


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

South Surrey White Rock, Grandview Surrey # 424 15918 26TH AV, V3S 5K3		MLS# F1405845		Residential Attached Active																																																																
	List Price: \$283,400 Previous Price:																																																																			
	Subdiv/Complex: THE MORGAN																																																																			
	Frontage: 0.00		Approx Yr Blt: 2009	PID: 027-819-264																																																																
	Depth/Size: 0		Age at List Date: 5	Type: Apartment/Condo																																																																
	Lot SqFt: 0		Bedrooms: 2	Zoning: MF																																																																
Exposure:		Bathrooms: 2	Taxes: \$1,522 (2013)																																																																	
Stories in Bldg:		Full Baths: 2	GST/HST Incl?:																																																																	
Flood Plain:		Half Baths: 0	Tax Incl Utilities: No																																																																	
Meas. Type:		Apprvl Reqd:																																																																		
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Legal: PL BCS3219 LT 220 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V																																																																				
Amenities: Club House																																																																				
Features Incl: Sprinkler - Fire																																																																				
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Listing Broker(s): Macdonald Realty																																																																				
Walk to everything including Southridge Private School. Trendy new area with loads of amenities and shopping -- walk to Grandview Corners & Morgan Crossing Shops. This 2 bdrms with 2 full baths is a Top floor unit, faces north and has a view of the courtyard. Good size living room with open kitchen, vaulted ceilings, lots of windows, bright, modern and has granite, marble, tile finishings. Easy access to commute and border and just a short drive to White Rock Beach & promenade, golf and so much more.																																																																				

Tax Report - 15918 26TH Unit# 424
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5230991197	Property ID	027-819-264
Property Addr	15918 26TH Unit# 424				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	305-SOUTH SURREY APTS E 152ND				
Area	F50-South Surrey White Rock				
Sub Area	F57-Grandview Surrey			More PID's	
Gross Taxes	\$1542.00	(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 **	

6220 165 ST
SURREY BC

V3S 0Y6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS3219	220			36	23	1		
Legal Description								
PL BCS3219 LT 220 LD 36 SEC 23 TWP 1								
AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	Zoning
		STRATA LOT RES CONDO
		COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$155,000	Gross Land	\$155,000	Gross Land	\$155,000
Improvement	\$130,000	Gross Improve	\$130,000	Gross Improve	\$130,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$285,000	Municipal Total	\$285,000	School Total	\$285,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/06/2009	\$374,900	CA1055443	IMPRV SINGLE PROP CASH TRANSAC
02/17/2009		BB1049443	REJECT NOT SUITED SALE ANALYSIS

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South Surrey White Rock, Grandview Surrey # 101 15428 31ST AV, V3S 3W4		MLS# F1422411		Residential Attached Active																																																							
		List Price: \$250,900 Previous Price: \$287,900																																																									
		Subdiv/Complex: Headwaters																																																									
		Frontage: Approx Yr Blt: 2012 PID: 028-852-800		Type: Apartment/Condo																																																							
		Depth/Size: Lot SqFt: 0 Age at List Date: 2 Zoning: CD		Taxes: \$1,671 (2014)																																																							
Exposure: NE Stories in Bldg: 2 Flood Plain: Meas. Type: Fixtures Lsd: N Fixt Removed: N View: N		Bedrooms: 1 Bathrooms: 2 Full Baths: 1 Half Baths: 1		GST/HST Incl?: No Tax Incl Utilities: No Apprvl Reqd: No																																																							
Style of Home: 1 Storey Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Mixed Rain Screen: R/I Plumbing: Type of Roof: Torch-On Renovations: Reno Year: Flooring: Laminate, Tile, Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 0 R/I Fireplaces: Fireplace Fuel: Outdoor Area: Patio(s)		Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking Facilities: Garage; Underground, Visitor Parking Dist to Public Trans: Units in Development: 62 Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0		Dist to School/Bus: Total Units in Strata:																																																							
Mngmt Co: Baywest Mngmt Ph: Maint Fee: \$277.93		Property Disclosure: N - court ordered sale Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed																																																									
Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Snow removal, Recreation Facility																																																											
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Listing Broker(s): Sutton Group-West Coast Realty, Pacesetter Marketing Ltd.																																																											
HEADWATERS in the heart of South Surrey. Offering the ultimate in tranquility and serenity, located creekside in a forest oasis. Ideal for those looking for the modern conveniences of the city while living in the remote privacy of quiet side street. Quality finishings include Granite & Marble countertops, SS appliances includes gas stove, laminate flooring and stylish fixtures. Dog walking, leisurely strolling, bike riding, world class golfing and popular White Rock & Crescent Beaches are all nearby activities. Morgan Crossing only minutes away. This home comes with a fully self-contained commercial office space with sep entrance & bath. BUY BY JAN 31 AND RECEIVE \$10,000 DISCOUNT!																																																											

Tax Report - 15428 31ST Unit# 101
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number 5233984921	Property ID 028-852-800
Property Addr	15428 31ST Unit# 101		
Municipality	SU-CITY OF SURREY	Board Code F	
Neighborhood	305-SOUTH SURREY APTS E 152ND		
Area	F50-South Surrey White Rock		
Sub Area	F57-Grandview Surrey		More PID's
Gross Taxes	\$1670.50 (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

170-6660 GRAYBAR RD
RICHMOND BC

V6W 1H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS4457	1			36	23	1		
Legal Description								
PL BCS4457 LT 1 LD 36 SEC 23 TWP 1								
AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	Zoning
		STRATA LOT RES CONDO
		COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$124,000	Gross Land	\$124,000	Gross Land	\$124,000
Improvement	\$183,000	Gross Improve	\$183,000	Gross Improve	\$183,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$307,000	Municipal Total	\$307,000	School Total	\$307,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/07/2012	\$0	BB4049100	REJECT NOT SUITED SALE ANALYSIS

Presented by:

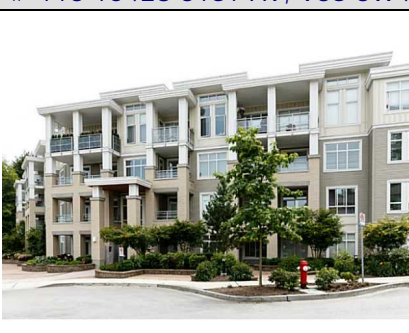
Anthony Ibhah

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

South Surrey White Rock, Grandview Surrey
113 15428 31ST AV, V3S 3W4

MLS# F1422417

Residential Attached
Active

	List Price:	\$ 279,900	Previous Price: \$ 337,900			
	Subdiv/Complex: HEADWATERS					
	Frontage:		Approx Yr Blt:	2012	PID:	028-852-915
	Depth/Size:				Type:	Apartment/Condo
	Lot SqFt:	0	Age at List Date:	2	Zoning:	CD
	Exposure:	NE	Bedrooms:	2	Taxes:	\$1,652 (2014)
	Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:	No
	Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
	Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
	Fixtures Lsd:	N				
	Fixt Removed:	N				
	View:					

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed			Units in Development:	62
Water Supply:	City/Municipal	Locker:	Yes		
Heat/Fuel:	Baseboard, Electric	Possession:		Dist to School/Bus:	
No. of Fireplaces:	0	Title to Land:	Freehold Strata	Total Units in Strata:	
Fireplace Fuel:		Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
Mngmt Co:	BAYWEST	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest.		
		Maint Fee:	\$302.24		

Maint Charge Incl:	Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal				
Legal:	PL BCS4457 LT 12 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V.				
Amenities:	Elevator, Exercise Centre, In Suite Laundry, Playground, Recreation Center, Storage				
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - RI				
Site Influences:	Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby				

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'9 X 12'6						
Main F.	Dining	11'9 X 8'5						
Main F.	Kitchen	9' X 11'						
Main F.	Master Bedroom	13'6 X 9'3						
Main F.	Bedroom	10' X 10'4						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	940	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	940	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	940			8	

Listing Broker(s):	Sutton Group-West Coast Realty, Pacesetter Marketing Ltd.
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HEADWATERS in the heart of South Surrey. Offering the ultimate in tranquility and serenity, located creekside in a forest oasis. Ideal for those looking for the modern conveniences of the city while living in the remote privacy of quietude street. Quality finishings include Granite & Marble countertops, SS appliances includes gas stove, laminate flooring and stylish fixtures. Dog walking, leisurely strolling, bike riding, world class golfing and popular White Rock & Crescent Beaches are all nearby activities. Morgan Crossing only minutes away. Amenities include fully equipped gym, playground, office space for lease, lounge, kitchen and meeting space. BUY BY JAN 31 AND RECEIVE \$10,000 DISCOUNT!

Tax Report - 15428 31ST Unit# 113
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number 5233985032	Property ID 028-852-915
Property Addr	15428 31ST Unit# 113		
Municipality	SU-CITY OF SURREY	Board Code F	
Neighborhood	305-SOUTH SURREY APTS E 152ND		
Area	F50-South Surrey White Rock		
Sub Area	F57-Grandview Surrey		More PID's
Gross Taxes	\$1651.69 (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 **

170-6660 GRAYBAR RD
RICHMOND BC

V6W 1H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS4457	12			36	23	1		
Legal Description	PL BCS4457 LT 12 LD 36 SEC 23 TWP 1 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION 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
		COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$103,000	Gross Land	\$103,000	Gross Land	\$103,000
Improvement	\$200,000	Gross Improve	\$200,000	Gross Improve	\$200,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$303,000	Municipal Total	\$303,000	School Total	\$303,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/07/2012	\$0	BB4049111	REJECT NOT SUITED SALE ANALYSIS

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

Residential Attached
Active

Frontage:	Approx Yr Blt:	2012	PID:	028-853-202	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	2	Zoning:	CD
Exposure:	NE	Bedrooms:	2	Taxes:	\$1,656 (2014)
Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:	No
Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	Y - CREEKSIDE				

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Reno Year:		Dist to Public Trans:	Dist to School/Bus:
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Units in Development:	62	Locker:	Yes
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale
Fireplace Fuel:				Mortgage Info:	\$0
Outdoor Area:	Balcony(s)				
				Property Disclosure:	N - COURT ORDERED SALE
Mngmt Co:	BAYWEST			Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed
Mngmt Ph:		Maint Fee:	\$291.92		

Legal:	PL BCS4457 LT 41 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V.
Amenities:	Elevator, Exercise Centre, Playground, Recreation Center, Storage, Wheelchair Access
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - RI
Site Influences:	Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	8'9 X 14'3						
Main F.	Dining	8'9 X 10'10						
Main F.	Kitchen	9' X 11'						
Main F.	Master Bedroom	9'6 X 11'						
Main F.	Bedroom	10'6 X 9'3						

<u>Floor Area (SqFt):</u>	Total # Rooms:	5	<u>Bathrooms</u>	
Finished Floor Area Main:	903	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	903	Restricted Age:		5
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	903			8

Listing Broker(s): Sutton Group-West Coast Realty, Pacesetter Marketing Ltd.

HEADWATERS in the heart of South Surrey. Offering the ultimate in tranquility and serenity, located creekside in a forest oasis. Ideal for those looking for the modern conveniences of the city while living in the remote privacy of quietside street. Quality finishings include Granite & Marble countertops, SS appliances includes gas stove, laminate flooring and stylish fixtures. Dog walking, leisurely strolling, bike riding, world class golfing and popular White Rock & Crescent Beaches are all nearby activities. Morgan Crossing only minutes away. Amenities include fully equipped gym, playground, office space for lease, lounge, kitchen and meeting space. **BUY BY JAN 31 AND RECEIVE \$10,000 DISCOUNT!**

Tax Report - 15428 31ST Unit# 311
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5233985329	Property ID	028-853-202
Property Addr	15428 31ST Unit# 311				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	305-SOUTH SURREY APTS E 152ND				
Area	F50-South Surrey White Rock				
Sub Area	F57-Grandview Surrey				
Gross Taxes	\$1656.40	(2014)		More PID's	Water Conn
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

170-6660 GRAYBAR RD
RICHMOND BC

V6W 1H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS4457	41			36	23	1		
Legal Description	PL BCS4457 LT 41 LD 36 SEC 23 TWP 1 AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	Zoning
		STRATA LOT RES CONDO COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>	<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	Gross Land	Gross Land
Improvement	Gross Improve	Gross Improve
	Exempt Land	Exempt Land
	Exempt Improve	Exempt Improve
Actual Total	Municipal Total	School Total
\$304,000	\$304,000	\$304,000

Sale History Information


Date	Price	Document #	Type of Sales Transaction
06/07/2012	\$0	BB4049140	REJECT NOT SUITED SALE ANALYSIS

Presented by:

Anthony Ibhah

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

South Surrey White Rock, Grandview Surrey **MLS# F1425122** Residential Attached
216 15428 31ST AV, V3S 3W4 **Active**

	List Price:	\$345,900	Previous Price:			
	Subdiv/Complex: HEADWATERS					
	Frontage:		Approx Yr Blt:	2012	PID:	028-853-091
	Depth/Size:				Type:	Apartment/Condo
	Lot SqFt:	0	Age at List Date:	2	Zoning:	CD
	Exposure:		Bedrooms:	3	Taxes:	\$1,999 (2014)
	Stories in Bldg:	4	Bathrooms:	2	GST/HST Incl?:	No
	Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
	Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
	Fixtures Lsd:	N				
	Fixt Removed:	N				
	View:					

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground, Visitor Parking	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 62	Total Units in Strata:
Flooring: Laminate, Tile, Wall/Wall/Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: BAYWEST	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Ph:	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Maint Fee: \$378.67		

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

Legal: PL BCS4457 LT 30 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V.

Amenities: Elevator, Exercise Centre, In Suite Laundry, Playground, Recreation Center, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - RI

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 9'6						
Main F.	Dining	13'3 X 9'						
Main F.	Kitchen	8'6 X 12'						
Main F.	Master Bedroom	12' X 9'3						
Main F.	Bedroom	9'6 X 11'						
Main F.	Bedroom	10' X 7'7						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,171	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,171	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,171		8

Listing Broker(s): Sutton Group-West Coast Realty, Pacesetter Marketing Ltd.

HEADWATER in the heart of South Surrey. Offering the ultimate in tranquility and serenity, located creek side in a forest oasis. Ideal for those looking for the modern conveniences of the city while living in the remote privacy of quiet side street. Quality finishing includes granite & marble countertops, SS appliances includes gas stove, laminate flooring and stylish fixtures. Dog walking, leisurely strolling, bike riding, world class golfing & popular White Rock & Crescent Beaches are all nearby activities. Morgan crossing & Grandview corner shopping only minutes away. Amenities include fully equipped gym, playground, office space for lease, lounge, and kitchen and meeting space. BUY BY JAN 31 AND RECEIVE \$10,000 DISCOUNT!

Tax Report - 15428 31ST Unit# 216
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number 5233985214	Property ID 028-853-091
Property Addr	15428 31ST Unit# 216		
Municipality	SU-CITY OF SURREY	Board Code F	
Neighborhood	305-SOUTH SURREY APTS E 152ND		
Area	F50-South Surrey White Rock		
Sub Area	F57-Grandview Surrey		More PID's
Gross Taxes	\$1999.88 (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

170-6660 GRAYBAR RD
RICHMOND BC

V6W 1H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS4457	30			36	23	1		
Legal Description PL BCS4457 LT 30 LD 36 SEC 23 TWP 1								
AN INTEREST IN THE COMMON PROPERTYIN PROPORTION 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	COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14			


Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$127,000	Gross Land	\$127,000	Gross Land	\$127,000
Improvement	\$250,000	Gross Improve	\$250,000	Gross Improve	\$250,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$377,000	Municipal Total	\$377,000	School Total	\$377,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/07/2012	\$0	BB4049129	REJECT NOT SUITED SALE ANALYSIS

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

South Surrey White Rock, Grandview Surrey # 413 15428 31ST AV, V3S 3W4		MLS# F1425127		Residential Attached Active																																																							
		List Price: \$295,900 Previous Price:																																																									
		Subdiv/Complex: HEADWATERS																																																									
		<table border="0" style="width: 100%;"> <tr> <td>Frontage:</td> <td>Approx Yr Blt: 2012</td> <td>PID:</td> <td>028-853-385</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type:</td> <td>Apartment/Condo</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 2</td> <td>Zoning:</td> <td>CD</td> </tr> <tr> <td>Exposure: NE</td> <td>Bedrooms: 2</td> <td>Taxes:</td> <td>\$1,887 (2014)</td> </tr> <tr> <td>Stories in Bldg: 2</td> <td>Bathrooms: 2</td> <td>GST/HST Incl?:</td> <td>No</td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 2</td> <td>Tax Incl Utilities:</td> <td>No</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td>Apprvl Reqd:</td> <td>No</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:</td> <td></td> <td></td> <td></td> </tr> </table>				Frontage:	Approx Yr Blt: 2012	PID:	028-853-385	Depth/Size:		Type:	Apartment/Condo	Lot SqFt: 0	Age at List Date: 2	Zoning:	CD	Exposure: NE	Bedrooms: 2	Taxes:	\$1,887 (2014)	Stories in Bldg: 2	Bathrooms: 2	GST/HST Incl?:	No	Flood Plain:	Full Baths: 2	Tax Incl Utilities:	No	Meas. Type:	Half Baths: 0	Apprvl Reqd:	No	Fixtures Lsd: N				Fixt Removed: N				View:																	
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Listing Broker(s): Sutton Group-West Coast Realty, Pacesetter Marketing Ltd.																																																											
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Tax Report - 15428 31ST Unit# 413
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5233985500	Property ID	028-853-385
Property Addr	15428 31ST Unit# 413				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	305-SOUTH SURREY APTS E 152ND				
Area	F50-South Surrey White Rock				
Sub Area	F57-Grandview Surrey			More PID's	
Gross Taxes	\$1886.96	(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

170-6660 GRAYBAR RD
RICHMOND BC

V6W 1H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS4457	59			36	23	1		
Legal Description								
PL BCS4457 LT 59 LD 36 SEC 23 TWP 1								
AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	Zoning
		STRATA LOT RES CONDO
		COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>	<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$151,000	Gross Land
Improvement	\$202,000	Gross Improve
		Exempt Land
		Exempt Improve
Actual Total	\$353,000	Municipal Total
		School Total
		\$353,000

Sale History Information


Date	Price	Document #	Type of Sales Transaction
06/07/2012	\$0	BB4049158	REJECT NOT SUITED SALE ANALYSIS

Presented by:

Anthony Ibhahe

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

South Surrey White Rock, Grandview Surrey **MLS# F1425196** Residential Attached
308 15428 31ST AV, V3S 3W4 **Active**

	List Price:	\$285,900	Previous Price:			
	Subdiv/Complex: HEADWATERS					
	Frontage:		Approx Yr Blt:	2012	PID:	028-853-172
	Depth/Size:				Type:	Apartment/Condo
	Lot SqFt:	0	Age at List Date:	2	Zoning:	CD
	Exposure:	NE	Bedrooms:	2	Taxes:	\$1,718 (2014)
	Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:	No
	Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
	Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
	Fixtures Lsd:	N				
	Fixt Removed:	N				
	View:					

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development: 62		Total Units in Strata:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Baywest	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest.		
	Maint Fee:	\$302.24			

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Sewer

Legal: PL BCS4457 LT 38 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V.

Amenities: Elevator, Exercise Centre, In Suite Laundry, Playground, Recreation Center, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - RI

Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'9 X 12'6						
Main F.	Dining	11'9 X 8'5						
Main F.	Kitchen	9' X 11'						
Main F.	Master Bedroom	13'6 X 9'3						
Main F.	Bedroom	10' X 10'4						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main: 940	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 940	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 940			8

Listing Broker(s): Sutton Group-West Coast Realty, Pacesetter Marketing Ltd.

HEADWATERS in the heart of South Surrey. Offering the ultimate in tranquility and serenity, located creekside in a forest oasis. Ideal for those looking for the modern conveniences of the city while living in the remote privacy of quiet side street. Quality finishing include Granite & Marble countertops, SS appliances includes gas stove, laminate flooring, & stylish fixtures. Dog walking, leisurely strolling, bike riding, world-class golfing and popular White Rock & Crescent Beaches are all nearby activities. Morgan Crossing & Grandview Corners shopping only minutes away. Amenities include fully equipped gym, playground, office space for lease, lounge, kitchen & meeting space. BUY BY JAN 31 AND RECEIVE \$10,000 DISCOUNT!

Tax Report - 15428 31ST Unit# 308
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5233985299	Property ID	028-853-172
Property Addr	15428 31ST Unit# 308				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	305-SOUTH SURREY APTS E 152ND				
Area	F50-South Surrey White Rock				
Sub Area	F57-Grandview Surrey				
Gross Taxes	\$1717.56	(2014)		More PID's	Water Conn
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

170-6660 GRAYBAR RD
RICHMOND BC

V6W 1H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS4457	38			36	23	1		
Legal Description	PL BCS4457 LT 38 LD 36 SEC 23 TWP 1 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION 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	COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$115,000	Gross Land	\$115,000
Improvement	\$202,000	Gross Improve	\$202,000
		Exempt Land	
		Exempt Improve	
Actual Total	\$317,000	Municipal Total	\$317,000
		School Total	\$317,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/07/2012	\$0	BB4049137	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.comWebsite: www.aibhahe.comSouth Surrey White Rock, Grandview Surrey
302 15428 31ST AV, V3S 3W4

MLS# F1425314

Residential Attached
Active

List Price:	\$279,900	Previous Price:			
Subdiv/Complex: HEADWATERS					
Frontage:		Approx Yr Blt:	2012	PID:	028-853-113
Depth/Size:				Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	2	Zoning:	CD
Exposure:	S	Bedrooms:	2	Taxes:	\$1,727 (2014)
Stories in Bldg:	4	Bathrooms:	2	GST/HST Incl?:	No
Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	Y - CREEKSIDE				

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Wall/Wall/Mixed			Units in Development:	62
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Court Ordered Sale
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	BAYWEST	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$302.24		

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

Legal: PL BCS4457 LT 32 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V.

Amenities: Elevator, Exercise Centre, Recreation Center, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security - RI

Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'3 X 9'						
Main F.	Dining	12' X 11'						
Main F.	Kitchen	9' X 11'						
Main F.	Master Bedroom	11'6 X 10'9						
Main F.	Bedroom	10'6 X 9'3						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	945	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	945	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	945			8	

Listing Broker(s): Sutton Group-West Coast Realty, Pacesetter Marketing Ltd.

HEADWATERS in the heart of South Surrey. Offering the ultimate in tranquility and serenity, located creekside in a forest oasis. Ideal for those looking for the modern conveniences of the city while living in the remote privacy of quiet side street. Quality finishings include Granite & Marble countertops, SS appliances includes gas stove, laminate flooring and stylish fixtures. Dog walking, leisurely strolling, bike riding, world class golfing and popular White Rock & Crescent Beaches are all nearby activities. Morgan Crossing & Grandview Corners shopping only minutes away. Amenities include fully equipped gym, playground, office space for lease, lounge, kitchen and meeting space. BUY BY JAN 31 AND RECEIVE \$10,000 DISCOUNT!

Tax Report - 15428 31ST Unit# 302
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5233985238	Property ID	028-853-113
Property Addr	15428 31ST Unit# 302				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	305-SOUTH SURREY APTS E 152ND				
Area	F50-South Surrey White Rock				
Sub Area	F57-Grandview Surrey			More PID's	
Gross Taxes	\$1726.98	(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 **

170-6660 GRAYBAR RD
RICHMOND BC

V6W 1H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS4457	32			36	23	1		
Legal Description								
PL BCS4457 LT 32 LD 36 SEC 23 TWP 1								
AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	Zoning
		STRATA LOT RES CONDO
		COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14		


Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$116,000	Gross Land	\$116,000	Gross Land	\$116,000
Improvement	\$203,000	Gross Improve	\$203,000	Gross Improve	\$203,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$319,000	Municipal Total	\$319,000	School Total	\$319,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/07/2012	\$0	BB4049131	REJECT NOT SUITED SALE ANALYSIS

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

South Surrey White Rock, White Rock # 304 1467 MARTIN ST, V4B 3W8		MLS# F1427940		Residential Attached Active																																																							
		List Price: \$209,900 Previous Price: \$219,900																																																									
		Subdiv/Complex: SEARIDGE COURT																																																									
		<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Frontage:</td> <td style="width: 33%;">Approx Yr Blt: 1986</td> <td style="width: 33%;">PID: 003-873-170</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Apartment/Condo</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 28</td> <td>Zoning: MFD</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 2</td> <td>Taxes: \$1,781 (2014)</td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 2</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Flood Plain: No</td> <td>Full Baths: 2</td> <td>Tax Incl Utilities: No</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td>Apprvl Req:</td> </tr> <tr> <td>Fixtures Lsd: N</td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed: N</td> <td></td> <td></td> </tr> <tr> <td>View:</td> <td></td> <td></td> </tr> </table>				Frontage:	Approx Yr Blt: 1986	PID: 003-873-170	Depth/Size:		Type: Apartment/Condo	Lot SqFt: 0	Age at List Date: 28	Zoning: MFD	Exposure:	Bedrooms: 2	Taxes: \$1,781 (2014)	Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	Flood Plain: No	Full Baths: 2	Tax Incl Utilities: No	Meas. Type:	Half Baths: 0	Apprvl Req:	Fixtures Lsd: N			Fixt Removed: N			View:																										
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Listing Broker(s): RE/MAX Little Oak Realty (Sur)																																																											
Court Ordered Sale. Well kept two bedroom corner unit located in the heart of White Rock. This unit has insuite laundry. No rentals allowed.																																																											

Tax Report - 1467 MARTIN Street Unit# 304
Record Updated - 12/11/2014

Jurisdiction	236-WHITE ROCK - CITY OF	Roll Number	0001925016	Property ID	003-873-170
Property Addr	1467 MARTIN ST Unit# 304				
Municipality	WR-CITY OF WHITE ROCK	Board Code	F		
Neighborhood	101-NORTHWEST JOHNSTON AND THRI				
Area	F50-South Surrey White Rock				
Sub Area	F54-White Rock				
Gross Taxes	\$1781.43	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

304-1467 MARTIN ST
WHITE ROCK BC

V4B 3W8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS2394	16			36	10	1		
Legal Description	PL NWS2394 LT 16 LD 36 SEC 10 TWP 1 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I 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 - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$132,000	Gross Land	\$132,000	Gross Land	\$132,000
Improvement	\$114,000	Gross Improve	\$114,000	Gross Improve	\$114,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$246,000	Municipal Total	\$246,000	School Total	\$246,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/25/2002	\$110,000	BT28390	REJECT NOT SUITED SALE ANALYSIS
11/13/1992	\$148,000	BF441267	IMPRV SINGLE PROP CASH TRANSAC
07/30/1992	\$134,000	BF287732	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:17 PM

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

Residential Attached
Active

List Price:	\$ 349,000	Previous Price:	
Subdiv/Complex: MORGAN CROSSING ONE - CENTRAL			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		PID:	028-095-944
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SW	Zoning:	CD
Stories in Bldg:	4	Taxes:	\$1,937 (2014)
		GST/HST Incl?:	
		Tax Incl Utilities:	No
		Apprvl Req:	
Meas. Type:			
Fixtures Lsd:			
Fixt Removed:			
View:	Y - SHOPPING CORRIDOR		

Style of Home:	Corner Unit, Penthouse		Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood		Parking Access:			
Foundation:	Concrete Perimeter		Parking Facilities:	Garage; Underground		
Exterior:	Hardi Plank, Metal, Stucco					
Rain Screen:		R/I Plumbing:				
Type of Roof:	Other		Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Reno Year:	Units in Development:		Total Units in Strata:	
Flooring:			Locker:	Yes		
Water Supply:	City/Municipal		Possession:			
Heat/Fuel:	Electric		Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)					
			Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	REMAX		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-821-2999	Maint Fee:	\$382.76			

Maint Charge Incl: Caretaker, Management, Hot Water

Legal: PL BCS3659 LT 202 LD 36 SEC 23 TWP 1 AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T
Amenities: Elevator, Storage
Features Incl:

Site Influences: Central Location, 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	14' X 15'						
Main F.	Eating Area	7' X 9'						
Main F.	Kitchen	8' X 12'						
Main F.	Master Bedroom	11'6 X 15'6						
Main F.	Bedroom	9'6 X 12'						
Main F.	Den	8' X 9'						
Main F.	Foyer	7' X 11'						
Main F.	Laundry	5' X 5'						

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

Listing Broker(s): RE/MAX Progroup Realty (Del)

COURT ORDERED SALE. Being sold 'AS IS WHERE IS'. Wonderful opportunity to own in the 'CENTRAL' at Morgan Crossing. Top floor corner unit with southwest exposure offering plenty of natural light through massive windows. Prime location with great views of the Village. The largest plan in the building with huge square footage & functionality accommodating 2 bedrooms + den, 2 bathrooms, open kitchen, living & eating area. Large covered deck (5x17) with access from living area and master bedroom. The listing Realtor is only representing the Seller & all public inquiries must go through their own Realtor.

Tax Report - 15775 CROYDON Drive Unit# 405
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5230994460	Property ID	028-095-944
Property Addr	15775 CROYDON DR Unit# 405				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	305-SOUTH SURREY APTS E 152ND				
Area	F50-South Surrey White Rock				
Sub Area	F57-Grandview Surrey				
Gross Taxes	\$1937.22	(2014)			
Tax Amount Updated - 12/11/14					
				More PID's Water Conn	

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

3438 152B ST
SURREY BC

V3Z 0M5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS3659	202			36	23	1		
Legal Description								
PL BCS3659 LT 202 LD 36 SEC 23 TWP 1								
AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO								
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	COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14			

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$162,000	Gross Land	\$162,000	Gross Land	\$162,000
Improvement	\$207,000	Gross Improve	\$207,000	Gross Improve	\$207,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$369,000	Municipal Total	\$369,000	School Total	\$369,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/18/2009	\$458,900	CA1398672	IMPRV SINGLE PROP CASH TRANSAC
11/25/2009		BB1228682	REJECT NOT SUITED SALE ANALYSIS

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

South Surrey White Rock, King George Corridor **MLS# F1430971** Residential Attached
422 2970 KING GEORGE BV, V4P 0E6 **Active**

	List Price:	\$300,000	Previous Price:			
	Subdiv/Complex: Watermark					
	Frontage:	0.00	Approx Yr Blt:	2009	PID:	028-032-144
	Depth/Size:				Type:	Apartment/Condo
	Lot SqFt:	0	Age at List Date:	6	Zoning:	CD
	Exposure:	NE	Bedrooms:	2	Taxes:	\$1,693 (2014)
	Stories in Bldg:	4	Bathrooms:	2	GST/HST Incl?:	
	Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
	Meas. Type:		Half Baths:	0	Apprvl Req:	No
	Fixtures Lsd:	N				
	Fixt Removed:	N				
	View:	Y - Mountains				

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Concrete				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:		Units in Development:	87	Total Units in Strata:	87
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - Court Ordered Sale		
Mngmt Co:	FIRST SERVICE RESIDENTIAL	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	778-724-0982	Maint Fee:	\$312.08		

Maint Charge Incl: Recreation Facility, Garbage Pickup, Gas, Hot Water, Management

Legal: PL BCS3577 LT 79 LD 36 SEC 22 TWP 1

Amenities: Exercise Centre, In Suite Laundry, Storage, Club House, Elevator

Features Incl: Garage Door Opener, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling, Drapes/Window Coverings

Site Influences: Recreation Nearby, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	4'8 X 10'10						
Main F.	Dining	8'5 X 10'3						
Main F.	Kitchen	17'10 X 9'						
Main F.	Living Room	14'7 X 10'10						
Main F.	Master Bedroom	10' X 11'7						
Main F.	Bedroom	10'1 X 10'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	959	Finished Levels:	1	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	959	Restricted Age:		5
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	0	# or % Rentals:	5	7
Grand Total Floor Area:	959			8

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

Top floor corner PENTHOUSE suite in the "Watermark". Features 959 square feet with open floor plan and high ceilings, 2 beds and 2 full baths (bedrooms on opposite sides/not joining), quality rain-screened construction, high end finishings included are granite through out, 2 parking stalls and storage locker. Bright large NE corner suite offering lots on windows for natural light plus mountain views. Located in the desirable "Boulevard" and "South Point Exchange" with shopping, restaurants, transportation and all amenities outside your front door. Walk score 10 plus! Priced below assessed value for immediate occupancy! Price reflects decorating allowance for paint and flooring so bring you designer decorating ideas! Call today!

Tax Report - 2970 KING GEORGE Unit# 422
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5224984373	Property ID	028-032-144
Property Addr	2970 KING GEORGE Unit# 422				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	305-SOUTH SURREY APTS E 152ND				
Area	F50-South Surrey White Rock				
Sub Area	F55-King George Corridor				
Gross Taxes	\$1692.56	(2014)			
Tax Amount Updated - 12/11/14					
			More PID's Water Conn		

Owner Name & Mailing Address Information

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

113-1132 HOWIE AVE
COQUITLAM BC

V3J 1V1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS3577	79			36	22	1		
Legal Description PL BCS3577 LT 79 LD 36 SEC 22 TWP 1 AN INTEREST IN THE COMMON PROPERTYIN PROPORTION 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	COMPREHENSIVE DEVELOPMENT ZONE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$119,000	Gross Land	\$119,000	Gross Land	\$119,000
Improvement	\$198,000	Gross Improve	\$198,000	Gross Improve	\$198,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$317,000	Municipal Total	\$317,000	School Total	\$317,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/28/2009	\$427,900	CA1326491	IMPRV SINGLE PROP CASH TRANSAC
09/18/2009		BB810799	REJECT NOT SUITED SALE ANALYSIS

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

17-Feb-15 6:17 PM

Tax Report - 1424 MARTIN Street Unit# 104
Record Updated - 12/11/2014

Jurisdiction	236-WHITE ROCK - CITY OF	Roll Number	0001990001	Property ID	000-601-667
Property Addr	1424 MARTIN ST Unit# 104				
Municipality	WR-CITY OF WHITE ROCK	Board Code	F		
Neighborhood	101-NORTHWEST JOHNSTON AND THRI				
Area	F50-South Surrey White Rock				
Sub Area	F54-White Rock				
Gross Taxes	\$1722.98	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

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

104-1424 MARTIN ST
WHITE ROCK BC

V4B 3W7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS1549	1			36	10	1		
Legal Description	PL NWS1549 LT 1 LD 36 SEC 10 TWP 1 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I 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 - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$128,000	Gross Land	\$128,000	Gross Land	\$128,000
Improvement	\$107,000	Gross Improve	\$107,000	Gross Improve	\$107,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$235,000	Municipal Total	\$235,000	School Total	\$235,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/13/1997	\$151,500	BL280840	IMPRV SINGLE PROP CASH TRANSAC
02/02/1995	\$150,000	BJ35307	IMPRV SINGLE PROP CASH TRANSAC
01/23/1995	\$155,000	BJ19793	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:17 PM
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Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

South Surrey White Rock, White Rock		MLS# F1432550		Residential Attached																												
# 212 1575 BEST ST, V4B 5K1				Active																												
	List Price: \$242,900 Previous Price:																															
	Subdiv/Complex: THE EMBASSY																															
	Frontage:		Approx Yr Blt: 1994	PID:	018-541-241																											
	Depth/Size:			Type:	Apartment/Condo																											
	Lot SqFt: 0		Age at List Date: 21	Zoning:	RM3																											
Exposure:		Bedrooms: 2	Taxes:	\$1,851 (2014)																												
Stories in Bldg: 5		Bathrooms: 2	GST/HST Incl?:																													
Flood Plain:		Full Baths: 2	Tax Incl Utilities:	No																												
Meas. Type:		Half Baths: 0	Apprvl Reqd:																													
Fixtures Lsd: Y - AS IS WHERE IS																																
Fixt Removed: Y - AS IS WHERE IS																																
View:																																
Style of Home: Corner Unit, Ground Level Unit		Total Parking:		Covered Parking: 1																												
Construction: Frame - Wood, Concrete		Parking Access:																														
Foundation: Concrete Perimeter		Parking Facilities:		Garage; Underground																												
Exterior: Mixed		R/I Plumbing:																														
Rain Screen:		Reno Year:		Dist to Public Trans:																												
Type of Roof: Tar & Gravel				Units in Development:																												
Renovations:				Locker:																												
Flooring:				Possession:																												
Water Supply: City/Municipal				Title to Land: Freehold Strata																												
Heat/Fuel: Electric				Seller's Interest: Court Ordered Sale																												
No. of Fireplaces: 1		R/I Fireplaces:		Mortgage Info: \$0																												
Fireplace Fuel: Gas - Natural				Property Disclosure: N - AS IS WHERE IS																												
Outdoor Area: Patio(s)				Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed																												
Mngmt Co:		Maint Fee: \$242.48																														
Mngmt Ph:																																
Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal																																
Legal: PL LMS1149 LT 19 LD 36 SEC 11 TWP 1 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T																																
Amenities: Bike Room, Club House, Exercise Centre, Guest Suite, In Suite Laundry																																
Features Incl:																																
Site Influences:																																
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>																											
Main F.	Master Bedroom	14' X 12'																														
Main F.	Bedroom	11' X 10'																														
Main F.	Living Room	16' X 12'																														
Main F.	Dining	11' X 10'																														
Main F.	Kitchen	14' X 11'																														
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><u>Floor Area (SqFt):</u></td> <td style="width: 30%;">Total # Rooms: 5</td> <td style="width: 40%;"><u>Bathrooms</u></td> </tr> <tr> <td>Finished Floor Area Main: 1,066</td> <td>Finished Levels: 1</td> <td>1 4 Piece; Ensuite: Y; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Up: 0</td> <td>Basement Area: None</td> <td>2 4 Piece; Ensuite: N; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Down: 0</td> <td></td> <td>3</td> </tr> <tr> <td>Finished Floor Area Bsmt: 0</td> <td>Bsmt Height:</td> <td>4</td> </tr> <tr> <td>Total Finished Floor Area: 1,066</td> <td>Restricted Age:</td> <td>5</td> </tr> <tr> <td></td> <td># Pets / Cats; Dogs:</td> <td>6</td> </tr> <tr> <td>Unfinished Floor Area: 0</td> <td># or % Rentals:</td> <td>7</td> </tr> <tr> <td>Grand Total Floor Area: 1,066</td> <td></td> <td>8</td> </tr> </table>						<u>Floor Area (SqFt):</u>	Total # Rooms: 5	<u>Bathrooms</u>	Finished Floor Area Main: 1,066	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.	Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.	Finished Floor Area Down: 0		3	Finished Floor Area Bsmt: 0	Bsmt Height:	4	Total Finished Floor Area: 1,066	Restricted Age:	5		# Pets / Cats; Dogs:	6	Unfinished Floor Area: 0	# or % Rentals:	7	Grand Total Floor Area: 1,066		8
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Grand Total Floor Area: 1,066		8																														
Listing Broker(s): Landmark Realty Mission Ltd.																																
Bright, ground floor unit with wrap around, covered patio. Great square footage here! Eat-in kitchen has loads of cabinets, a large eating area and loads of windows. Great big Living Room has access to the patio. Ensuite off of the Master bedroom. Well maintained, Georgie Award winning building, known for its premium construction and prime location. Close to beach, hospital, shopping, recreation & transit.																																

Tax Report - 1575 BEST Street Unit# 212
Record Updated - 12/11/2014

Jurisdiction	236-WHITE ROCK - CITY OF	Roll Number	0002651019	Property ID	018-541-241
Property Addr	1575 BEST ST Unit# 212				
Municipality	WR-CITY OF WHITE ROCK	Board Code	F		
Neighborhood	102-NORTHEAST JOHNSTON AND THRIF				
Area	F50-South Surrey White Rock				
Sub Area	F54-White Rock				
Gross Taxes	\$1850.90	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

212-1575 BEST ST
WHITE ROCK BC

V4B 5K1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1149	19			36	11	1		

Legal Description PL LMS1149 LT 19 LD 36 SEC 11 TWP 1
AN INTEREST IN THE COMMON PROPERTYIN PROPORTION 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 - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$111,000	Gross Land	\$111,000	Gross Land	\$111,000
Improvement	\$151,000	Gross Improve	\$151,000	Gross Improve	\$151,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$262,000	Municipal Total	\$262,000	School Total	\$262,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/18/2006	\$223,800	CA216657	IMPRV SINGLE PROP CASH TRANSAC
02/10/2004	\$82,500	BW49584	REJECT NOT SUITED SALE ANALYSIS
06/16/2003	\$152,500	BV222086	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:17 PM