R2905087				LST AVENUE ouver East			\$2,5	88,800 (LP)
Board: V, Attached 1/2 Duplex			Fr	aser VE 5V 1R4		<u> .1.1</u>	00 .	(SP)
			DOM: 2		List Date: 7	/10/2024	Expiry Date: 9	/30/2024
			Prev. \$0			e: \$2,588,800	Sold Date:	-
			Meas. Type:	Feet		HST inc?: No	Approx. Year B	uilt: 2024
			Frontage (feet)		Bedrooms:	4	Age:	0
			Frontage (metr	,	Bathrooms:	4	Zoning:	R1-1
			Depth/Size:	122 5,063.00	Full Baths: Half Baths:	3 1	Gross Taxes: For Tax Year:	\$0.00
			Sq. Footage: Flood Plain:	5,065.00 No	P.I.D.:	800-171-166	Tax Inc. Utilitie	s?• No
		a.	View:	No :	1.1.0	000-171-100	Tour:	5:1 10
				div: Main Street				
			First Nation Re Services Conncto		atural Cas. S	witawa Courses Ct	own Course Wat	
			Sewer Type:	City/Municip		anitary Sewer, St Water Supply: Ci		er
tyle of Home: 2 Sto				Total Parking: 1		king: 1 Parking	Access: Lane	
	e - Wood , Fibre Cement Boa	rd		Parking: Garage Dist. to Public Tra		Dist.	to School Bus: 2	
	rete Perimeter			Title to Land: F	reehold Strat	а	Land Lease E	xpiry Year:
enovations:			Reno. Year:	Seller's Interest: I Property Disc.: Y	-	vner		
of Fireplaces: 1	R.I. Fireplaces:		Rain Screen: Fu	Fixtures Leased:	:			
ireplace Fuel: Gas - uel/Heating: Electr		t Pumn	Metered Water: R.I. Plumbing:	Fixtures Rmvd:	:			
Outdoor Area: Fence	ed Yard, Patio(s) &		Kiii Humbing.		-			
ype of Roof: Aspha				1	lardwood, Tile			
egal: LOT 8, BLOCK 27	, PLAN VAP187, DISTR	ICT LOT 301, N	EW WESTMINSTER LAND	DISTRICT, EXC PT IN	EXPL PL VAP351	D		Municipal Charg Garbage:
								Water:
Amenities: Air Co	ond./Central, In Suite	Laundry						Dyking:
Site Influences: Centra								Sewer: Other:
Features: Air Co	onditioning, ClthWsh	Dryr/Frdg/S	tve/DW, Heat Recov. V	ent., Security Syste	m, Smoke Alar	m, Sprinkler - Fire		
inished Floor (Main):			evelopment: 2			Tot Units in Strat		Locker:
inished Floor (Above) inished Floor (AbvMa		Exposure: Mgmt. Co				Storeys in Buildir Mamt. Co's #:	ig: 3	
inished Floor (Below)	, .	Maint Fee	e: \$0.00			Council/Park App	r. ()	
Finished Floor (Basem	ent): 0	Maint Fee				социси/Рагк Арр	1.	
			e Includes:				10.	
Finished Floor (Total):	2,232 sq.		e Includes:			социси/ Рагк Арр		
Finished Floor (Total): Jnfinished Floor:	2,232 sq. 1 0	ft. Bylaw Res	strictions: No Restr	ictions			ιν.	Duri
Finished Floor (Total): Unfinished Floor: Grand Total: Suite: Legal Suite	2,232 sq. 0 2,232 sq.	ft. Bylaw Res Restricted	strictions: No Restr d Age:	ictions		# of Pets:	Cats:	Dogs:
Finished Floor (Total): Unfinished Floor: Grand Total: Suite: Legal Suite Basement: Fully Finish	2,232 sq. 0 2,232 sq.	ft. Bylaw Restricted # or % of	strictions: No Restr				Cats:	Dogs:
Finished Floor (Total): Jnfinished Floor: Grand Total: Guite: Legal Suite Jasement: Fully Finish Crawl/Bsmt. Ht: # of Kitchens: 2	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1	ft. Bylaw Res Restricted # or % of Short Ter 1 Short Ter	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details:		Dispersion	# of Pets:	Cats:	
Tinished Floor (Total): Jnfinished Floor: Grand Total: Gasement: Fully Finish Crawl/Bsmt. Ht: ¢ of Kitchens: 2 Floor Type	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1	ft. Bylaw Res Restricted # or % of Short Ter	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?:	No	Dimensions 2'0 x 7'6		Cats: #Pieces 2	Dogs: Ensuite? No
inished Floor (Total): Jnfinished Floor: Grand Total: Juite: Legal Suite Jasement: Fully Finish Crawl/Bsmt. Ht: f of Kitchens: 2 Floor Type Main Foyer Main Living	2,232 sq. 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1	ft. Bylaw Res Restricted # or % of Short Ter Short Ter Dimensions 10 x 4'6 4'3 x 12'6	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo	No 1 1 m 1	2'0 x 7'6 1'4 x 10'4	# of Pets: Bath Floor 1 Main 2 Above	Cats: #Pieces 2 5	Ensuite? No Yes
inished Floor (Total): Jnfinished Floor: Grand Total: Guite: Legal Suite Jasement: Fully Finish Crawl/Bsmt. Ht: fof Kitchens: 2 Floor Type Main Foyer Main Living Main Dining Main Kitche	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 en 1	ft. Bylaw Reserved gestricted # or % of Short Ter 1 Short Ter 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10	strictions: No Restrictions: No Restrictions: In Restrictions: In Restrictions: In Restriction Restrictions: In	No 1 1 m 1	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt	Cats: #Pieces 2	Ensuite? No
inished Floor (Total): Infinished Floor: irrand Total: uite: Legal Suite asement: Fully Finish rawl/Bsmt. Ht: to f Kitchens: 2 Floor Type Main Foyer Main Dining Main Mitche Above Prima	2,232 sq. 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 9 Room 1 1 pry Bedroom 1 1 pom 1	ft. Bylaw Res Restricted # or % of Short Ter Dimensions '10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo	No 1 1 m 1	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11	# of Pets: Bath Floor 1 Main 2 Above 3 Above	Cats: #Pieces 2 5 4	Ensuite? No Yes No
inished Floor (Total): Infinished Floor: Grand Total: uite: Legal Suite asement: Fully Finish Crawl/Bsmt. Ht: t of Kitchens: 2 Floor Type Main Living Main Living Main Dining Main Kitche Above Bedro Above Bedro	2,232 sq. 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 1 g Room 1 1 nry Bedroom 1 1 soom 9	Bylaw Res Restricted # or % of Short Ter Dimensions 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo	No 1 1 m 1	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7	Cats: #Pieces 2 5 4	Ensuite? No Yes No
Tinished Floor (Total): Jnfinished Floor: Grand Total: Guite: Legal Suite Jasement: Fully Finish Crawl/Bsmt. Ht: # of Kitchens: 2 Floor Type Main Living Main Living Main Mitche Above Bedro Above Bedro Above Bedro Bsmt Living	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 9 Room 1 9 num 1 100 m 1 100 m 1	ft. Bylaw Reserved gestricted # or % of Short Ter 1 Short Ter Dimensions 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 9'8 3'5 x 12'0 10'10'10'10'10'10'10'10'10'10'10'10'10'1	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den	No 1 1 m 1	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x x x	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6	Cats: #Pieces 2 5 4	Ensuite? No Yes No
Finished Floor (Total): Jnfinished Floor: Grand Total: Suite: Legal Suite Basement: Fully Finish Crawl/Bsmt. Ht: 2 Floor Type Main Living Main Living Main Kitche Above Prima Above Bedro Bsmt Living ist Broker 1: Macc ist Desig Agt 1: Sean	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 9 Room 1 100 1 9 Room 1 100 100	ft. Bylaw Reserved Restricted # or % of Short Ter 1 Short Ter Dimensions 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8 3'5 x 12'0 2:36-471-5	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den	No 1 m 1 List Broker	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x x x	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7 8 ens.ca Appointm	Cats: #Pieces 2 5 4 3	Ensuite? No Yes No No Touchba
Finished Floor (Total): Jnfinished Floor: Grand Total: Suite: Legal Suite Basement: Fully Finish Crawl/Bsmt. Ht: # of Kitchens: 2 Floor Type Main Foyer Main Living Main Living Main Kitche Above Prima Above Bedro Above Bedro Bsmt Living Sist Broker 1: Macc List Desig Agt 1: Sean List Broker 2:	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 9 Room 1 100 1 9 Room 1 100 100	ft. Bylaw Reserved Restricted # or % of Short Ter 1 Short Ter Dimensions 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8 3'5 x 12'0 2:36-471-5	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den	No 1 m 1 List Broker	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x x 3:	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7 8 ens.ca Appointm Call:	Cats: #Pieces 2 5 4 3	Ensuite? No Yes No No Touchba Sean Steve
inished Floor (Total): Jnfinished Floor: Grand Total: Guite: Legal Suite Jasement: Fully Finish Crawl/Bsmt. Ht: foor Type Main Foyer Main Living Main Living Main Dining Main Living Main Dining Main Cove Prima Above Bedro Above Bedro Bsmt Living List Broker 1: Macc List Desig Agt 1: Sean List Desig Agt 2: Buyer's Broker 1:	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 9 Room 1 100 1 9 Room 1 100 100	ft. Bylaw Reserved Restricted # or % of Short Ter 1 Short Ter Dimensions 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8 3'5 x 12'0 2:36-471-5	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den 5707 4-782-0821	No 1 m 1 List Broker	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x 3: ct@seansteve	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7 8 ens.ca Appointm	Cats: #Pieces 2 5 4 3	Ensuite? No Yes No No Touchba Sean Steve
inished Floor (Total): Jnfinished Floor: Grand Total: Guite: Legal Suite Jasement: Fully Finish Crawl/Bsmt. Ht: # of Kitchens: 2 Floor Type Main Living Main Living Main Dining Main Mitche Above Bedro Above Bedro Above Bedro Ssmt Living Ist Broker 1: Macc ist Desig Agt 1: Sean ist Broker 2: Ist Broker 1: Buyer's Agent 1:	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 9 Room 1 100 1 9 Room 1 100 100	ft. Bylaw Reserved gestricted # or % of Short Ter 1 Short Ter Dimensions 10 x 4'6 11 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8 3'5 x 12'0 C: 236-471-5 - Phone: 604	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den 5707 4-782-0821	No 1 m 1 List Broker	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x x 3:	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7 8 ens.ca Appointm Call:	Cats: #Pieces 2 5 4 3	Ensuite? No Yes No No Touchba Sean Steve
inished Floor (Total): Jnfinished Floor: Grand Total: Guite: Legal Suite Jasement: Fully Finish Crawl/Bsmt. Ht: # of Kitchens: 2 Floor Type Main Living Main Living Main Dining Main Dining Main Dining Main Dining Main Living Main Living Samt Living Jist Broker 1: Macc Jist Desig Agt 1: Sean Jist Broker 2: Jist Desig Agt 2: Suyer's Broker 1: Dwner: AMA	2,232 sq. 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 Room 1 9 Room 1 9 Room 1 1 Joon 1 9 Room 1 9 Room 1 1 Joon 1 9 Room 1	ft. Bylaw Reserved gestricted # or % of Short Ter 1 Short Ter Dimensions 10 x 4'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8 3'5 x 12'0 C: 236-471-5 - Phone: 604	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den 5707 4-782-0821	No m 1 List Broker conta	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x 3: ct@seansteve	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7 8 ens.ca Appointm Call: Phone:	Cats: #Pieces 2 5 4 3	Ensuite? No Yes No No Touchba Sean Steve
inished Floor (Total): Jnfinished Floor: Grand Total: Juite: Legal Suite Basement: Fully Finish Trawl/Bsmt. Ht: # of Kitchens: 2 Floor Type Main Foyer Main Living Main Living Main Living Main Kitche Above Bedro Above Bedro Above Bedro Bsmt Living ist Broker 1: Macc ist Desig Agt 1: Sean ist Broker 2: ist Broker 2: ist Broker 1: Buyer's Agent 1: Dwner: AMA Commission: 3.224	2,232 sq. 1 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 9 8 Room 1 9 9 Room 1 1 9 Room 1 9 Rom	ft. Bylaw Reserved Restricted # or % of Short Ter 1 Short Ter 5hort Ter 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8 3'5 x 12'0 C: 236-471-5 Phone: 604 NDI 00,000/1.163	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den 5707 4-782-0821 3 2 25% ON THE REMAII	No 1 m 1 List Broker conta	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x x x 3: ct@seansteve	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7 8 ens.ca Appointm Call: Phone:	Cats: #Pieces 2 5 4 3 ents: 	Ensuite? No Yes No No Sean Steve 604-782-08
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Finished Floor (Total): Unfinished Floor: Grand Total: Suite: Legal Suite Basement: Fully Finish Crawl/Bsmt. Ht: # of Kitchens: 2 Floor Type Main Foyer Main Living Main Dining Main Mitche Above Prima Above Bedro Bsmt Living List Broker 1: Macc List Desig Agt 1: Sean List Broker 1: Macc List Desig Agt 1: Sean List Desig Agt 1: Sean List Desig Agt 2: Buyer's Broker 1: Buyer's Agent 1: Owner: AMA Commission: 3.224 Realtor Professiona Remarks: Bylaws can	2,232 sq. 0 2,232 sq. ed, Separate Entry # of Levels: 3 # of Rooms: 1 g Room 1 g Room 1 g Room 1 ury Bedroom 1 hom 9 g Room 1 top Bedroom 1 hom 9 g Room 1 top Bedroom 1 hom 9 g Room 1 hom 9 hom 9 g Room 1 hom 9 hom 1 hom 9 hom 9	ft. Bylaw Res Restricted # or % of Short Ter Dimensions 10 x 4'6 4'3 x 12'6 1'1 x 7'11 7'7 x 8'10 2'8 x 11'3 0'5 x 9'6 10 x 9'8 3'5 x 12'0 C: 236-471-5 - Phone: 604 NDI MS, Non-reg request, Sel ing 2232 SF luxury kitch	strictions: No Restr d Age: f Rentals Allowed: m(<1yr)Rnt/Lse Alwd?: m Lse-Details: Floor Type Bsmt Kitcher Bsmt Bedroo Bsmt Den 5707 4-782-0821 3 2 25% ON THE REMAII gistered Strata Prope If-Managed Strata. Of 1/2 duplex in the de hen with custom cabi	No List Broker Conta NDER rty – contact L.R, pen House Sat/Su sirable Main Streen nets, Caeserstone	2'0 x 7'6 1'4 x 10'4 9'6 x 7'11 x x x x 3: ct@seansteve 3: buyer to veri in July 13th/: et neighborhc	# of Pets: Bath Floor 1 Main 2 Above 3 Above 4 Bsmt 5 6 7 8 ens.ca Appointm Call: Phone: Occupand fy if important. P L4th 2:00-4:00pr od. The main leve, integrated Fishe	Cats: #Pieces 2 5 4 3 enents: : : : : : : : : : : : : :	Ensuite? No Yes No No Touchba Sean Steve 604-782-08 legal suite,
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