

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

Port Moody, Anmore
130 DOGWOOD DR, V3H 5G1

MLS# V1104937

Residential Detached
Active



List Price: \$1,349,500

Complex/Subdiv:

Frontage:	Bedrooms:	6	PID:	025-759-272
Depth/Size:	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt: 21867.00	Full Baths:	5	Approx Yr Blt:	2004
Rear Yard Exp:	Half Baths:	0	Age at List Date:	11
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$5,687 (2014)
Flood Plain:	Zoning:	RS1		
View:	Y - FROM MASTER BEDROOM			
Serv. Connected:	Electricity, Natural Gas, Septic, Water			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	6	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple		
Exterior:	Stone, Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	WALK
Type of Roof:	Asphalt	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP7274 LT 1 SEC 16 TWP 39 NWD.
 Amenities:
 Site Influences: Cul-de-Sac, Private Setting, Treed
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'	Above	Bedroom	11' X 11'			X
Main F.	Dining	14' X 13'	Above	Bedroom	12' X 10'4			X
Main F.	Kitchen	16' X 14'	Above	Family Room	21' X 11'8			X
Main F.	Eating Area	10' X 9'	Bsmt	Recreation Room	27' X 14'8			X
Main F.	Family Room	17' X 14'	Bsmt	Media Room	13' X 12'			X
Main F.	Bedroom	13' X 11'	Bsmt	Bedroom	13' X 11'8			X
Main F.	Foyer	9' X 9'	Bsmt	Bedroom	12' X 12'			X
Main F.	Mud Room	6' X 6'	Bsmt	Storage	10'4 X 6'			X
Main F.	Laundry	8' X 6'			X			
Above	Master Bedroom	16' X 14'8			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,597	Total # Rooms:	18
Finished Floor Up SqFt:	1,747	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,747	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	5,091	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	5,091		

Listing Broker(s): Royal LePage West R.E.S.

Beautiful Anmore home built by Cordovado Homes! Nestled on a private 1/2 acre this lovely 6 bedroom estate offers over 5,000 sqft. designer living in a prestigious neighbourhood on a private cul-de-sac of only 12 architecturally designed homes! The main boasts a formal living & dining room, a large gourmet kitchen open to the bright vaulted family room & an entertaining private patio. Upstairs you will find a master bedroom with a view, a divine ensuite with heated floors & a huge walk in closet/dressing room, along with 2 great bedrooms & games room. The many features include crown moldings, vaulted ceilings, designer light fixtures, wide plank walnut floors, built in speakers, granite & more. Triple car garage. A must see!!

Tax Report - 130 DOGWOOD Drive
Record Updated - 12/11/2014

Jurisdiction	501-ANMORE - VILLAGE OF	Roll Number	03980101	Property ID	025-759-272
Property Addr	130 DOGWOOD DR				
Municipality	AN-VILLAGE OF ANMORE	Board Code	V		
Neighborhood	701-ANMORE RESIDENTIAL				
Area	VPM-Port Moody				
Sub Area	VPMAN-Anmore			More PID's	
Gross Taxes				Water Conn	

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

520-625 HOWE ST
VANCOUVER BC

V6C 2T6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP7274	1			36	16	39		
Legal Description	PL BCP7274 LT 1 LD 36 SEC 16 TWP 39							

Land & Building Information

Width	Depth	Lot Size	0.502 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	2 ST SFD AFTER 1930 BETTER		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$735,000	Gross Land	\$735,000	Gross Land	\$735,000
Improvement	\$594,000	Gross Improve	\$594,000	Gross Improve	\$594,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$1,329,000	Municipal Total	\$1,329,000	School Total	\$1,329,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/02/2014	\$0	CA3999969	REJECT NOT SUITED SALE ANALYSIS
05/15/2014	\$1,435,000	CA3726944	REJECT NOT SUITED SALE ANALYSIS
03/19/2012	\$1,325,000	CA2443687	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:20 PM

Presented by:
Anthony Ibhaha
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Port Moody, Anmore
180 WOLLNY CT, V3H 0G3

MLS# V1096984

Residential Detached
Active



List Price: \$1,825,000

Complex/Subdiv: TRAILS GATE

Frontage:	0.00 ft	Bedrooms:	5	PID:	027-687-279
Depth/Size:		Bathrooms:	8	Type:	House with Acreage
Lot Area SqFt:	64469.00	Full Baths:	6	Approx Yr Blt:	2011
Rear Yard Exp:		Half Baths:	2	Age at List Date:	3
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	\$7,800 (2014)
Flood Plain:	No	Zoning:	SF		
View:	Y - MOUNTAIN				
Serv. Connected:	Electricity, Natural Gas, Water				

Style of Home:	3 Storey	Total Parking:	10	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage: Triple		
Exterior:	Mixed, Stone				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tile - Composite			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Tile			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	5	R/I Fireplaces:	0	Property Disclosure:	N - COURT ORDER
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s), Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP38521 LT 5 LD 36 SEC 16 TWP 39 & SEC 20, 21.
 Amenities: In Suite Laundry
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 14'	Above	Bedroom	14'8" X 14'6"			X
Main F.	Dining	14' X 12'	Above	Bedroom	16' X 13'6"			X
Main F.	Kitchen	27' X 15'	Bsmt	Living Room	32' X 19'4"			X
Main F.	Master Bedroom	20' X 15'6"	Bsmt	Kitchen	12'6" X 12'6"			X
Main F.	Den	13'6" X 12'6"	Bsmt	Games Room	25' X 23'4"			X
Main F.	Gym	15'6" X 10'	Bsmt	Laundry	5'6" X 7'10"			X
Main F.	Family Room	22' X 14'	Bsmt	Wine Room	16' X 14'7"			X
Main F.	Wok Kitchen	6' X 10'9"	Bsmt	Bedroom	14' X 11'4"			X
Main F.	Laundry	12' X 12'						
Above	Bedroom	14'8" X 14'6"						

Floor Area (SqFt):		Total # Rooms:	18	Bathrooms	1 4 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	3,262	# Kitchens:	2		2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,258	Finished Levels:	3		3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:			4 3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	2,278	Basement Area:	Partly Finished		5 3 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	6,798				6 3 Piece; Ensuite: N; Level: Above
Unfinished Floor:	0	Suite:	Legal Suite		7 3 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area:	6,798				8 3 Piece; Ensuite: N; Level: Bsmt

Listing Broker(s): Park Georgia Realty Ltd.(Coq)

Court Order Sale, Anmore Estates, elegant and private luxury home on 1.48 acres. Home features 28 foot entry dome ceiling, grand curved staircase, marble entry floor, wood windows, wood flooring, built in sound system. Gourmet kitchen with stone counter tops, centre island and wok kitchen. 5 fireplaces, huge master on main with jetted tub and steam shower. 3 large bedrooms up, all with walk in closets and ensuite. Bright and spacious one bedroom suite down, with separate entrance and patio area. Additional area in basement a recreation room and wine cellar. Call today to view. Please do not walk the property without a prior appointment. OPEN HOUSE: SATURDAY, JAN 31ST 2-4PM.

Tax Report - 180 WOLLNY Court
Record Updated - 05/07/2014

Jurisdiction	501-ANMORE - VILLAGE OF	Roll Number	03970105	Property ID	027-687-279
Property Addr	180 WOLLNY CT				
Municipality	AN-VILLAGE OF ANMORE	Board Code	V		
Neighborhood	701-ANMORE RESIDENTIAL				
Area	VPM-Port Moody				
Sub Area	VPMAN-Anmore			More PID's	
Gross Taxes				Water Conn	

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

MAILBOX 140
2755 LOUGHEED HWY FLR 34A
PORT COQUITLAM BC
V3B 5Y9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP38521	5			36	16	39		
Legal Description	PL BCP38521 LT 5 LD 36 SEC 16 TWP 39 & SEC 20, 21.							

Land & Building Information

Width	Depth	Lot Size	1.48 ACRES
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description		Zoning	
BCAA Data Updated - 05/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$896,000	Gross Land	\$896,000	Gross Land	\$896,000
Improvement	\$1,345,000	Gross Improve	\$1,345,000	Gross Improve	\$1,345,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$2,241,000	Municipal Total	\$2,241,000	School Total	\$2,241,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/01/2009	\$700,000	CA1133102	VACANT SINGLE PROP CASH TRANSA
10/08/2008		BB1014913	REJECT NOT SUITED SALE ANALYSIS