R2330264	**E101 628 W 12TH AVENUE**	**$995,000** (LP)
Active	Vancouver West	(SP)
Apartment/Condo	Fairview VW	**$816.91** L$/SF
Residential Attached	**Connaught Gardens**	Sold Date: S$/SF

Total Bedrooms	2	**Approx. Year Built**	1990	**Days On Market**	39
Total Baths	2	**Tot Units in Strata Plan**	56	**Occupancy**	Vacant
FlArTotFin	1,218	**Mgmt. Co Name**	REMAX Dwell	**Gross Taxes**	$1,956.00
BB	North	**Mgmt. Co Phone#**	604-248-3836	**Strata Maint Fee**	$422.00
Outdoor Area	PATIO	**Parking Places - Total**	2	**Locker**	
View	No	**Parking Places - Covered**	2	**Maint Fee Includes**	Caretaker, Garbage Pickup, Gardening, Gas, Management
View - Specify		**Bylaw Restrictions**	Pets Allowed w		

PRICE REDUCED BELOW ASSESSMENT! 101 – 628 W 12th Fairview – spacious north facing ground floor unit at "Connaught Gardens", 1218 sf 2 bed, 2 bath with huge 300 sf private fenced patio & 2 UG parking stalls. Features incl; Gas FP, wood blinds, new stainless appliances incl Washer/Dryer and new HW tank. Suite is otherwise mostly in original condition and shows well. Building has been fully remediated - totally rain screened with new envelope, windows and roof (Special Assessment was $58K for this unit), Restrictions, Pets - 1 dog (up to 40 pounds) or 1 cat allowed, rentals not allowed, Available for Immediate Occupancy. Across the street from City Square Mall & steps to Canada Line, VGH, Granville Island, seawall, restaurants, shops.

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"

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Personal Real Estate Corporation"

R2330264
Active
Apartment/Condo
Residential Attached

E101 628 W 12TH AVENUE

Vancouver West
Fairview VW
Connaught Gardens

$995,000 (LP)
(SP)
$816.91 L$/SF
Sold Date: S$/SF

Sold Date:		Frontage (feet):		Approx. Year Built:	**1990**
Meas. Type:	**Feet**	Frontage (metres):		Age:	**29**
Depth / Size (ft.):		Bedrooms:	**2**	Zoning:	**RM4**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**2**	Gross Taxes:	**$1,956.00**
Flood Plain:	**No**	Full Baths:	**2**	For Tax Year:	**2018**
Approval Req?:		Half Baths:	**0**	Tax Inc. Utilities?:	**No**
Exposure:	**North**	Maint. Fee:	**$422.00**	P.I.D.:	**016-015-151**
If new, GST/HST inc?:					

Mgmt. Co's Name: **REMAX Dwell**
Mgmt. Co's Phone: **604-248-3836**
View: **No :**
Complex / Subdiv: **Connaught Gardens**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home:	**Ground Level Unit**		
Construction:	**Frame - Wood**		
Exterior:	**Mixed, Stucco**		
Foundation:	**Concrete Perimeter**	Reno. Year:	
Rain Screen:	**Full**	R.I. Plumbing:	
Renovations:		R.I. Fireplaces:	
Water Supply:	**City/Municipal**	# of Fireplaces:	**1**
Fireplace Fuel:	**Gas - Natural**		
Fuel/Heating:	**Baseboard, Electric**		
Outdoor Area:	**Patio(s)**		
Type of Roof:	**Metal, Other**		

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit: Dist. to School Bus:
Units in Development: **112** Total Units in Strata: **56**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management**
Legal: **VAS2642, LOT 1, DIST LOT 526, LAND DIST36, TOGETHER WITH AN INTEREST IN COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM 1.**
Amenities: **Bike Room**

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**17'11 x 15'9**			**x**			**x**
Main	**Dining Room**	**10'3 x 9'11**			**x**			**x**
Main	**Kitchen**	**10'10 x 11'6**			**x**			**x**
Main	**Master Bedroom**	**14'4 x 10'2**			**x**			**x**
Main	**Bedroom**	**12'6 x 9'10**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			
		x			**x**			

Finished Floor (Main):	**1,218**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,218 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,218 sq. ft.**

# of Rooms: **5** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaw Restric: **Pets Allowed w/Rest., Rentals Not Allowed**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Main**	**4**	**Yes**
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty**

PRICE REDUCED BELOW ASSESSMENT! 101 – 628 W 12th Fairview – spacious north facing ground floor unit at "Connaught Gardens", 1218 sf 2 bed, 2 bath with huge 300 sf private fenced patio & 2 UG parking stalls. Features incl; Gas FP, wood blinds, new stainless appliances incl Washer/Dryer and new HW tank. Suite is otherwise mostly in original condition and shows well. Building has been fully remediated - totally rain screened with new envelope, windows and roof (Special Assessment was $58K for this unit), Restrictions, Pets - 1 dog (up to 40 pounds) or 1 cat allowed, rentals not allowed, Available for Immediate Occupancy. Across the street from City Square Mall & steps to Canada Line, VGH, Granville Island, seawall, restaurants, shops.

The enclosed information, while deemed to be correct, is not guaranteed.
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02/11/2019 11:15 AM

Detailed Tax Report

Property Information

Prop Address	628 W 12TH AV UNIT# E101	**Jurisdiction**	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	**Neighborhood**	FAIRVIEW
Area	VANCOUVER WEST	**SubAreaCode**	VVWFA
PropertyID	016-015-151	**BoardCode**	V
PostalCode	V5Z 1M8		

Property Tax Information

TaxRoll Number	007670163580001	**Gross Taxes**	$1,956.50
Tax Year	2018	**Tax Amount Updated**	08/22/2018

More PIDS

016-015-151

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAS2642	1		526	36				

Legal FullDescription

PL VAS2642 LT 1 DL 526 LD 36. UNDIV 1132/50932 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Land & Building Information

Width		**Depth**	
Lot Size		**Land Use**	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1990		
BCA Description	STRATA APARTMENT - FRAME	**Zoning**	RM-4 Multiple Family Dwelling
WaterConn			
BCAData Update	04/18/2018		

Supplementary Property Info

BedRooms	2	**Foundation**	
Full Bath	2	**Half Bath2**	
Half Bath3		**Stories**	
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	0

Actual Totals

Land	Improvement	Actual Total
$748,000.00	$207,000.00	$955,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$748,000.00	$207,000.00	$0.00	$0.00	$955,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$748,000.00	$207,000.00	$0.00	$0.00	$955,000.00

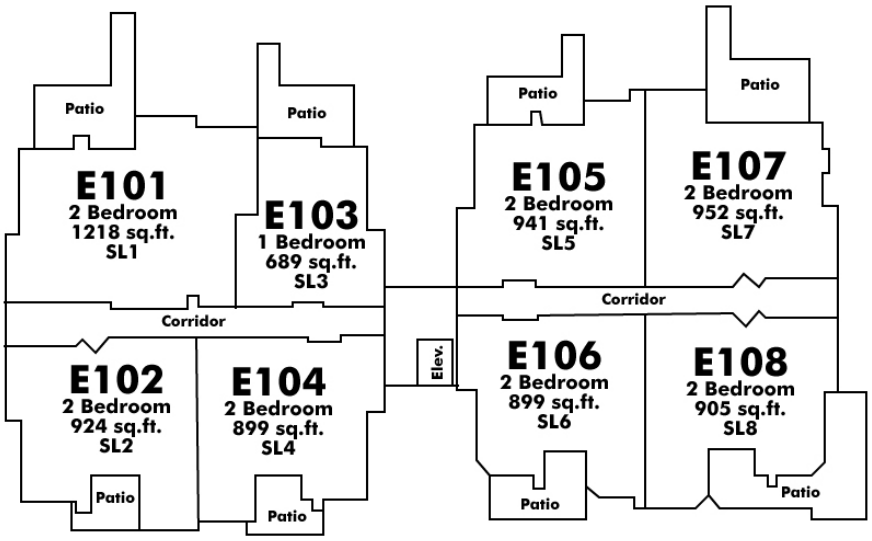
Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/16/1990	$275,000.00	GD82214	IMPRV SINGLE PROPERTY CASH TRANSACT
5/10/1990	$0.00	GD58844	REJECT NOT SUITED SALE ANALYSIS

W 12th Ave
W 12th Ave
W 12th
E201
E203
E205
E207
E202
E204
E206
E208
Ashley Place
2829 Ash Street
Map 4, Ref.# 123
LMS1106
Connaught Gardens
628 West 12th Avenue
VAS2642
XXX
Tiffany Mansion
655 West 13th Avenue
Map 4, Ref.# 122
VAS2748
Tiffany Court
611 West 13th Avenue
Map 4, Ref.# 124
LMS191
575 West 13th
575 West 13th
Avenue
Map 4, Ref.# 125
VAS989
Ave
W 13th Ave
Ash St
Connaught Estates
628 West 13th Avenue
Map 4, Ref.# 235
VAS2820
Ashcourt
2920 Ash
Map 4 Ref.#194
VAS473
Connaught Estates
639 West 14th Avenue
Map 4, Ref.# 193
VAS2820
Connaught Estates
623 West 14th Avenue
Map 4, Ref.# 236
VAS2820

Connaught Gardens
628 W. 12th
1st Floor

West 12th Avenue



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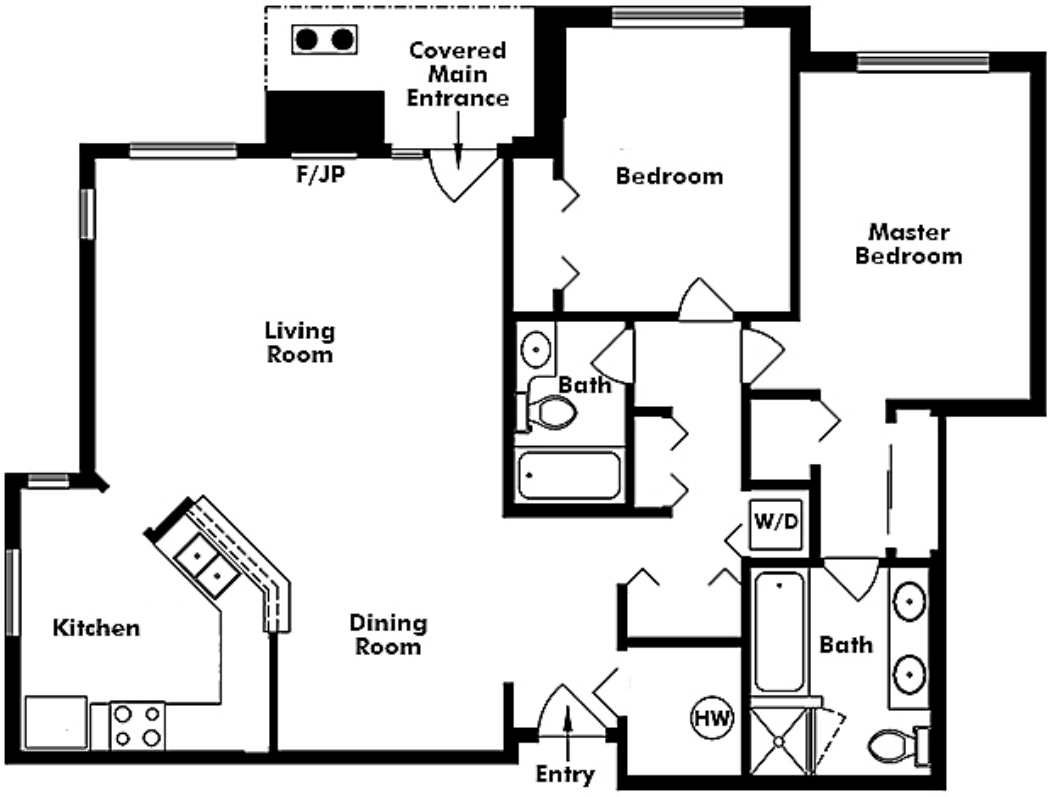
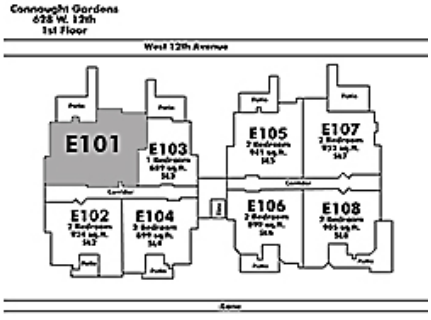




ENTER PHONE III S
FOR USE, LAMP ON KEYPAD MUST BE OUT
KEY APPROPRIATE DIRECTORY NUMBER AND WAIT ANSWER
ENTER ON STEADY TONE
IN CASE OF ERROR, PUSH "#" BUTTON
AARON ANB JENNY 7
BERGLAND 4
BRUCKAL CHARLTON 10
COOKE 17
E CHEN S KIM 29
EPPLER 28
HARCOTT 25
HO 31
K AND K 20
KAMIYA 5
KAPR BOHNC KLARIC 8
LAPURR 26
LEE 6
LOCKE WILLIAMS 22
MACDONALD 27
HAAZRN/MACDONALD 19
MCKENZIE 14
MAGNUSON TETFING 24
MURPHY 19
OCCUPIED 12
OCCUPIED 15
OMG 32
PATRICK 1
QIN 3
SHERRIFF 2
SKUK 17
TUCKER 21
VADA 9
WENSLEY FUSARO 18

Connaught Gardens
628

Connaught Gardens

Connaught Gardens

SnapStats® VANCOUVER WESTSIDE DECEMBER 2018

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	0	0	NA
300,001 – 400,000	2	0	NA
400,001 – 500,000	14	8	57%
500,001 – 600,000	39	7	18%
600,001 – 700,000	44	17	39%
700,001 – 800,000	44	9	20%
800,001 – 900,000	36	9	25%
900,001 – 1,000,000	36	6	17%
1,000,001 – 1,250,000	70	7	10%
1,250,001 – 1,500,000	64	7	11%
1,500,001 – 1,750,000	30	2	7%
1,750,001 – 2,000,000	40	2	5%
2,000,001 – 2,250,000	8	0	NA
2,250,001 – 2,500,000	14	1	7%
2,500,001 – 2,750,000	12	0	NA
2,750,001 – 3,000,000	14	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	3	1	33%
4,000,001 – 4,500,000	1	2	200%*
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	3	0	NA
TOTAL*	478	78	16%

0 to 1 Bedroom	130	30	23%
2 Bedrooms	238	39	16%
3 Bedrooms	96	8	8%
4 Bedrooms & Greater	14	1	7%
TOTAL*	478	78	16%

SnapStats®	November	December	Variance
Inventory	701	478	-32%
Solds	115	78	-32%
Sale Price	$810,000	$767,500	-5%
Sale Price SQFT	$892	$859	-4%
Sale to List Price Ratio	99%	96%	-3%
Days on Market	20	30	50%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	47	3	6%
Dunbar	5	0	NA
Fairview	63	17	27%
Falsecreek	67	13	19%
Kerrisdale	27	2	7%
Kitsilano	60	21	35%
Mackenzie Heights	1	0	NA
Marpole	48	6	13%
Mount Pleasant	9	2	22%
Oakridge	13	1	8%
Point Grey	11	1	9%
Quilchena	9	2	22%
SW Marine	15	1	7%
Shaughnessy	4	1	25%
South Cambie	9	0	NA
South Granville	17	1	6%
Southlands	2	0	NA
University	71	7	10%
TOTAL*	478	78	16%

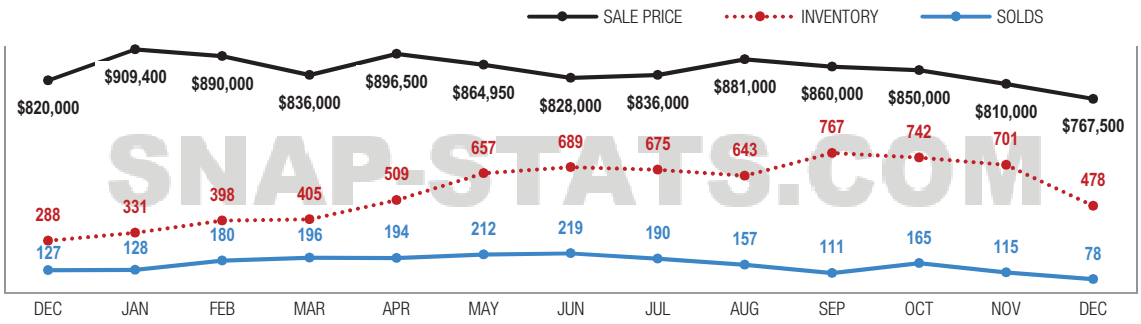
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $400,000 to $500,000 with average 57% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Cambie, South Granville and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano and up to 1 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



SNAP-STATS.COM

Compliments of...

Les Twarog
RE/MAX Crest Realty
604.671.7000

6717000.com
mcl@6717000.com

REALTOR®

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Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.shaughnessyproperties.com

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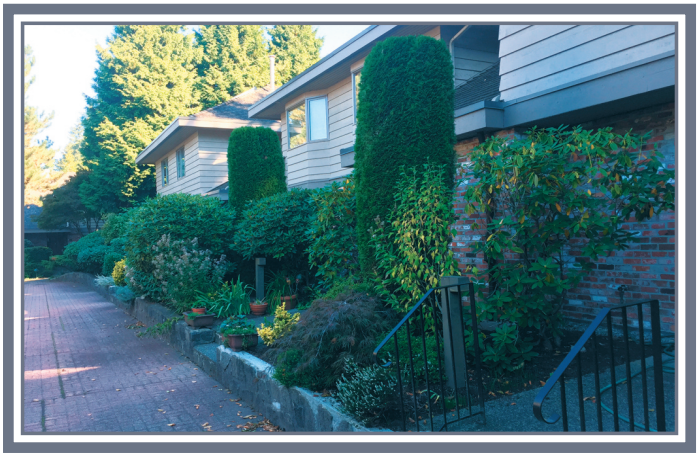
3589 GRANVILLE - 9000sf Shaughnessy house, 33,000sf lot — Call for price

Rocklands Mansion - A stunning example of Vancouver history, this Heritage A designated 9000 sqft mansion sits on 3/4 of an acre of prime Shaughnessy parklike setting. This beautiful home has been completely restored with all of its heritage features intact and all the modern day comforts to be expected. From the sun-drenched kitchen featuring sub-zero and Miele appliances, upgraded wiring, plumbing & heating / Air Conditioning. 8 completely renovated bathrooms, original leaded glass windows, oak & mahogany woodwork plus remote window coverings throughout. This home is a 10 inside and out.

1138 MATTHEWS — OFFERED AT $16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



68 - 4900 CARTIER T/H — OFFERED AT $2,638,000

Quiet corner TH in Shaughnessy Place with 24 hr guarded entry, located just behind the Van Dusen Gardens. This 3 bdrm & den unit features approx. 2400 SF living space + 800 SF attached 3 car garage, one of the largest floor plans in the complex. Bright and airy, this unit boasts spacious rooms, large windows on all 3 sides & vaulted ceilings in the living room. Outdoor space includes private balcony off the master, garden deck and wrap around patio.

Les TWAROG & Sonja PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

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WATERFRONT PENTICTON HOME

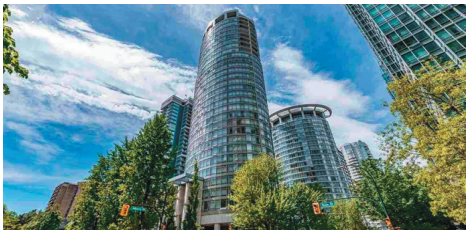
167 Elm Avenue **$2,100,000**

Beautifully remodelled immaculately kept, 2000sf, 2 bed, 2 bath rancher on a double, 18,600sf lot right on the waterfront of Skaha Lake. Home features hardwood floors, rec-room with 12ft ceilings and wood burning FP, gas FP in Livingroom, crown mouldings, double garage and lots of storage.

SOUTH GRANVILLE HOME

1541 W. 60th Avenue **$3,299,000**

Charming 5 bed + den character home sits on a pretty tree lined street in a fabulous sought after South Granville neighbourhood. Features include beautiful hardwood floors, large master with walk in closet, fully renovated mortgage helper in the basement and close to shopping & restaurants.



WEST END - PALISADES

2704 – 1200 Alberni Street **$1,498,000**

This executive style fully furnished home is perched on a high floor with only 3 other suites. At almost 1200sf this 3 bed, 2 bath suite features hardwood floors, granite counter tops, 1 parking / 1 locker and a fabulous view with open balcony. Building has concierge and is steps to shopping, dining and the seawall.

MOUNT PLEASANT, VE

530 Vernon Drive **$1,150,000**

1443 sf (on strata plan) ground floor, live/work, two level loft space in Mount Pleasant/Strathcona neighbourhood. Extremely well located, minutes from downtown and the "Drive" with fantastic amenities, shopping and restaurants that the area has to offer. Includes a wide open floorplan that's an open canvas and 2 side by side parking stalls.

MOVING & TRUCK RENTAL COMPANY

295 Terminal Avenue **$299,000**

Dysco established in 1999 - selling goodwill and valuable lease opportunity. Located on a 12,000 sf downtown property, housing 30 mechanically sound trucks that can be leased at $6000/month ($200/truck).

COQUITLAM WEST DEVELOPMENT SITE

RM-3 Multi-Storey, Medium Density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. Located along major transit nodes including new Evergreen SkyTrain expansion. OCP allows for a medium density development site, 2.3 FSR 5-6 stories.

Call for price

SQUAMISH

104 ACRE LAND ASSEMBLY

$16,000,000

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish

CHILLIWACK HOME

10285 Young Road **$2,200,000**

Custom built 5 bedroom, 4 bathroom home on 11 beautiful acres with a second house on the property. Features include hardwood floors, oversized windows for tons of natural light, gourmet kitchen, master-designed cabinetry, gas range, hot tub, easily wheelchair accessible, decks overlooking the river & the list goes on.

SALT SPRING ISLAND HOME

365 Scott Point Drive **$849,000**

This 1685 sf, 3 bedroom, 2 bathroom, home features vaulted ceilings, hardwood floors, master bedroom and ensuite on main level. Built at the highest spot on the Point, the home offers ocean glimpses towards Long Harbour and Lighthouse Point. Extras: large workshop, separate guest accommodations including a bathroom.