



PROPERTY REPORT

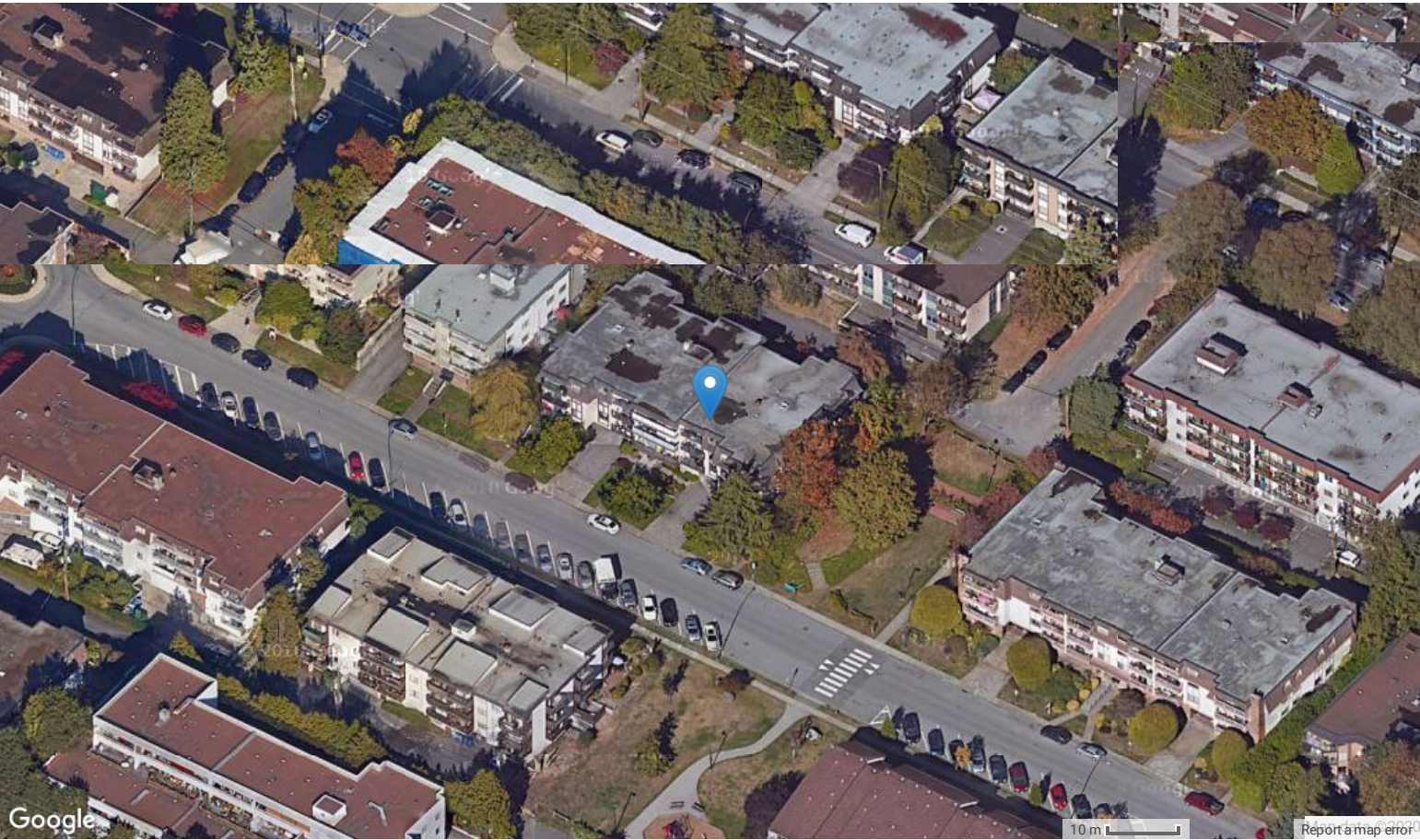
202-252 2ND ST W
North Vancouver City BC
V7M 1C8
Canada

PID: 003-511-316

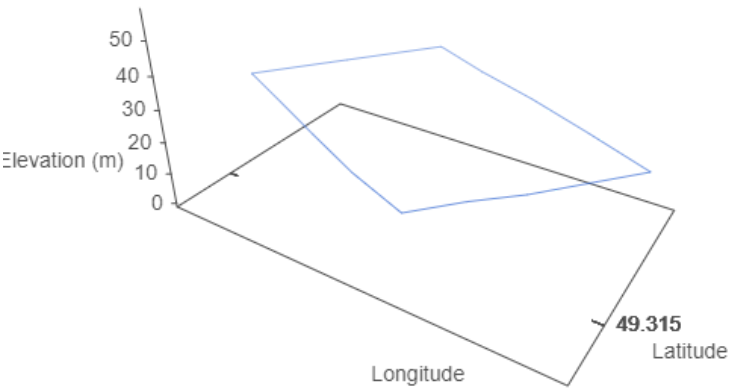
MARCH 4, 2020

Grant Gardner PREC*
Royal LePage Sussex
North Vancouver
P: +1604-990-6468
info@grantgardner.com
<http://www.grantgardner.com>





Property Boundary and Topography



Max Elevation: 30.90 m | Min Elevation: 26.76 m | Difference: 4.15 m

Detailed Tax Report

Property Information

Prop Address	252 W 2ND ST UNIT# 202	Jurisdiction	CITY OF NORTH VANCOUVER
Municipality	CITY OF NORTH VANCOUVER	Neighborhood	LOWER LONSDALE
Area	NORTH VANCOUVER	SubAreaCode	VNVLL
PropertyID	003-511-316	BoardCode	V
PostalCode	V7M 1C8		

Property Tax Information

TaxRoll Number	980148019	Gross Taxes	\$1,194.06
Tax Year	2019	Tax Amount Updated	06/24/2019
More PIDS			

003-511-316

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAS148	19		271	36				

Legal FullDescription

STRATA LOT 19, PLAN VAS148, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1974		
BCA Description	STRATA APARTMENT - FRAME	Zoning	
WaterConn			
BCAData Update	01/09/2020		

Supplementary Property Info

BedRooms	1	Foundation	
Full Bath	1	Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$326,000.00	\$44,400.00	\$370,400.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$326,000.00	\$44,400.00	\$0.00	\$0.00	\$370,400.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$326,000.00	\$44,400.00	\$0.00	\$0.00	\$370,400.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/29/2011	\$203,000.00	CA2290068	IMPROVED SINGLE PROPERTY TRANSACTION
7/31/2003	\$113,000.00	BV299092	IMPROVED SINGLE PROPERTY TRANSACTION
4/28/1994	\$107,000.00	BH148235	IMPROVED SINGLE PROPERTY

Sold
V345711
Board: V, Attached
Apartment/Condo

202 252 W 2ND STREET
North Vancouver
Lower Lonsdale
V7M 1C8

\$115,900 (LP)
\$113,000 (SP)



DOM: **30**
Prev. Price:
Meas. Type: **Feet**
Depth/Size:
Sq. Footage:
Flood Plain:
Exposure:
If new, GST/HST inc?:
P.I.D.: **003-511-316**
View:
Mgmt. Co's Name: **CAPILANO CONDO**
Complex / Subdiv:
Services Connctd:
Sewer Type:

List Date: **6/10/2003**
Original Price: **\$115,900**
Frontage (feet): **0.00**
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Bath...: **0**
Council Apprv?:

Expiry Date: **8/15/2003**
Sold Date: **7/10/2003**
Approx. Year Built: **1974**
Age: **29**
Zoning: **RES**
Gross Taxe...: **\$764.00**
For Tax Year: **2003**
Tax Inc. Utilities?:
Maint. Fee: **\$168.69**
Tour:
Mgmt. Co #: **983-3538**

Style of Home:
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area:
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplace...: **0**
Metered Water:

Total Parking: **1** Covered Parking: **1** Parking Access **Front**
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest:
Property Disc.:
Fixtures Leas...:
Fixtures Rmvd:
Floor Finish:

Maint Fee Inc: **Heat, Hot Water, Management**
Legal: **PL VR 148 LT 19 DL 271 LD 37**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Municipal Chrg...
Garbage: **\$0.00**
Water: **0.00**
Dyking: **\$0.00**
Sewer: **\$0.00**
Other: **\$0.00**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 12'0			x			x
Main	Dining Room	8'0 x 7'5			x			x
Main	Kitchen	7'5 x 6'0			x			x
Main	Master Bedroom	15'0 x 10'5			x			x
Main	Storage	5'0 x 4'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **642**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **642 sq. ft.**
Unfinished Floor: **0**
Grand Total: **642 sq. ft.**

of Rooms: **5** # of Kitchen...: **1** # of Levels:
Crawl/Bsmt. Height:
Restricted Age:
of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Pets Allowed, Rentals Allowed**
Basement:

Bath: **1**
Floor: **4** # of Pieces: **No**
Ensuite?
Outbuildings:
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Door Ht:

List Broker 1: **RE/MAX Crest Realty - Office: 604-988-8000**
List Desig Agt 1: **Shirley D Clarke - Phone: 604-220-2020**
List Desig Agt 2:
Sell Broker 1: **RE/MAX All Points Realty - Office: 604-936-0422**
Sell Sales Rep 1: **Christopher Neely**
Owner: **A. JANTZEN**
Commission: **3.22-100/1.15**

List Broker 2:
shirley@teamclarke.com
3:
3:
Occupancy: **Tenant**

Appointments: **Phone L.R. First**
Call: **988-8000**
Phone: **988-8000**

Realtor **Page John Clarke 604-988-8000. Photos at www.shirleyclarke.com**
Remark...

Ideal one bedroom 1 bathroom apartment on quiet street in Lower Lonsdale close to Lonsdale Quay. Solid, well cared for building. North facing apartment.

Terminated**V894239**Board: V, Attached
Apartment/Condo**202 252 W 2ND STREET**North Vancouver
Lower Lonsdale
V7M 1C8**\$212,000 (LP)**
(SP)

DOM: **113** List Date: **6/13/2011** Expiry Date: **11/30/2011**
 Prev. Price: **\$218,000** Original Price: **\$229,900** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **1974**
 Depth/Size: Frontage (metres): Age: **37**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **APT**
 Flood Plain: Bathrooms: **1** Gross Tax: **\$1,018.00**
 Exposure: Full Baths: **1** For Tax Year: **2011**
 If new, GST/HST inc?: Half Bath: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **003-511-316** Council Apprv?: Maint. Fee: **\$247.95**
 View: **No** Tour:
 Mgmt. Co's Name: **century 21** Mgmt. Co #:
 Complex / Subdiv: **SANDRINGHAN MEWS**
 Services Connctd: **Electricity, Storm Sewer, Water**
 Sewer Type:

Style of Home: Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage Underbuilding
Exterior: Mixed	Locker: Yes
Foundation: Concrete Perimeter	Dist. to Public Transit: 1
Rain Screen: No	Units in Development:
Renovations: Partly	Title to Land: Freehold Strata
Water Supply: City/Municipal	Seller's Interest: Registered Owner
Fireplace Fuel:	Property Disc.: Yes
Fuel/Heating: Hot Water	Fixtures Leas... :
Outdoor Area: Balcony(s)	Fixtures Rmvd: :
Type of Roof: Tar & Gravel	Floor Finish: Mixed
Reno. Year:	
R.I. Plumbing:	
R.I. Fireplaces:	
# of Fireplace... 0	
Metered Water:	

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**
 Legal: **PL VAS148 LT 19 DL 271 LD 36 THE STRATA LOT AS **CANC 10-04-11/EXP****

Municipal Chrg...
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Shared Laundry, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 12'			x			x
Main	Kitchen	7'5 x 6'			x			x
Main	Bedroom	15' x 10'5			x			x
Main	Dining Room	8' x 7'5			x			x
Main	Other	6' x 4'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 642	# of Rooms: 5	# of Kitchen... 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 642 sq. ft.	# or % of Rentals Allowed: N			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Door Ht:
Grand Total: 642 sq. ft.	Basement: None			6				
				7				

List Broker 1: **Century 21 City View Realty - Office: 604-988-3989**List Desig Agt 1: **Mahmoud Ahamed - Phone: 604-551-6779**

List Broker 2:

mahmoudahamed@shaw.ca

List Desig Agt 2:

3:

Sell Broker 1:

Sell Sales Rep 1:

2:

3:

Owner: **U. ZUFER**Commission: **3.2% 1ST 100K/1.1% ON BAL**

Appointments: **Phone L.R. First**
 Call: **MAHMOUD**
 Phone: **604-551-6779**

Occupancy: **Owner**

Realtor **Easy to show. Ensuite storage could be den! Storage locker #15. Pkg#13. buzz 202 Pets & rentals OK! meas from strata plan, please verify if important.**
 Remark...

Solid, clean, spacious & basic 1 bed in well kept bldg in convenient location. Quiet street, North facing with ensuite storage that could be computer /den area. balcony railings, roof and pipes re-done. Pets&rentals Ok. New Carpets installed.

Sold V914472 Board: V, Attached Apartment/Condo		202 252 W 2ND STREET North Vancouver Lower Lonsdale V7M 1C8		\$212,000 (LP) \$203,000 (SP)	
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DOM: 8	List Date: 10/4/2011	Expiry Date: 12/15/2011
Prev. Price:	Original Price: \$212,000	Sold Date: 10/12/2011
Meas. Type:	Frontage (feet):	Approx. Year Built: 1974
Depth/Size:	Frontage (metres):	Age: 37
Sq. Footage: 0.00	Bedrooms: 1	Zoning: APT
Flood Plain:	Bathrooms: 1	Gross Tax: \$1,100.00
Exposure: North	Full Baths: 1	For Tax Year: 2011
If new, GST/HST inc?:	Half Bath: 0	Tax Inc. Utilities?: No
P.I.D.: 003-511-316	Council Apprv?:	Maint. Fee: \$225.00
View: :		Tour:
Mgmt. Co's Name:		Mgmt. Co #:
Complex / Subdiv: SANDRINGHAM MEWS		
Services Connctd: Electricity, Storm Sewer, Water		
Sewer Type:		

Style of Home: Inside Unit Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Rain Screen: Renovations: Partly Water Supply: City/Municipal Fireplace Fuel: Fuel/Heating: Hot Water Outdoor Area: Balcony(s) Type of Roof: Tar & Gravel	Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplace... 0 Metered Water:	Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage Underbuilding Dist. to Public Transit: 1 BLK Units in Development: Title to Land: Freehold Strata Seller's Interest: Registered Owner Property Disc.: Yes Fixtures Leas... : Fixtures Rmvd: : Floor Finish: Mixed	Locker: Yes Dist. to School Bus: Total Units in Strata:
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Maint Fee Inc: Garbage Pickup, Gardening, Heat, Hot Water, Management Legal: PL VAS148 LT 19 DL 271 LD 36 THE STRATA LOT AS	Municipal Chrg... Garbage: Water: Dyking: Sewer: Other:
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Amenities: Shared Laundry, Wheelchair Access Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features:
--

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 12'			x			x
Main	Kitchen	7'5 x 6'			x			x
Main	Bedroom	15' x 10'5			x			x
Main	Dining Room	8' x 7'5			x			x
Main	Den	6' x 4'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 642 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 642 sq. ft. Unfinished Floor: 0 Grand Total: 642 sq. ft.	# of Rooms: 5 # of Kitchen... 1 # of Levels: 1 Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: Dogs: # or % of Rentals Allowed: Bylaws: Pets Allowed, Rentals Allowed Basement: None	Bath: 1 Floor: Main # of Pieces: 4 Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
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List Broker 1: Century 21 City View Realty - Office: 604-988-3989 List Desig Agt 1: Mahmoud Ahamed - Phone: 604-551-6779 List Desig Agt 2: Sell Broker 1: Eco 2 Percent Realty Plus - Office: 604-251-5900 Sell Sales Rep 1: Jackie Wilson Owner: U. ZUFER Commission: 3.2% 1ST \$100,000/1.1% BAL	List Broker 2: mahmoudahamed@shaw.ca 3: 3: Occupancy: Owner	Appointments: Call: Phone:	Phone L.R. First Mahmoud 604-551-6779
--	---	----------------------------------	--

Realtor Easy to show, ensuite storage could be den! Storage locker #13. Pets & rentals ok! Remark...
--

Solid, clean, spacious 1 bed in well kept bldg in convenient location. Quiet street, north facing with ensuite storage that could be computer/den area. Pets & rentals ok.

PROPERTY HISTORY DETAIL

Address
202 252 W 2ND STREET
, BC V7M 1C8

ML # [V345711](#)



Exterior Front

ML # V914472		Class	Residential Attached	List Date	10/4/2011	CDOM	179	DOM	8
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt 1 - Agent Name</u>	<u>List Firm 1 Code - Office Name</u>	<u>Sell Sales Rep 1 - Agent Name</u>	<u>Selling Office 1 - Office Name</u>		
10/24/2011 6:44:00 AM	Status, Sold Price, Sell Sales Rep 1, Selling Office 1, Title to Land	Sold	\$203,000	Mahmoud Ahamed	Century 21 City View Realty	Jackie Wilson	Eco 2 Percent Realty Plus		
10/05/2011 2:42:00 PM	First Recorded Entry	Active	\$212,000	Mahmoud Ahamed	Century 21 City View Realty				

ML # V894239		Class	Residential Attached	List Date	6/13/2011	DOM	113		
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt 1 - Agent Name</u>	<u>List Firm 1 Code - Office Name</u>	<u>Sell Sales Rep 1 - Agent Name</u>	<u>Selling Office 1 - Office Name</u>		
11/30/2011 4:02:00 PM	Status, Title to Land	Terminated	\$212,000	Mahmoud Ahamed	Century 21 City View Realty				
12/01/2011 12:02:00 AM	Status	Cancel Protected	\$212,000	Mahmoud Ahamed	Century 21 City View Realty				
10/04/2011 2:37:00 PM	List Price, List Firm 1 Code	Active	\$212,000	Mahmoud Ahamed	Century 21 City View Realty				
08/29/2011 3:56:00 PM	List Price	Active	\$218,000	Mahmoud Ahamed	Sutton Group -West Coast Realty				
06/13/2011 11:29:00 AM	First Recorded Entry	Active	\$229,900	Mahmoud Ahamed	Sutton Group -West Coast Realty				

ML # V345711		Class	Residential Attached	List Date	6/10/2003	DOM	30		
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt 1 - Agent Name</u>	<u>List Firm 1 Code - Office Name</u>	<u>Sell Sales Rep 1 - Agent Name</u>	<u>Selling Office 1 - Office Name</u>		
03/30/2009 1:00:00 PM	Status, Sold Price, Sell Sales Rep 1, Selling Office 1, Title to Land	Sold	\$113,000	Shirley D Clarke	RE/MAX Crest Realty	Christopher Neely	RE/MAX All Points Realty		
06/10/2003 12:00:00 AM	First Recorded Entry	Active	\$115,900	Shirley D Clarke	RE/MAX Crest Realty				

PROPERTY HISTORY DETAIL

Address
202 252 W 2ND STREET
North Vancouver, BC V7M 1C8

ML # [V894239](#)



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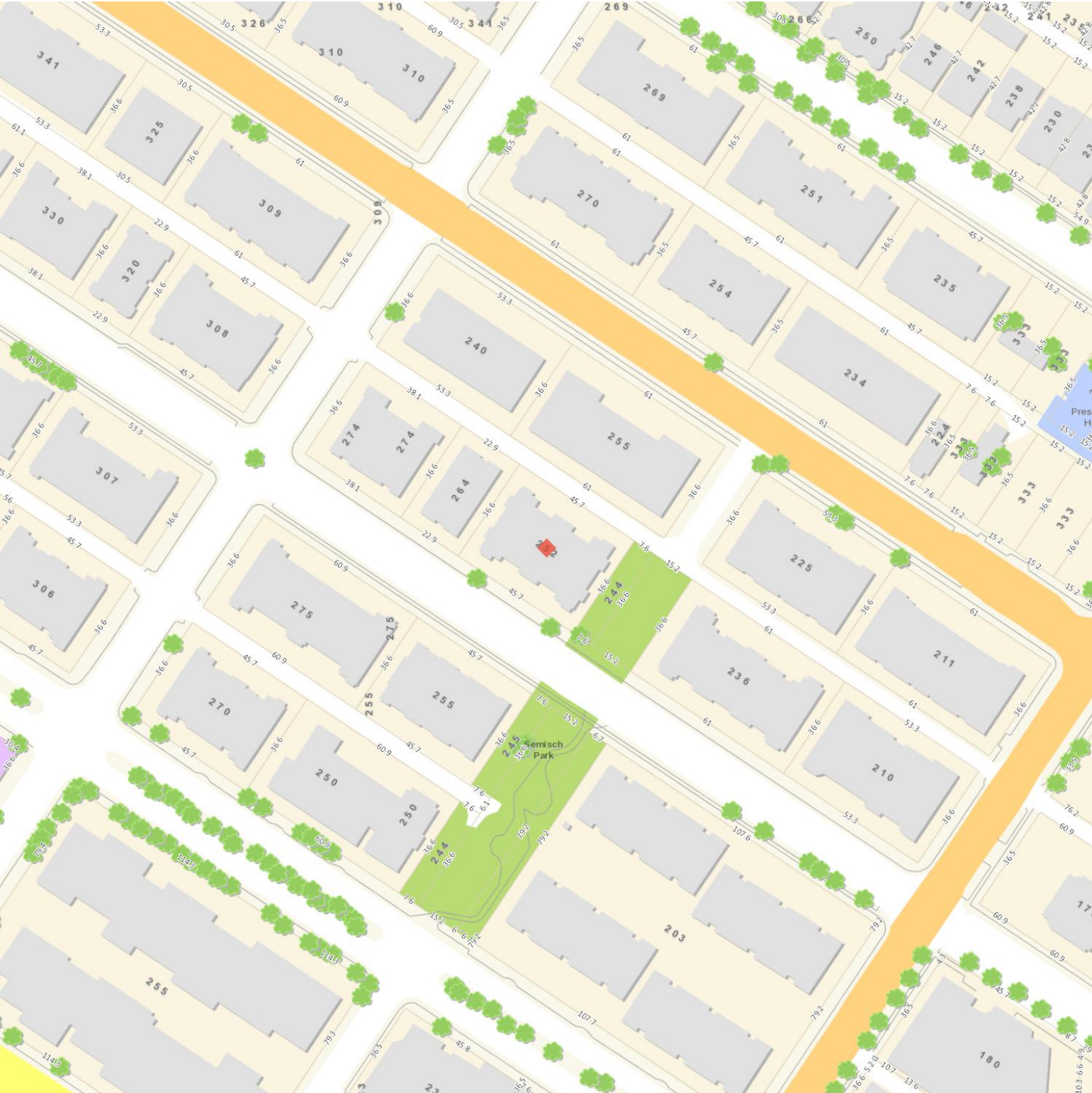


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Lot Dimensions



Legend

■

Parcel Dimensions

 Rule_1
 Zoning Boundaries
 Zoning Special Setback Line

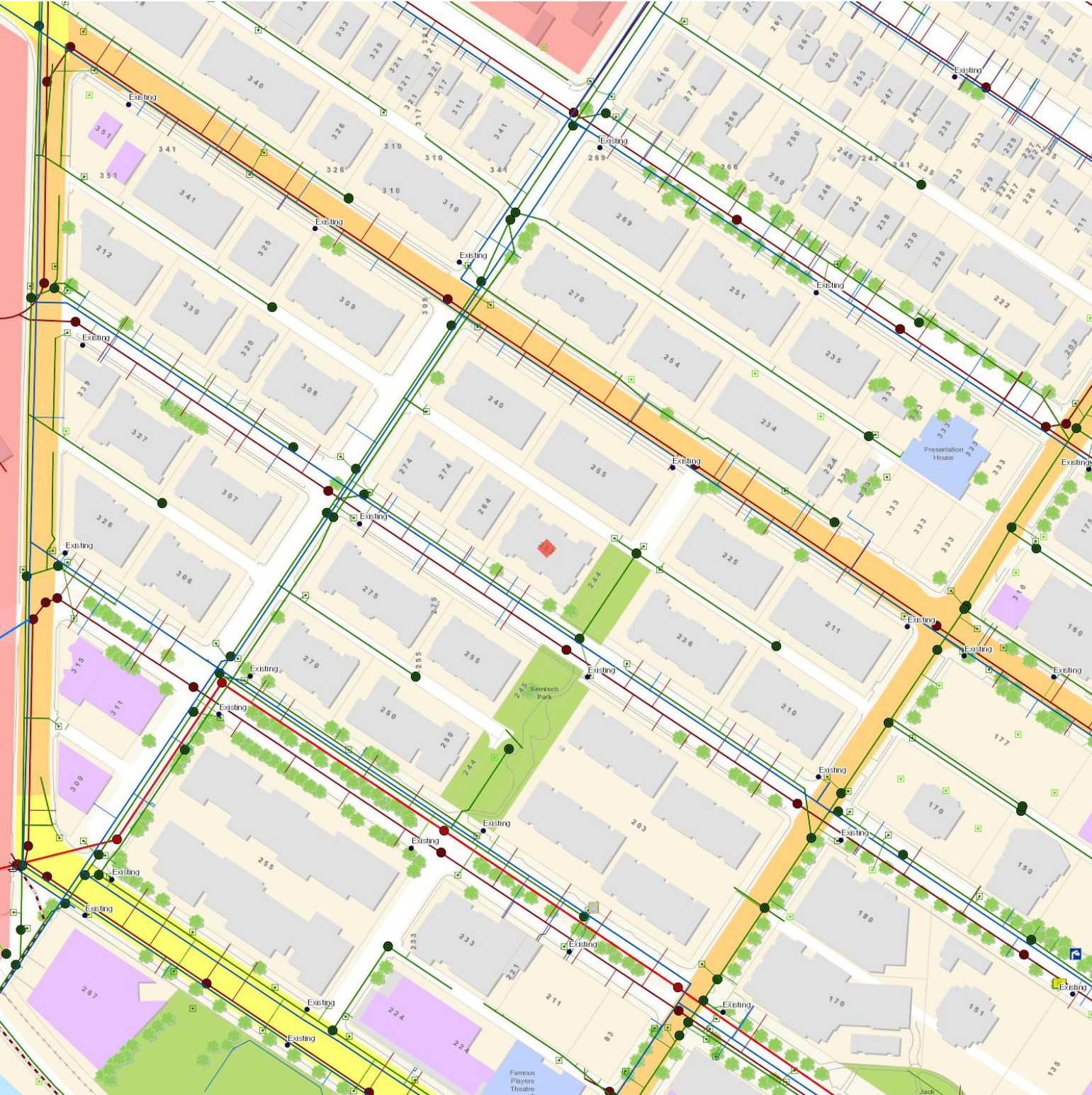
OCP and Heritage



Legend

Rule_1	Heritage Buildings	Heritage Character Areas	Heritage Conservation Areas
2014 OCP Maximum Height Limits (m)	2014 OCP Special Study Areas	Residential Level 1	Residential Level 2
Residential Level 3	Residential Level 4A	Residential Level 4B	Residential Level 5
Residential Level 6	Mixed Use Level 1	Mixed Use Level 2	Mixed Use Level 3
Mixed Use Level 4A	Mixed Use Level 4B	Harbourside Waterfront (Mixed Use)	Parks, Recreation & Open Space
School & Institutional	Commercial	Mixed Employment	Industrial

Infrastructure

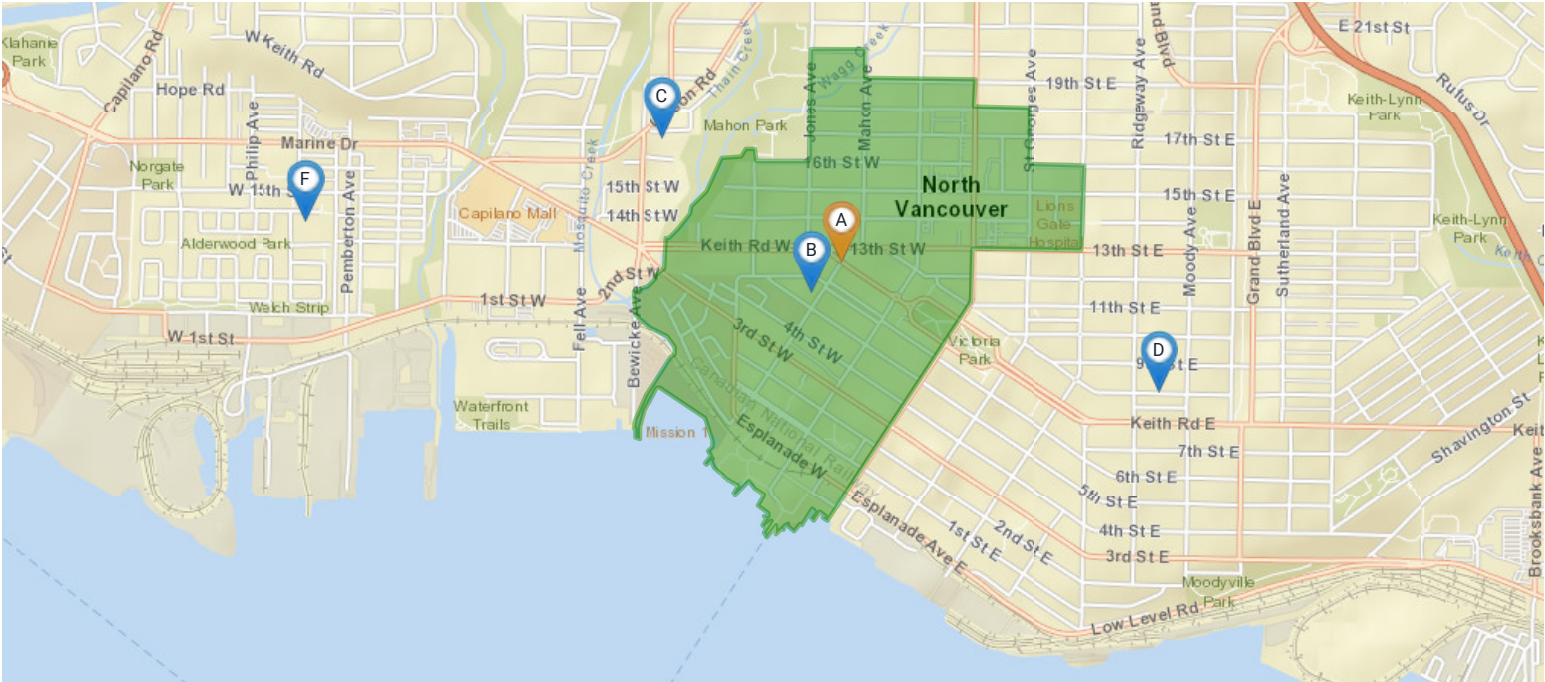


Legend

- Rule_1
 - Hydrant
 - Sample Station
 - Hydrant Lead
 - Non-CNV Water Serviceline
 - Storm Node
 - Non-CNV Catch Basin Lead
 - Non-CNV Storm Gravity Main
 - Non-CNV Storm Water Serviceline
 - Sanitary Pump
 - Sanitary Node
 - CNV Sanitary Unknown Main
 - METRO Sanitary Gravity Main
- Water Node
 - Water Meter
 - Non-CNV Water Valve
 - Non-CNV Water Main
 - Water Feature
 - Storm Water Feature
 - CNV Catch Basin Lead
 - CNV Storm Gravity Main
 - CNV Storm Water Serviceline
 - Sanitary Lift Station
 - Non-CNV Sanitary Serviceline
 - CNV Sanitary Force Main
 - SQN Sanitary Gravity Main
- Fountain
 - Pig Station
 - CNV Water Valve
 - CNV Water Main
 - Non-CNV Catch Basin
 - Non-CNV Storm Water Manhole
 - Non-CNV Storm Water Channel
 - Non-CNV Storm Water Outfall
 - Storm Water Feature
 - <all other values>
 - CNV Sanitary Serviceline
 - CNV Sanitary Gravity Main
 - Sanitary Feature
- Water Station
 - Pressure Reducing Stn
 - Water Feature
 - Non-CNV Water Serviceline
 - CNV Catch Basin
 - CNV Storm Water Manhole
 - CNV Storm Water Channel
 - CNV Storm Water Outfall
 - Sanitary Water Feature
 - CNV
 - Sanitary Main Issues/Errors
 - METRO Sanitary Force Main

Nearest Schools with Ranking

Nearby Elementary Schools

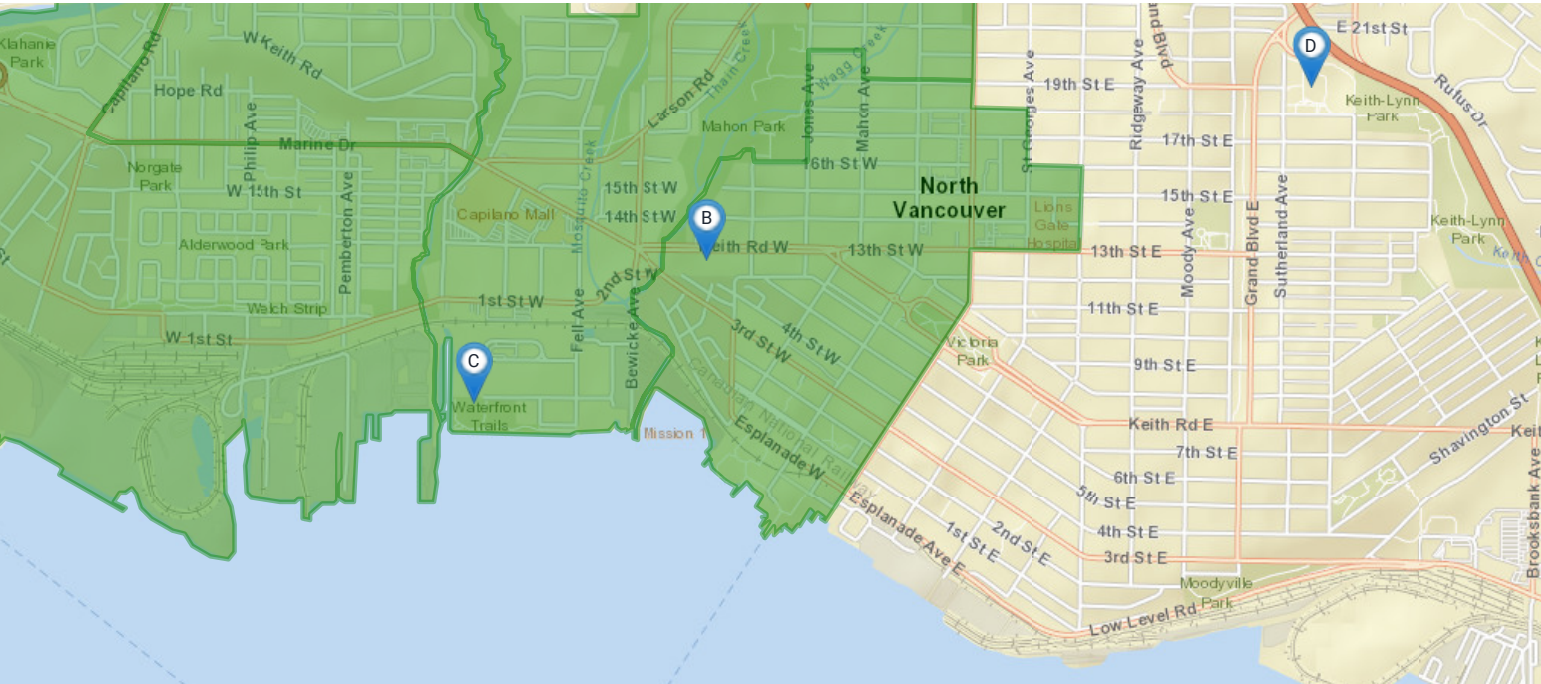


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Queenmary** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Queen Mary	K - 7	6.8	5.6	285/955	487/805	North Vancouver	IB Program (PYP)	10 mins	0.6 km	2 mins	10 mins
B St Edmund's	K - 7	9.2	9	43/955	39/805	North Vancouver	Catholic Independent School	7 mins	0.4 km	2 mins	7 mins
C Westview	K - 7	5.4	5.3	617/955	563/805	North Vancouver		19 mins	1.5 km	5 mins	16 mins
D Ridgeway	K - 7	5.8	5.9	512/955	429/805	North Vancouver		27 mins	1.9 km	6 mins	23 mins
E Larson	K - 7	6.3	6.1	396/955	385/805	North Vancouver	French Immersion	36 mins	2.6 km	8 mins	15 mins
F Norgate	K - 7	2	2.1	937/955	799/805	North Vancouver		30 mins	2.5 km	8 mins	19 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Carson Graham** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Carson Graham	8 - 12	5.2	4.8	177/253	201/246	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	24 mins	1.7 km	5 mins	26 mins
B St Thomas Aquinas	8 - 12	7.5	8	37/253	24/246	North Vancouver	Catholic Independent School; AP Program	12 mins	0.9 km	3 mins	12 mins
C Bodwell Academy	8 - 12	n/a	n/a	n/a	n/a	North Vancouver	Private Boarding School; AP Program	21 mins	1.7 km	5 mins	21 mins
D Sutherland	8 - 12	4.6	5.3	204/253	174/246	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	45 mins	3.2 km	9 mins	21 mins
E North Vancouver Distributed Learning	9 - 12	n/a	n/a	n/a	n/a	North Vancouver	Online Learning	47 mins	3.2 km	9 mins	36 mins
F Mountainside	8 - 12	n/a	n/a	n/a	n/a	North Vancouver		47 mins	3.2 km	9 mins	36 mins

202 252 2ND ST W North Vancouver City, V7M 1C8



Walker's Paradise

Daily errands do not require a car



Good Transit

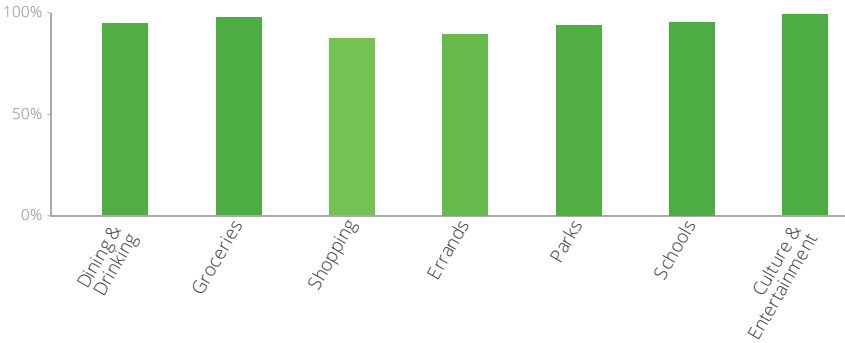
Many nearby public transportation options



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 92 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

