																																																																			
Lot SqFt:	5,005	Age at List Date:	7	Taxes:	\$3,786 (2014)																																																																																																			
Exposure:	SE	Bedrooms:	3	If New GST/HST Incl:																																																																																																				
Stories in Bldg:		Bathrooms:	3	Tax Incl Utils:	No																																																																																																			
Flood Plain:	Exempt	Full Baths:	3	Apprvl Req:																																																																																																				
Meas. Type:		Half Baths:	0																																																																																																					
Fixtures Lsd:	N																																																																																																							
Fixt Removed:	N																																																																																																							
View:	N																																																																																																							
Style of Home: 2 Storey Construction: Frame - Wood Foundation: Concrete Slab Exterior: Mixed Rain Screen: Type of Roof: Asphalt Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Radiant No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Fenced Yard, Patio(s)		Total Parking: 3      Covered Parking: 1 Parking Access: Front Parking Facilities: Carport; Single, Open R/I Plumbing: Dist to Public Trans: NEAR      Dist to School/Bus: NEAR Units in Development: Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: N - AS IS, WHERE IS Bylaw Restrictions: No Restrictions																																																																																																						
Mngmt Co: Mngmt Ph:		Maint Fee: \$0.00																																																																																																						
Maint Charge Incl: Legal: PL BCS3300 LT 2 DL 3 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T Amenities: None Features Incl: Other - See Remarks Site Influences: Central Location, Recreation Nearby, Shopping Nearby																																																																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Living Room</td> <td>11' X 10'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Kitchen</td> <td>11'6" X 12'8"</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Family Room</td> <td>15'3" X 12'6"</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Dining</td> <td>11' X 10'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Den</td> <td>11' X 10'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>14' X 11'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'10" X 9'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'8" X 11'8"</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Laundry</td> <td>7'3" X 5'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>6' X 5'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main F.	Living Room	11' X 10'							Main F.	Kitchen	11'6" X 12'8"							Main F.	Family Room	15'3" X 12'6"							Main F.	Dining	11' X 10'							Main F.	Den	11' X 10'							Above	Master Bedroom	14' X 11'							Above	Bedroom	10'10" X 9'							Above	Bedroom	10'8" X 11'8"							Above	Laundry	7'3" X 5'							Above	Walk-In Closet	6' X 5'						
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions																																																																																																
Main F.	Living Room	11' X 10'																																																																																																						
Main F.	Kitchen	11'6" X 12'8"																																																																																																						
Main F.	Family Room	15'3" X 12'6"																																																																																																						
Main F.	Dining	11' X 10'																																																																																																						
Main F.	Den	11' X 10'																																																																																																						
Above	Master Bedroom	14' X 11'																																																																																																						
Above	Bedroom	10'10" X 9'																																																																																																						
Above	Bedroom	10'8" X 11'8"																																																																																																						
Above	Laundry	7'3" X 5'																																																																																																						
Above	Walk-In Closet	6' X 5'																																																																																																						
<table border="0" style="width: 100%;"> <tr> <td colspan="2"><b>Floor Area (SqFt):</b></td> <td>Total # Rooms:</td> <td>10</td> <td colspan="2"><b>Bathrooms</b></td> </tr> <tr> <td>Finished Floor Area Main:</td> <td>924</td> <td>Finished Levels:</td> <td>2</td> <td colspan="2">1 4 Piece; Ensuite: N; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Up:</td> <td>969</td> <td>Basement Area:</td> <td>None</td> <td colspan="2">2 4 Piece; Ensuite: Y; Level: Above</td> </tr> <tr> <td>Finished Floor Area Down:</td> <td>0</td> <td></td> <td></td> <td colspan="2">3 4 Piece; Ensuite: N; Level: Above</td> </tr> <tr> <td>Finished Floor Area Bsmt:</td> <td>0</td> <td>Bsmt Height:</td> <td></td> <td colspan="2">4</td> </tr> <tr> <td>Total Finished Floor Area:</td> <td>1,893</td> <td>Restricted Age:</td> <td></td> <td colspan="2">5</td> </tr> <tr> <td></td> <td></td> <td># Pets / Cats; Dogs:</td> <td></td> <td colspan="2">6</td> </tr> <tr> <td>Unfinished Floor Area:</td> <td>0</td> <td># or % Rentals:</td> <td></td> <td colspan="2">7</td> </tr> <tr> <td>Grand Total Floor Area:</td> <td>1,893</td> <td></td> <td></td> <td colspan="2">8</td> </tr> </table>						<b>Floor Area (SqFt):</b>		Total # Rooms:	10	<b>Bathrooms</b>		Finished Floor Area Main:	924	Finished Levels:	2	1 4 Piece; Ensuite: N; Level: Main F.		Finished Floor Area Up:	969	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:	1,893	Restricted Age:		5				# Pets / Cats; Dogs:		6		Unfinished Floor Area:	0	# or % Rentals:		7		Grand Total Floor Area:	1,893			8																																														
<b>Floor Area (SqFt):</b>		Total # Rooms:	10	<b>Bathrooms</b>																																																																																																				
Finished Floor Area Main:	924	Finished Levels:	2	1 4 Piece; Ensuite: N; Level: Main F.																																																																																																				
Finished Floor Area Up:	969	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:	1,893	Restricted Age:		5																																																																																																				
		# Pets / Cats; Dogs:		6																																																																																																				
Unfinished Floor Area:	0	# or % Rentals:		7																																																																																																				
Grand Total Floor Area:	1,893			8																																																																																																				
Listing Broker(s): (1) Sutton Grp-West Coast (Brdwy)																																																																																																								
Newer 1/2 duplex in a great central location. Great open floor with 3 bdrm + 3 bath, over 1800 SF.																																																																																																								

Tax Report - 619 ARROW LN  
Record Updated - 07/14/2015

Jurisdiction	305-COQUITLAM - CITY OF	Roll Number	00775202	Property ID	027-806-006
Property Addr	619 ARROW LN				
Municipality	CQ-CITY OF COQUITLAM	Board Code	V		
Neighborhood	101-CARIBOO/MAILLARDVILLE				
Area	VCQ-Coquitlam				
Sub Area	VCQCW-Coquitlam West			More PID's	
Gross Taxes	\$3453.11	(2015)		Water Conn	
Tax Amount Updated - 07/08/15					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	
619 ARROW LANE COQUITLAM BC	615 ARROW LANE COQUITLAM BC
V3K 7C6	V3K 7C

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS3300	2		3	36				
Legal Description								
PL BCS3300 LT 2 DL 3 LD 36 Group 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size	5018 SQUARE FEET
Land Use		Actual Use	DUPLEX SIN UNIT OWNERSHIP
BCA Description	2147	Zoning	
BCAA Data Updated - 06/01/15			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$371,000	Gross Land	\$371,000
Improvement	\$207,000	Gross Improve	\$207,000
		Exempt Land	
		Exempt Improve	
Actual Total	\$578,000	Municipal Total	\$578,000
		School Total	\$578,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/15/2010	\$0	CA1424881	REJECT NOT SUITED SALE ANALYSIS
02/03/2009		BB29585	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](mailto:aibhahe@gmail.com)  
 Website: [www.aibhahe.com](http://www.aibhahe.com)



Coquitlam, Coquitlam West <b>615 ARROW LN, V3K 7C6</b>	<b>MLS# V1132035</b>	Residential Attached <b>Active</b>
---	----------------------	---------------------------------------

	List Price: \$629,000	Previous Price:																																													
		Original Price: \$629,000																																													
<table border="0" style="width: 100%;"> <tr> <td colspan="2">Subdiv/Complex:</td> <td>Approx Yr Blt: 2008</td> <td>PID: 027-805-999</td> </tr> <tr> <td>Frontage:</td> <td></td> <td>Type: 1/2 Duplex</td> <td></td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Zoning: DPLX</td> <td></td> </tr> <tr> <td>Lot SqFt: 3,337</td> <td>Age at List Date: 7</td> <td>Taxes: \$2,982 (2014)</td> <td></td> </tr> <tr> <td>Exposure: SE</td> <td>Bedrooms: 3</td> <td>If New GST/HST Incl:</td> <td></td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 3</td> <td>Tax Incl Utils: No</td> <td></td> </tr> <tr> <td>Flood Plain: Exempt</td> <td>Full Baths: 3</td> <td>Apprvl Req'd:</td> <td></td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td></td> <td></td> </tr> <tr> <td>Fixtures Lsd: N</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed: N</td> <td></td> <td></td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> <td></td> </tr> </table>				Subdiv/Complex:		Approx Yr Blt: 2008	PID: 027-805-999	Frontage:		Type: 1/2 Duplex		Depth/Size:		Zoning: DPLX		Lot SqFt: 3,337	Age at List Date: 7	Taxes: \$2,982 (2014)		Exposure: SE	Bedrooms: 3	If New GST/HST Incl:		Stories in Bldg:	Bathrooms: 3	Tax Incl Utils: No		Flood Plain: Exempt	Full Baths: 3	Apprvl Req'd:		Meas. Type:	Half Baths: 0			Fixtures Lsd: N				Fixt Removed: N				View: N			
Subdiv/Complex:		Approx Yr Blt: 2008	PID: 027-805-999																																												
Frontage:		Type: 1/2 Duplex																																													
Depth/Size:		Zoning: DPLX																																													
Lot SqFt: 3,337	Age at List Date: 7	Taxes: \$2,982 (2014)																																													
Exposure: SE	Bedrooms: 3	If New GST/HST Incl:																																													
Stories in Bldg:	Bathrooms: 3	Tax Incl Utils: No																																													
Flood Plain: Exempt	Full Baths: 3	Apprvl Req'd:																																													
Meas. Type:	Half Baths: 0																																														
Fixtures Lsd: N																																															
Fixt Removed: N																																															
View: N																																															

Style of Home: 2 Storey Construction: Frame - Wood Foundation: Concrete Slab Exterior: Mixed Rain Screen: Type of Roof: Asphalt Renovations: Flooring: Water Supply: City/Municipal Heat/Fuel: Radiant No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Fenced Yard, Patio(s)	R/I Plumbing:  Reno Year:  R/I Fireplaces:	Total Parking: 3 Parking Access: Front Parking Facilities: Carport; Single  Dist to Public Trans: NEAR Units in Development: Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0  Property Disclosure: N - AS IS, WHERE IS Bylaw Restrictions: No Restrictions	Covered Parking: 1  Dist to School/Bus: NEAR Total Units in Strata:
Mngmt Co: Mngmt Ph:		Maint Fee: \$0.00	

Maint Charge Incl:

Legal: PL BCS3300 LT 1 DL 3 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T

Amenities: None

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'3 X 13'2						
Main F.	Kitchen	11'4 X 10'6						
Main F.	Family Room	9' X 9'						
Main F.	Den	10' X 8'						
Main F.	Laundry	8' X 5'						
Above	Master Bedroom	13'4 X 12'6						
Above	Bedroom	11'6 X 10'						
Above	Bedroom	11' X 10'8						

<b>Floor Area (SqFt):</b> Finished Floor Area Main: 924 Finished Floor Area Up: 696 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,620  Unfinished Floor Area: 0 Grand Total Floor Area: 1,620	Total # Rooms: 8 Finished Levels: 2 Basement Area: None  Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals:	<b>Bathrooms</b> 1 4 Piece; Ensuite: N; Level: Main F. 2 4 Piece; Ensuite: Y; Level: Above 3 4 Piece; Ensuite: N; Level: Above 4 5 6 7 8
--	---	--

Listing Broker(s): (1) Sutton Grp-West Coast (Brdwy)

Newer 1/2 duplex in a great central location. Great open floor plan with 3 bdrm + 3 bath, over 1600 SF.

Tax Report - 615 ARROW LN  
Record Updated - 07/14/2015

Jurisdiction	305-COQUITLAM - CITY OF	Roll Number	00775102	Property ID	027-805-999
Property Addr	615 ARROW LN				
Municipality	CQ-CITY OF COQUITLAM	Board Code	V		
Neighborhood	101-CARIBOO/MAILLARDVILLE				
Area	VCQ-Coquitlam				
Sub Area	VCQCW-Coquitlam West			More PID's	
Gross Taxes	\$3172.14	(2015)		Water Conn	
Tax Amount Updated - 07/08/15					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	
619 ARROW LANE COQUITLAM BC	615 ARROW LANE COQUITLAM BC
V3K 7C6	V3K 7C

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS3300	1		3	36				
Legal Description	PL BCS3300 LT 1 DL 3 LD 36 Group 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size	3303 SQUARE FEET
Land Use		Actual Use	DUPLEX SIN UNIT OWNERSHIP
BCA Description	2147	Zoning	
BCAA Data Updated - 06/01/15			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
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 Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$525,000	Municipal Total	\$525,000	School Total	\$525,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
02/25/2009	\$0	CA1046642	REJECT NOT SUITED SALE ANALYSIS
02/03/2009		BB29584	REJECT NOT SUITED SALE ANALYSIS