

PROPERTY REPORT

38291 HEMLOCK AV
Squamish BC
V8B 0W9
Canada

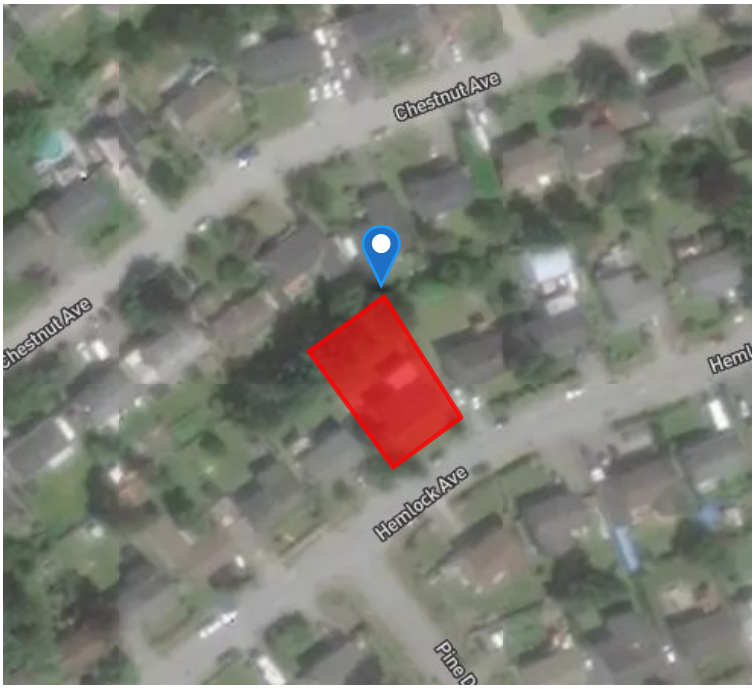
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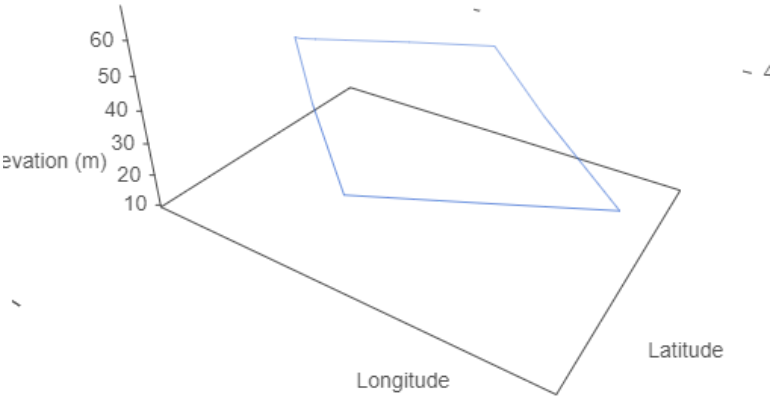
JANUARY 5, 2021

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I'm more than a real estate agent. I'm a REALTOR®.

Property Boundary and Topography

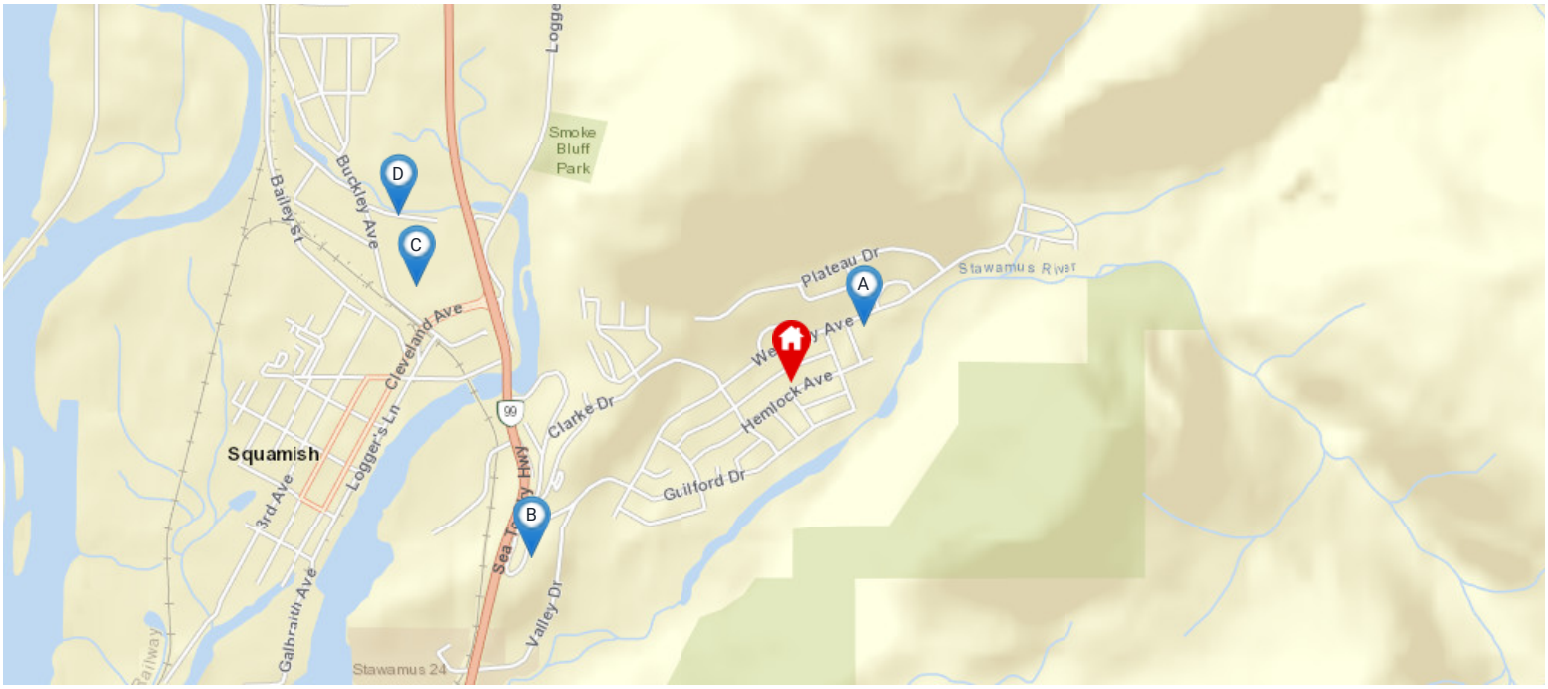




Max Elevation: 39.75 m | Min Elevation: 38.85 m | Difference: 0.89 m

Nearest Schools with Ranking

Nearby Elementary Schools



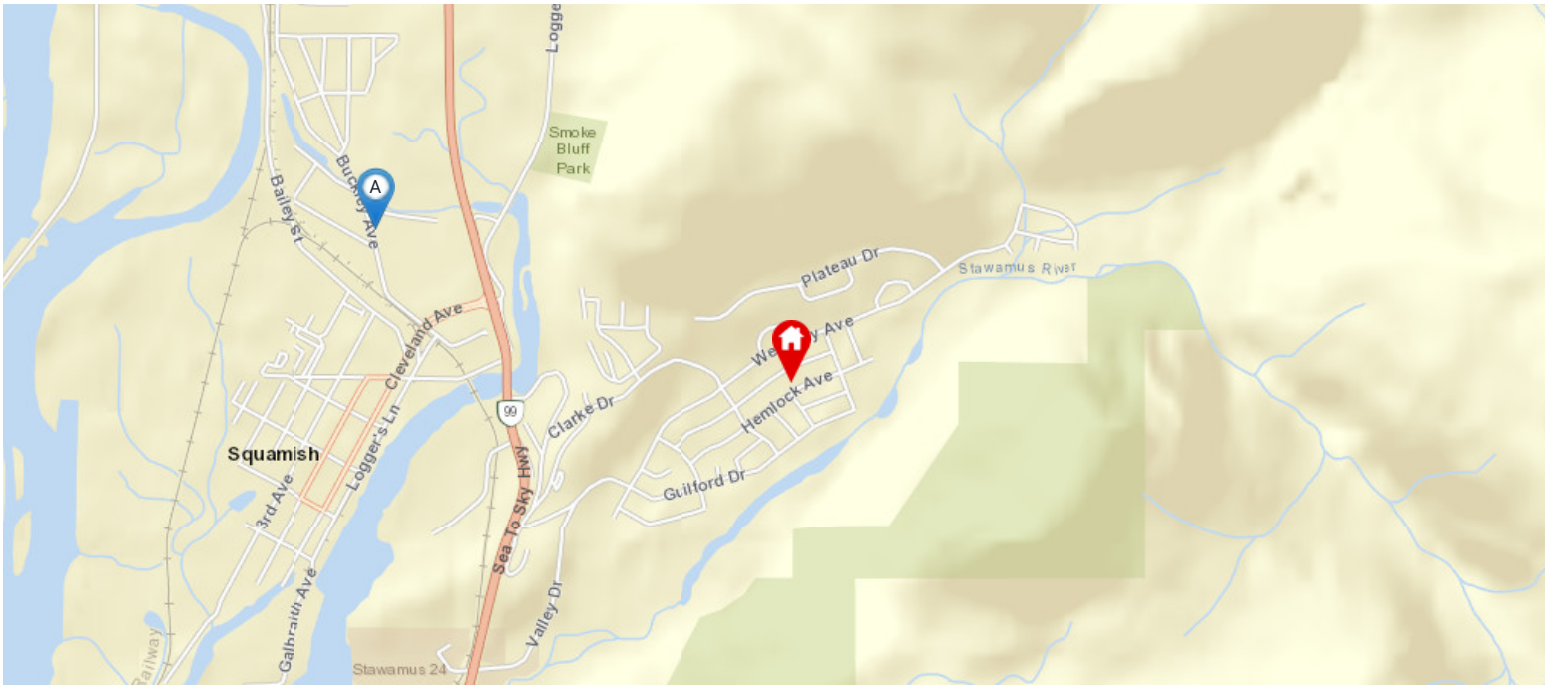
Legend: Subject Property Catchment School Other Schools

School District: **Sea to Sky (48)**

Contact Information

	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	Valleycliffe	K - 6	4.8	6.2	726/955	359/805	Squamish	StrongStart	9 mins	0.6 km	2 mins	9 mins
B	Stawamus	K - 7	n/a	n/a	n/a	n/a	Squamish	Cultural Journeys Program	22 mins	1.8 km	4 mins	22 mins
C	Squamish	K - 6	4.4	5.3	789/955	563/805	Squamish	French Immersion	34 mins	2.4 km	6 mins	12 mins
D	les Aiglons	K - 7	6.6	n/a	333/955	n/a	Garibaldi Highlands	French Language First School	37 mins	2.6 km	7 mins	18 mins
E	Mamquam	K - 6	5.3	5	633/955	625/805	Garibaldi Highlands		1 hour 12 mins	5.5 km	10 mins	43 mins
F	Garibaldi Highlands	K - 6	5.4	6.2	617/955	359/805	Garibaldi Highlands		1 hour 36 mins	7.1 km	11 mins	54 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Sea to Sky (48)**

Contact Information

	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	Howe Sound	7 - 12	6.8	5.9	70/251	133/246	Squamish	French Immersion; Cycling Academy; Hockey Academy	38 mins	2.7 km	6 mins	16 mins
B	Collingwood	8 - 12	9	9.7	13/251	18/805	West Vancouver	Private School; AP Program	1 day 0 hours	107 km	48 mins	3 hours 17 mins
C	Handsworth	8 - 12	6.8	7.8	70/251	27/246	North Vancouver	French Immersion; AP Program	23 hours 32 mins	105 km	49 mins	2 hours 25 mins
D	Mulgrave	8 - 12	9.9	9.9	3/251	12/805	West Vancouver	Private; IB Program (DP)	1 day 1 hour	111 km	42 mins	2 hours 54 mins
E	Sentinel	8 - 12	6.9	7.9	66/251	26/246	West Vancouver	French Immersion; AP Program; Sports Academies; Super Achievers	23 hours 56 mins	107 km	45 mins	2 hours 44 mins
F	Rockridge	8 - 12	7	7.6	62/251	34/246	West Vancouver	IB Program (MYP); AP Program 10 - 12	1 day 1 hour	114 km	38 mins	2 hours 59 mins

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Car-Dependent

Almost all errands require a car



Minimal Transit

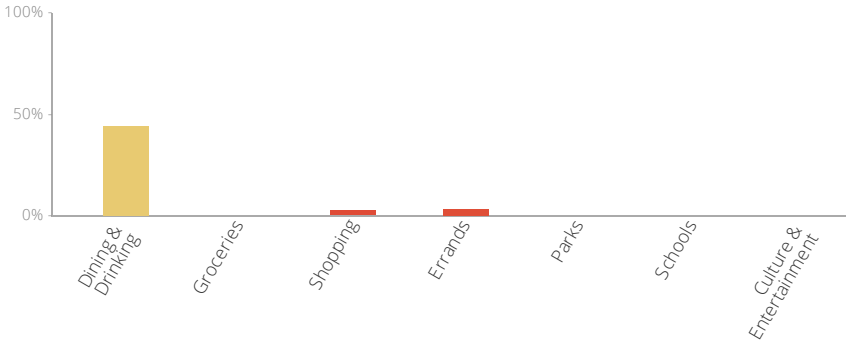
It is possible to get on a bus



Bikeable

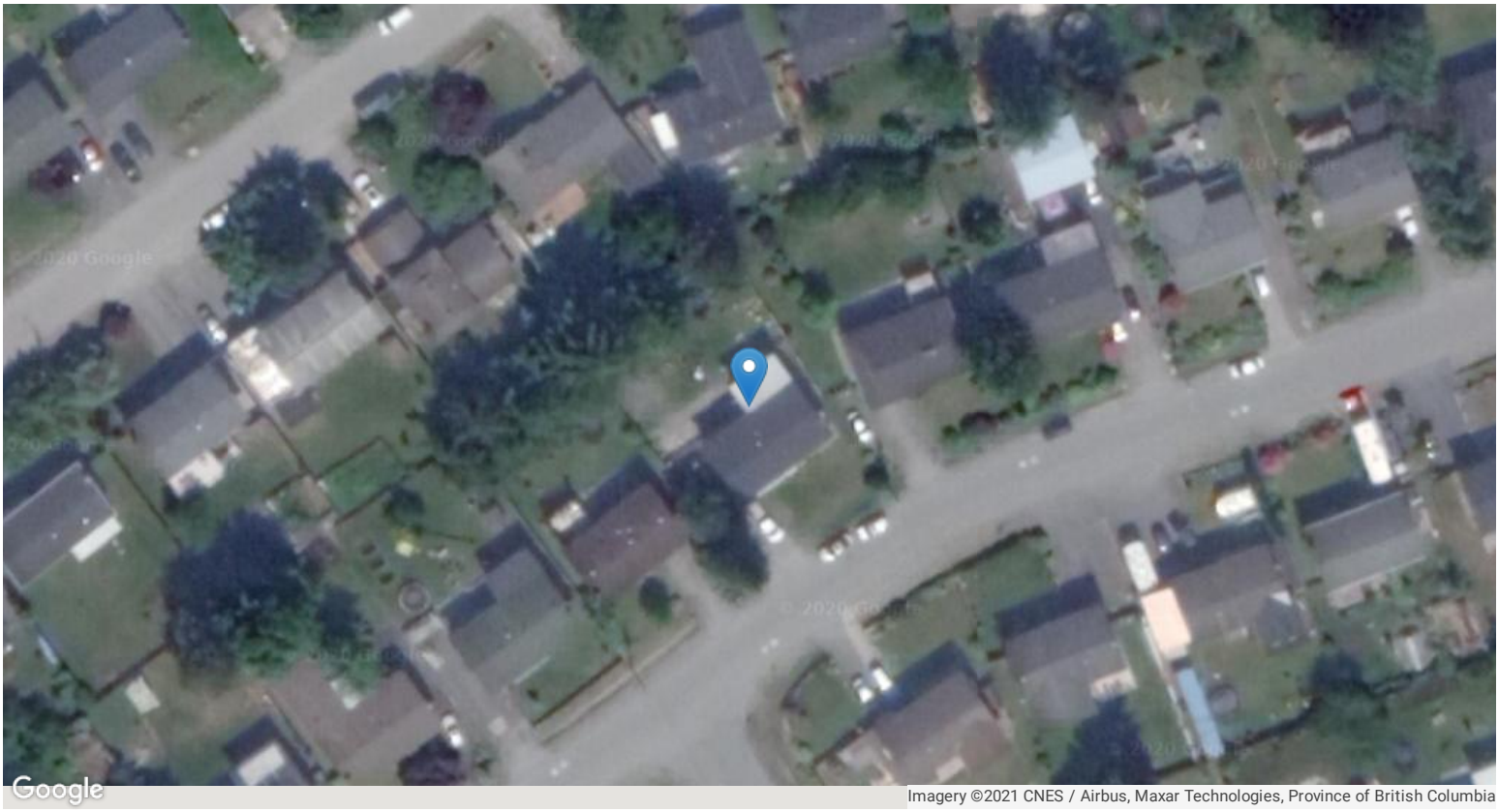
Some bike infrastructure

The Walk Score here is 11 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address

Google Views





Detailed Tax Report

Property Information

Prop Address	38291 HEMLOCK AV	**Jurisdiction**	DISTRICT OF SQUAMISH
Municipality	DISTRICT OF SQUAMISH	**Neighborhood**	VALLEYCLIFF
Area	SQUAMISH	**SubAreaCode**	VSQVC
PropertyID	007-681-003	**BoardCode**	V
PostalCode	V8B 0W9		

Property Tax Information

TaxRoll Number	7000029742000	**Gross Taxes**	$4,092.10
Tax Year	2020	**Tax Amount Updated**	06/16/2020

More PIDS

007-681-003

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP15265	25	8	833	36				

Legal FullDescription

LOT 25, BLOCK 8, PLAN VAP15265, DISTRICT LOT 833, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	8820 SQUARE FEET	**Land Use**	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1974		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	**Zoning**	
WaterConn			
BCAData Update	07/16/2020		

Supplementary Property Info

BedRooms	3	**Foundation**	BASEMENT
Full Bath	1	**Half Bath2**	1
Half Bath3		**Stories**	1
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	0

Actual Totals

Land	Improvement	Actual Total
$700,000.00	$236,000.00	$936,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$700,000.00	$236,000.00	$0.00	$0.00	$936,000.00

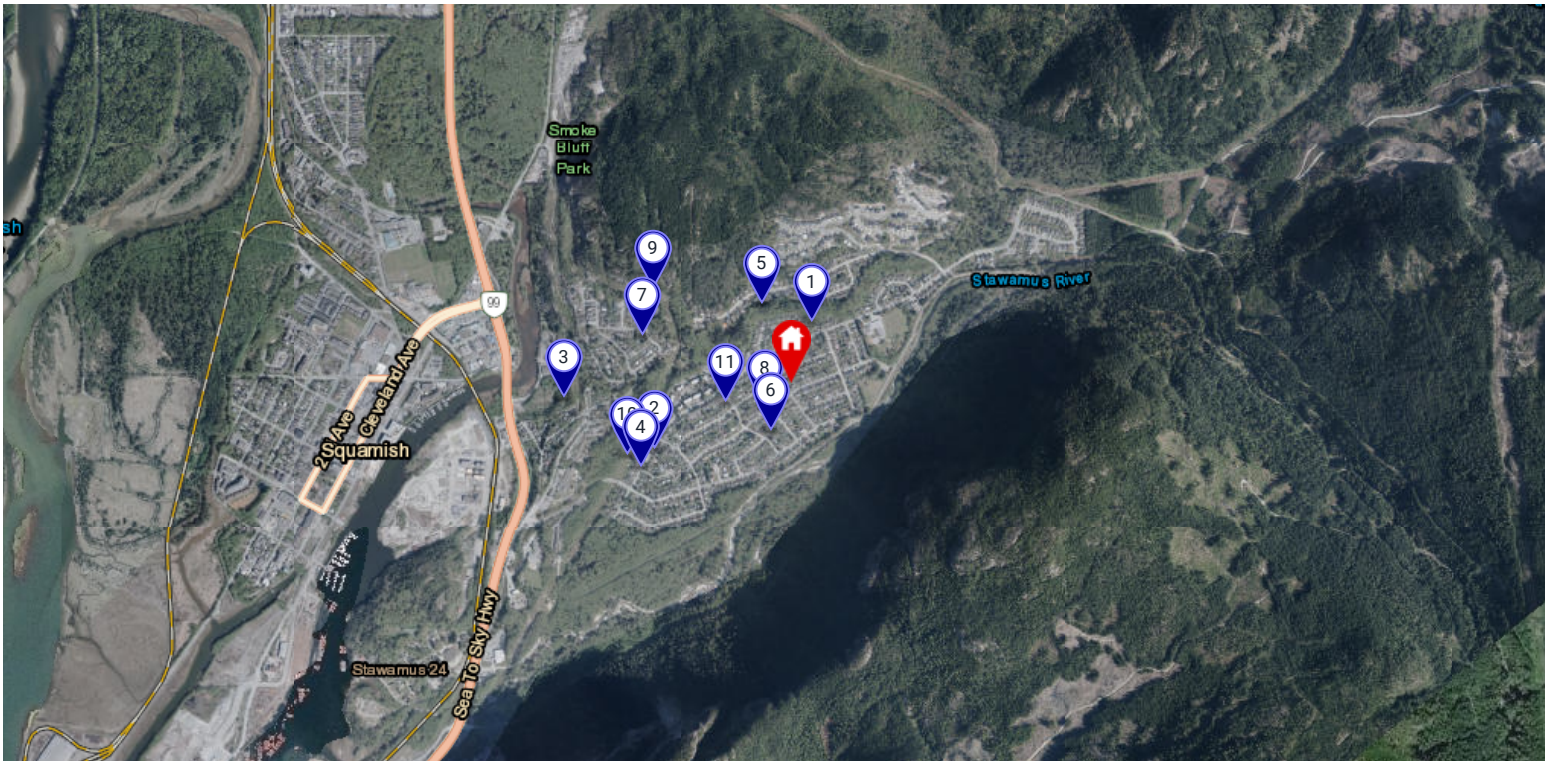
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$700,000.00	$236,000.00	$0.00	$0.00	$936,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/22/2015	$741,000.00	CA4891736	IMPROVED SINGLE PROPERTY TRANSACTION
10/30/2015	$590,000.00	CA4777612	IMPROVED SINGLE PROPERTY TRANSACTION
1/11/2002	$190,000.00	BT11476	IMPROVED SINGLE PROPERTY TRANSACTION

Paragon Residential Comparables



Legend: Active | For Approval | Sold | Collapsed | Expired | Hold all Action | Terminated | Cancel Protected | Rented | Leased

#	ML#	Property Type	Status	Address	Sold Price	Sold Date	List Price	List Date	Lot Size (Sq.Ft.)	Lot Size (Acres)	Age	Days on Market	Floor Area Fin - Total	Frontage - Feet	Sub-Area / Community	Total Bedrooms	Total Baths	Price Per Lot Size (Sq.Ft.)	Price Per Floor Area (Sq.Ft.)
1	R2474753	Residential Detached	Sold	38368 WESTWAY AVENUE	$1,022,500	27/10/2020	$1,075,000	08/07/2020	7,800.00	0.18	38	111	3,615.00	65.00	Valleycliffe	8	4	$131.09	$282.85
2	R2476310	Residential Detached	Sold	1799 GARDEN PLACE	$1,049,000	02/08/2020	$1,049,000	15/07/2020	9,600.00	0.22	50	18	1,540.00	0.00	Valleycliffe	3	2	$109.27	$681.17
3	R2478127	Residential Detached	Sold	38151 CLARKE DRIVE	$1,178,000	08/08/2020	$1,189,000	20/07/2020	11,113.00	0.26	57	19	2,415.00	0.00	Hospital Hill	5	3	$106.00	$487.78
4	R2488315	Residential Detached	Sold	38023 GUILFORD DRIVE	$1,010,000	23/08/2020	$1,025,000	17/08/2020	9,113.00	0.21	45	6	2,164.00	80.00	Valleycliffe	5	3	$110.83	$466.73
5	R2490535	Residential Detached	Sold	38265 JUNIPER CRESCENT	$1,150,000	03/09/2020	$995,000	24/08/2020	7,763.00	0.18	42	10	2,650.00	0.01	Valleycliffe	3	3	$148.14	$433.96
6	R2497272	Residential Detached	Sold	2029 MAPLE DRIVE	$1,175,000	11/10/2020	$1,198,000	09/09/2020	7,355.00	0.17	46	32	2,224.00	0.00	Valleycliffe	4	3	$159.76	$528.33
7	R2497473	Residential Detached	Sold	38269 NORTHRIDGE DRIVE	$1,081,000	22/09/2020	$1,059,000	11/09/2020	7,062.00	0.16	999	11	1,570.00	0.00	Hospital Hill	3	2	$153.07	$688.54
8	R2498814	Residential Detached	Sold	2022 MAPLE DRIVE	$1,068,000	19/09/2020	$1,068,000	15/09/2020	10,010.00	0.23	48	4	2,200.00	50.00	Valleycliffe	5	2	$106.69	$485.45
9	R2504888	Residential Detached	Sold	1070 NORTHRIDGE DRIVE	$1,101,500	07/10/2020	$1,068,000	02/10/2020	4,026.00	0.09	28	5	1,906.00	33.00	Hospital Hill	4	3	$273.60	$577.91
10	R2513392	Residential Detached	Sold	38033 WESTWAY AVENUE	$940,000	07/12/2020	$970,000	29/10/2020	7,200.00	0.17	55	39	2,472.00	60.00	Valleycliffe	4	2	$130.56	$380.26
11	R2518435	Residential Detached	Sold	38180 CHESTNUT AVENUE	$1,200,000	25/11/2020	$1,149,000	17/11/2020	8,470.00	0.19	49	8	1,938.00	70.00	Valleycliffe	3	2	$141.68	$619.20
Averages					$1,088,636		$1,076,818					24						$142.79	$512.02