## Search Criteria

**Search Name:** RED Medium Search
**Date:** 28-Feb-2014 10:10:13 AM

| Search Criteria Field | Operator | Criteria |
|---|---|---|
| Status | Equals | S |
| Area | Equals | VNV |
| Search Price | Between | 900,000 - 1,100,000 |
| Search Date mm/dd/yyyy | Between | 1/1/2014 - |
| Dwelling Classification | Equals | DETD |

## Search Statistics: 3 Listings

**3 Sold Listings**

| | Beds | Baths | Sq Ft | LP | LP/Sq Ft | SP | SP/Sq Ft | SP/LP | DOM |
|---|---|---|---|---|---|---|---|---|---|
| **High** | 5 | 2 | 2,655 | $1,038,000 | $424.76 | $1,063,000 | $457.01 | 108% | 7 |
| **Low** | 4 | 2 | 2,320 | $948,000 | $390.96 | $972,000 | $400.19 | 102% | 1 |
| **Average** | 4 | 2 | 2,433 | $991,333 | $408.11 | $1,032,500 | $425.39 | 104% | 5 |
| **Median** | 4 | 2 | 2,326 | $988,000 | $408.62 | $1,062,500 | $418.97 | 102% | 7 |

North Vancouver, Upper Lonsdale
# 432 W 27TH ST, V7N 2H6

MLS# V1047509

Residential Detached
**Sold**



| | | | | | |
|---|---|---|---|---|---|
| List Price: | $948,000 | Sold Price | $972,000 | Days on Mkt: | 1 |
| List Date: | 14-Feb-14 | Sold Date: | 15-Feb-14 | Expiry Date: | 14-Aug-14 |

| | | | | | |
|---|---|---|---|---|---|
| Complex/Subdiv | | | | | |
| Previous Price: | | Frontage: | 50.00 ft | PID: | 013-387-910 |
| Original Price: | $948,000 | Frontage Metric | 0.000 | Approx Yr Blt: | 1955 |
| Meas Type: | Feet | Bedrooms: | 4 | Age at List Date: | 59 |
| Depth/Size: | 122 | Bathrooms: | 2 | Type: | House/Single Family |
| Lot Area SqFt: | 6,100 | Full Baths: | 2 | Zoning: | SF |
| Rear Yard Exp: | N | Half Baths: | 0 | Taxes: | $4,157 (2013) |
| Flood Plain: | | If New GST/HST Incl: | No | Tax Incl Utilities: | |
| View: | Y - MOUNTAIN | | | | |
| Serv Connected: | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water, | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Style of Home: | Rancher/Bungalow w/Bsmt. | | | Total Parking: | 2 | Covered Parking: | 2 |
| Construction: | Frame - Wood | | | Parking Access: | Lane | | |
| Foundation: | Concrete Perimeter | | | Parking Facilities: | Carport; Multiple | | |
| Exterior: | Vinyl | | | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | NEAR | Dist to School Bus: | NEAR |
| Type of Roof: | Asphalt | | | Possession: | TBD | | |
| Renovations: | | Year of Reno: | | Title to Land: | Freehold NonStrata | | |
| Flooring: | | | | Seller's Interest: | Registered Owner | | |
| Water Supply: | City/Municipal | | | Mortgage Info: | $0 | | |
| Heat/Fuel: | Forced Air | | | | | | |
| No. of Fireplaces: | 1 | R/I Fireplaces: | | Property Disclosure: | Y | | |
| Fireplace Fuel: | Wood | | | Out Buildings: | | | |
| Outdoor Area: | Patio(s) & Deck(s) | | | | | | |
| Registered: | | CSA/BCE: | | Pad Rental: | | | |
| Fixtures Leased: | N | | | | | | |
| Fixtures Removed | Y - MBDRM TV, NEGOTIABLE: ACTIVITY CENTRE | | | | | | |

| | |
|---|---|
| Legal: | PL VAP2838 LT 28 BLK 242 DL 544 LD 36 GROUP 1. |
| Amenities: | |
| Site Influences: | |
| Municipal Charges: | |
| Features Incl: | Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---|---|---|---|---|---|---|---|---|
| Main F. | Living Room | 18'2 X 12'1 | | | X | | | X |
| Main F. | Dining | 9'10 X 9'4 | | | X | | | X |
| Main F. | Kitchen | 13'5 X 8'0 | | | X | | | X |
| Main F. | Eating Area | 6'3 X 5'5 | | | X | | | X |
| Main F. | Master Bedroom | 12'4 X 10'11 | | | X | | | X |
| Main F. | Bedroom | 10'11 X 8'0 | | | X | | | X |
| Main F. | Bedroom | 12'1 X 8'10 | | | X | | | X |
| Below | Recreation Room | 28'7 X 13'10 | | | X | | | X |
| Below | Bedroom | 11'0 X 9'2 | | | X | | | |
| Below | Laundry | 32'4 X 8'3 | | | X | | | |

**Floor Area (SqFt):**

| | | | | |
|---|---|---|---|---|
| Main Floor Area: | 1,190 | Total # Rooms: | 10 | Bathrooms |
| Finished Floor Up: | 0 | # Kitchens: | 1 | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Down: | 1,130 | Finished Levels: | 2 | 2 3 Piece; Ensuite: N; Level: Below |
| Finished Floor Bsmt: | 0 | Crawl/Bsmt Height: | | 3 |
| Total Finished Floor: | 2,320 | Basement Area: | Partly Finished | 4 |
| | | | | 5 |
| Unfinished Floor: | 0 | Suite: | | 6 |
| Grand Total Floor Area: | 2,320 | | | 7 |
| | | | | 8 |

| | | | | |
|---|---|---|---|---|
| Listing Broker 1: | RE/MAX Rossetti Realty | 604-983-2518 | Appointments: | Phone L.R. First |
| Listing Sales Rep 1: | Tony Rossetti info@rossettiteam.com | 604-983-2518 | For Appts Call: | AARON, JORDAN |
| Listing Sales Rep(s): | | | Appointment Ph: | 604-983-2518 |
| Listing Broker 2: | | | Occupancy: | Owner |
| Selling Broker(s): | RE/MAX Crest Realty | | | |
| Selling Sales Rep(s): | Ralph L. Maglieri PREC* | | | |
| Owner: | B. MILLEY | | | |
| Commission: | 3.22-100/1.15 ON BAL | | | |

Realtor Remarks: *No Touchbase Please* All measurements and square footage are approximate. Buyer to verify. More info @ http://nsho.re/432West27thSt

Well maintained family home in a terrific Upper Lonsdale location. Featuring a traditional design main including open planned dining and living room with wood burning fireplace and large picture windows, as well as a bright, family sized extended skylit kitchen with an eating area overlooking the private backyard. Completing the main are three bedrooms and a 4 piece bathroom with soaker tub. Down offers a spacious recreation room and games room, 4th bedroom, bathroom, and large unfinished laundry and utility room. Features include hardwood floors throughout the main, newer roof and electrical panel, and a landscaped, fully fenced lot with a tiered deck, storage shed and double carport.

## Tax Report - 432 W 27TH Street
## Record Updated - 01/12/2014

| | | | | | |
|---|---|---|---|---|---|
| Jurisdiction | 221-NORTH VANCOUVER - CIT | Roll Number | 242039000 | Property ID | 013-387-910 |
| Property Addr | 432 W 27TH ST | | | | |
| Municipality | CN-CITY OF NORTH VANCOUV | Board Code | V | | |
| Neighborhood | 030-WESTVIEW | | | | |
| Area | VNV-North Vancouver | | | | |
| Sub Area | VNVUL-Upper Lonsdale | | | More PID's | |
| Gross Taxes | $4157.03 | (2013) | | Water Conn | |

Tax Amount Updated - 06/27/13

### Owner Name & Mailing Address Information

| Owner(s) 1 Name & Address | Owner(s) 2 Name & Address |
|---|---|
| ** NOT AVAILABLE ** | |
| 432 27TH ST W<br>NORTH VANCOUVER BC<br><br>V7N 2H6 | |

### Legal Information

| Plan # | Lot | Block | Dist Lot | Land Dist | Section | Township | Range | Meridian |
|---|---|---|---|---|---|---|---|---|
| VAP2838 | 28 | 242 | 544 | 36 | | | | |

Legal Description PL VAP2838 LT 28 BLK 242 DL 544 LD 36 Group 1.

### Land & Building Information

| | | | |
|---|---|---|---|
| Width | Depth | Lot Size | 6100 SQUARE FEET |
| Land Use | | Actual Use | SINGLE FAMILY DWELLING |
| BCA Description | 1 ST SFD AFTER 1930 STANDARD | Zoning | |

BCAA Data Updated - 01/10/14

### Total Value Information

| Actual Totals | | Municipal Taxable Totals | | School Taxable Totals | |
|---|---|---|---|---|---|
| Land | $813,000 | Gross Land | $813,000 | Gross Land | $813,000 |
| Improvement | $52,900 | Gross Improve | $52,900 | Gross Improve | $52,900 |
| | | Exempt Land | | Exempt Land | |
| | | Exempt Improve | | Exempt Improve | |
| Actual Total | $865,900 | Municipal Total | $865,900 | School Total | $865,900 |

### Sale History Information

| Date | Price | Document # | Type of Sales Transaction |
|---|---|---|---|
| 07/05/2002 | $425,000 | BT237499 | IMPRV SINGLE PROP CASH TRANSAC |
| 12/15/1972 | | 538793 | REJECT NOT SUITED SALE ANALSIS |

North Vancouver, Central Lonsdale
328 E 18TH ST, V7L 2X9

MLS# V1047716

Residential Detached
Sold



| | | | | | |
|---|---|---|---|---|---|
| List Price: | $988,000 | Sold Price | $1,063,000 | Days on Mkt: | 7 |
| List Date: | 17-Feb-14 | Sold Date: | 24-Feb-14 | Expiry Date: | 17-Sep-14 |

| | | | | | |
|---|---|---|---|---|---|
| Complex/Subdiv | | | | | |
| Previous Price: | | Frontage: | 50.00 ft | PID: | 013-474-995 |
| Original Price: | $988,000 | Frontage Metric | | Approx Yr Blt: | 1961 |
| Meas Type: | Feet | Bedrooms: | 4 | Age at List Date: | 53 |
| Depth/Size: | 147 | Bathrooms: | 2 | Type: | House/Single Family |
| Lot Area SqFt: | 7,350 | Full Baths: | 2 | Zoning: | RS1 |
| Rear Yard Exp: | N | Half Baths: | 0 | Taxes: | $3,892 (2013) |
| Flood Plain: | No | If New GST/HST Incl: | | Tax Incl Utilities: | No |
| View: | Y - MOUNTAINS | | | | |
| Serv Connected: | Sanitary Sewer, Water, | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Style of Home: | 2 Storey | | Total Parking: | 5 | Covered Parking: 3 |
| Construction: | Concrete, Frame - Wood | | Parking Access: | Front, Lane | |
| Foundation: | Concrete Perimeter | | Parking Facilities: | Det.Grge/Carport, Garage; Single, Add. Parking Avail. | |
| Exterior: | Mixed, Stucco, Wood | | | | |
| Rainscreen: | | R/I Plumbing: | Dist to Public Trans: | 2 BLOCKS | Dist to School Bus: 2 BLOCKS |
| Type of Roof: | Asphalt | | Possession: | | |
| Renovations: | | Year of Reno: | Title to Land: | Freehold NonStrata | |
| Flooring: | Hardwood, Mixed, Tile | | Seller's Interest: | Estate Sale | |
| Water Supply: | City/Municipal | | Mortgage Info: | $0 | |
| Heat/Fuel: | Forced Air, Natural Gas | | | | |
| No. of Fireplaces: | 2 | R/I Fireplaces: | Property Disclosure: | N - ESTATE SALE | |
| Fireplace Fuel: | Gas - Natural | | Out Buildings: | | |
| Outdoor Area: | Fenced Yard, Patio(s), Sundeck(s) | | | | |
| Registered: | | CSA/BCE: | Pad Rental: | | |
| Fixtures Leased: | N | | | | |
| Fixtures Removed | N | | | | |

| | |
|---|---|
| Legal: | PL VAP2642 LT 21 BLK 16 DL 550 LD 36 GROUP 1. |
| Amenities: | |
| Site Influences: | Central Location, Lane Access, Private Yard |
| Municipal Charges: | |
| Features Incl: | Clothes Washer, Drapes/Window Coverings, Freezer, Garage Door Opener, Refrigerator, Security System, Smoke Alarm, Sprinkler - Fire , Stove |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---|---|---|---|---|---|---|---|---|
| Main F. | Living Room | 12'11 X 22'2 | Below | Bedroom | 8'3 X 12'6 | | | X |
| Main F. | Dining | 9'2 X 13' | Below | Storage | 10'3 X 7'4 | | | X |
| Main F. | Kitchen | 11'5 X 13'1 | Below | Other | 8'9 X 8'3 | | | X |
| Main F. | Master Bedroom | 10'2 X 12'7 | | | X | | | X |
| Main F. | Bedroom | 9'11 X 12'7 | | | X | | | X |
| Main F. | Bedroom | 9'2 X 12'7 | | | X | | | X |
| Below | Living Room | 12' X 13'10 | | | X | | | X |
| Below | Dining | 12' X 11'6 | | | X | | | X |
| Below | Kitchen | 12' X 8'7 | | | X | | | |
| Below | Laundry | 8'9 X 7'6 | | | X | | | |

| Floor Area (SqFt): | | | | Bathrooms |
|---|---|---|---|---|
| Main Floor Area: | 1,304 | Total # Rooms: | 13 | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up: | 0 | # Kitchens: | 2 | 2 4 Piece; Ensuite: N; Level: Below |
| Finished Floor Down: | 1,022 | Finished Levels: | 2 | 3 |
| Finished Floor Bsmt: | 0 | Crawl/Bsmt Height: | | 4 |
| Total Finished Floor: | 2,326 | Basement Area: | Full | 5 |
| | | | | 6 |
| Unfinished Floor: | 0 | Suite: | | 7 |
| Grand Total Floor Area: | 2,326 | | | 8 |

| | | | | |
|---|---|---|---|---|
| Listing Broker 1: | Sutton Grp-West Coast Rty WVan | 604-925-1111 | Appointments: | Phone L.R. First |
| Listing Sales Rep 1: | Leo Savino leosavino@sutton.com | 778-233-8373 | For Appts Call: | LEO |
| Listing Sales Rep(s): | | | Appointment Ph: | 778-233-8373 |
| Listing Broker 2: | | | Occupancy: | Vacant |
| Selling Broker(s): | Prudential Sussex Realty | | | |
| Selling Sales Rep(s): | Grant Stuart Gardiner | | | |
| Owner: | ESTATE OF T. MIELE | | | |
| Commission: | 3.22% ON 1ST 100K & 1.15% ON BALANCE | | | |

Realtor Remarks: Estate Sale, probate complete. Measurements by Pixilink.com No showings until Agents open on Wed Feb 19th from 10-12pm. Public open house Sat & Sun Feb 22 & 23 2-4, offers if any Monday 6pm. More info and video at www.savinorealty.com http://www.pixilink.com/tours7/4630

Incredible opportunity to get into a solidly constructed, custom, single family home in a great North Shore location.Rarely available central Lonsdale home, with only one owner, huge back yard and detached double car garage off lane as well as attached single car garage in the front. Very open, 1 bedroom suite potential on ground floor and 3 bedrooms on mainfloor. Immaculately kept, freshly painted, brand new toilets and original hard wood floors that have been beautifully restoredin all upstairs bedrooms. Newer hot water tank and high efficiency furnace. Public Open House Sat & Sun Feb 22/23 from2-4pm.

# Tax Report - 328 E 18TH Street
Record Updated - 02/26/2014

| | | | | | |
|---|---|---|---|---|---|
| Jurisdiction | 221-NORTH VANCOUVER - CIT | Roll Number | 016021000 | Property ID | 013-474-995 |
| Property Addr | 328 E 18TH ST | | | | |
| Municipality | CN-CITY OF NORTH VANCOUV | Board Code | V | | |
| Neighborhood | 040-GRAND BOULEVARD | | | | |
| Area | VNV-North Vancouver | | | | |
| Sub Area | VNVCL-Central Lonsdale | | | More PID's | |
| Gross Taxes | $3892.26 (2013) | | | Water Conn | |

Tax Amount Updated - 06/27/13

## Owner Name & Mailing Address Information

| Owner(s) 1 Name & Address | Owner(s) 2 Name & Address |
|---|---|
| ** NOT AVAILABLE ** | ** NOT AVAILABLE ** |
| 771 15TH ST E | 867 15TH ST E |
| NORTH VANCOUVER BC | NORTH VANCOUVER BC |
| V7L 2S5 | V7L 2S7 |

## Legal Information

| Plan # | Lot | Block | Dist Lot | Land Dist | Section | Township | Range | Meridian |
|---|---|---|---|---|---|---|---|---|
| VAP2642 | 21 | 16 | 550 | 36 | | | | |

Legal Description PL VAP2642 LT 21 BLK 16 DL 550 LD 36 Group 1.

## Land & Building Information

| | | | |
|---|---|---|---|
| Width | Depth | Lot Size | 7350 SQUARE FEET |
| Land Use | | Actual Use | SIN FAM DWLL BSEMNT SUITE |
| BCA Description | 1 ST SFD AFTER 1930 STANDARD | Zoning | |

BCAA Data Updated - 02/26/14

## Total Value Information

| Actual Totals | | Municipal Taxable Totals | | School Taxable Totals | |
|---|---|---|---|---|---|
| Land | $846,000 | Gross Land | $846,000 | Gross Land | $846,000 |
| Improvement | $79,000 | Gross Improve | $79,000 | Gross Improve | $79,000 |
| | | Exempt Land | | Exempt Land | |
| | | Exempt Improve | | Exempt Improve | |
| Actual Total | $925,000 | Municipal Total | $925,000 | School Total | $925,000 |

## Sale History Information

| Date | Price | Document # | Type of Sales Transaction |
|---|---|---|---|
| 01/20/2014 | $925,000 | CA3554895 | REJECT NOT SUITED SALE ANALSIS |
| 02/16/2005 | $263,950 | BX1140 | REJECT NOT SUITED SALE ANALSIS |
| 12/15/1972 | | 18037L | REJECT NOT SUITED SALE ANALSIS |

North Vancouver, Delbrook
# 3561 EVERGLADE PL, V7N 3V1

MLS# V1048331

Residential Detached
**Sold**



| | | | | | |
|---|---|---|---|---|---|
| List Price: | $1,038,000 | Sold Price | $1,062,500 | Days on Mkt: | 7 |
| List Date: | 19-Feb-14 | Sold Date: | 26-Feb-14 | Expiry Date: | 31-Aug-14 |

| | | | | | |
|---|---|---|---|---|---|
| Complex/Subdiv | | | | | |
| Previous Price: | | Frontage: | 105.00 f | PID: | 009-729-712 |
| Original Price: | $1,038,000 | Frontage Metric | | Approx Yr Blt: | 1956 |
| Meas Type: | Feet | Bedrooms: | 5 | Age at List Date: | 58 |
| Depth/Size: | 102 EFF | Bathrooms: | 2 | Type: | House/Single Family |
| Lot Area SqFt: | 10,612 | Full Baths: | 2 | Zoning: | RES |
| Rear Yard Exp: | | Half Baths: | 0 | Taxes: | $6,374 (2013) |
| Flood Plain: | | If New GST/HST Incl: | No | Tax Incl Utilities: | |
| View: | N | | | | |

Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Water,

| | | | | | |
|---|---|---|---|---|---|
| Style of Home: | Rancher/Bungalow w/Bsmt. | | | Total Parking: | 6 |
| Construction: | Frame - Wood | | | Parking Access: | Front |
| Foundation: | Concrete Perimeter | | | Parking Facilities: | Garage; Single, Carport; Single, Add. Parking Avail. |
| Exterior: | Wood | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | 2 BLOCKS |
| Type of Roof: | Asphalt | | | Possession: | TBA |
| Renovations: | Partly | Year of Reno: | 2010 | Title to Land: | Freehold NonStrata |
| Flooring: | Hardwood, Wall/Wall/Mixed | | | Seller's Interest: | Registered Owner |
| Water Supply: | City/Municipal | | | Mortgage Info: | $0 |
| Heat/Fuel: | Baseboard, Electric, Forced Air | | | | |
| No. of Fireplaces: | 2 | R/I Fireplaces: | | Property Disclosure: | Y |
| Fireplace Fuel: | Wood | | | Out Buildings: | |
| Outdoor Area: | Balcony(s); Patio(s) or Deck(s) | | | | |
| Registered: | | CSA/BCE: | | Pad Rental: | |
| Fixtures Leased: | N | | | | |
| Fixtures Removed | N | | | | |

| | | | |
|---|---|---|---|
| Total Parking: | 6 | Covered Parking: | 2 |
| Parking Access: | Front | | |
| Parking Facilities: | Garage; Single, Carport; Single, Add. Parking Avail. | | |
| Dist to Public Trans: | 2 BLOCKS | Dist to School Bus: | 1 BLOCK |
| Possession: | TBA | | |
| Title to Land: | Freehold NonStrata | | |
| Seller's Interest: | Registered Owner | | |
| Mortgage Info: | $0 | | |
| Property Disclosure: | Y | | |
| Out Buildings: | | | |
| Pad Rental: | | | |

| | |
|---|---|
| Legal: | PL VAP9156 LT 4 BLK 2 DL 617 LD 36 PART NE 1/4, GROUP 1, OF LOT N. |
| Amenities: | |
| Site Influences: | Cul-de-Sac, Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby |
| Municipal Charges: | |
| Features Incl: | Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---|---|---|---|---|---|---|---|---|
| Main F. | Living Room | 24'2 X 17'2 | Bsmt | Bedroom | 11' X 8'11 | | | X |
| Main F. | Dining | 13' X 10' | Bsmt | Office | 11'7 X 10'11 | | | X |
| Main F. | Kitchen | 13'4 X 12'2 | | | X | | | X |
| Main F. | Master Bedroom | 11'8 X 11'6 | | | X | | | X |
| Main F. | Bedroom | 12'1 X 12'1 | | | X | | | X |
| Main F. | Bedroom | 11'7 X 9'7 | | | X | | | X |
| Main F. | Nook | 5' X 5' | | | X | | | X |
| Bsmt | Family Room | 23'8 X 15'9 | | | X | | | X |
| Bsmt | Kitchen | 14'1 X 9'1 | | | X | | | |
| Bsmt | Bedroom | 10'11 X 9'8 | | | X | | | |

**Floor Area (SqFt):**

| | | | | Bathrooms |
|---|---|---|---|---|
| Main Floor Area: | 1,340 | Total # Rooms: | 12 | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up: | 0 | # Kitchens: | 2 | 2 3 Piece; Ensuite: N; Level: Bsmt |
| Finished Floor Down: | 0 | Finished Levels: | 2 | 3 |
| Finished Floor Bsmt: | 1,315 | Crawl/Bsmt Height: | | 4 |
| Total Finished Floor: | 2,655 | Basement Area: | Full | 5 |
| | | | | 6 |
| Unfinished Floor: | 0 | Suite: | Unauthorized Suite | 7 |
| Grand Total Floor Area: | 2,655 | | | 8 |

| | | | | | |
|---|---|---|---|---|---|
| Listing Broker 1: | Macdonald Realty Ltd (NVan) | | 604-960-1100 | Appointments: | Phone L.R. First |
| Listing Sales Rep 1: | David Thon PREC* info@sellinghomes.ca | | 604-505-8466 | For Appts Call: | ANDREA THON |
| Listing Sales Rep(s): | | | | Appointment Ph: | 604-968-8466 |
| Listing Broker 2: | | | | Occupancy: | Owner |
| Selling Broker(s): | Macdonald Realty Ltd (NVan) | | | | |
| Selling Sales Rep(s): | David Thon PREC* | | | | |
| Owner: | L. DENLEY | | | | |
| Commission: | 3.22% OF 1ST 100K AND 1.15% OF REMAINDER | | | | |

Realtor Remarks: First showings at the weekend OPENS this SAT/SUN Feb 22/23, 2-4pm. Photos and Floor Plan at www.SellingHomes.ca Oil tank has been removed.

Great home on a Lower Delbrook cul-de-sac. Very large, flat and private property measuring over 10,000 square feet. Upstairs offers 3 bedrooms, an updated kichen, hardwood floors throughout, a real wood burning fireplace and access to the sundecks (over 400 sq ft) for BBQ's and entertaining. The FULL basement offers a great space for a large family OR a 2 bedroom plus den self-contained suite. There is also an attached garage with lots of storage space. The home is located just a "stones throw" to Braemar Elementary (French Immersion) and walking distance to Carson Graham or Handsworth Secondary Schools. Easy access to extensive walking trails and Edgemont Village. Drop by the FIRST open house this weekend from 2-4pm.


The enclosed information while deemed to be correct, is not guaranteed.


PREC* indicates Personal Real Estate Corporation.

# Tax Report - 3561 EVERGLADE Place
Record Updated - 01/12/2014

| | | | | | |
|---|---|---|---|---|---|
| Jurisdiction | 316-NORTH VANCOUVER - DIS | Roll Number | 030037833405 | Property ID | 009-729-712 |
| Property Addr | 3561 EVERGLADE PL | | | | |
| Municipality | NV-DISTRICT OF NORTH VANC | Board Code | V | | |
| Neighborhood | 030-DELBROOK | | | | |
| Area | VNV-North Vancouver | | | | |
| Sub Area | VNVDE-Delbrook | | | More PID's | |
| Gross Taxes | $6374.32 (2013) | | | Water Conn | |

Tax Amount Updated - 06/27/13

## Owner Name & Mailing Address Information

| Owner(s) 1 Name & Address | Owner(s) 2 Name & Address |
|---|---|
| DENLEY LINDA A<br><br>3561 EVERGLADE PL<br>NORTH VANCOUVER BC<br><br>V7N 3V1 | |

## Legal Information

| Plan # | Lot | Block | Dist Lot | Land Dist | Section | Township | Range | Meridian |
|---|---|---|---|---|---|---|---|---|
| VAP9156 | 4 | 2 | 617 | 36 | | | | |

Legal Description: PL VAP9156 LT 4 BLK 2 DL 617 LD 36 Part NE 1/4, Group 1, OF LOT N.

## Land & Building Information

| | | | |
|---|---|---|---|
| Width | Depth | Lot Size | 10574 SQUARE FEET |
| Land Use | | Actual Use | SINGLE FAMILY DWELLING |
| BCA Description | 1 ST SFD AFTER 1930 STANDARD | Zoning | RSD SINGLE FAMILY RESIDENTIAL |

BCAA Data Updated - 01/10/14

## Total Value Information

| Actual Totals | | Municipal Taxable Totals | | School Taxable Totals | |
|---|---|---|---|---|---|
| Land | $1,084,000 | Gross Land | $1,084,000 | Gross Land | $1,084,000 |
| Improvement | $74,000 | Gross Improve | $74,000 | Gross Improve | $74,000 |
| | | Exempt Land | | Exempt Land | |
| | | Exempt Improve | | Exempt Improve | |
| Actual Total | $1,158,000 | Municipal Total | $1,158,000 | School Total | $1,158,000 |

## Sale History Information

| Date | Price | Document # | Type of Sales Transaction |
|---|---|---|---|
| 12/18/1998 | $387,000 | BM347889 | IMPRV SINGLE PROP CASH TRANSAC |
| 08/11/1994 | | BH299216 | REJECT NOT SUITED SALE ANALSIS |
| 07/26/1955 | | 331521L | REJECT NOT SUITED SALE ANALSIS |