

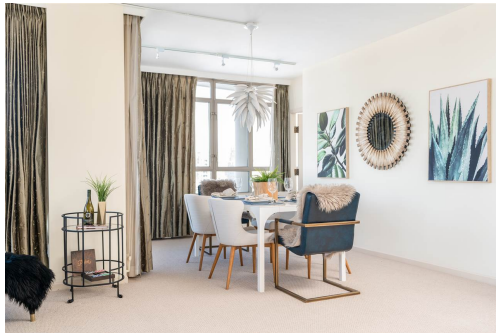


**Exclusiv**  
**Active**  
 Apartment/Condo  
 Residential Attached

**1100 5850 BALSAM STREET**  
 Vancouver West  
 Kerrisdale  
**Claridge**

**\$3,990,000** (LP)  
 (SP)  
 L\$/SF  
 S\$/SF

Sold Date:



**Total Bedrooms** 3  
**Total Baths** 3  
**FIARotFin** 2,650  
**Outdoor Area** BALC  
**View** Yes  
**View - Specify** City, water, mountains

**Approx. Year Built** 1991  
**Tot Units in Strata Plan** 21  
**Mgmt. Co Name** Royal LePage Westside  
**Mgmt. Co Phone#** 604-263-8800  
**Parking Places - Total** 4  
**Parking Places - Covered** 4

**Days On Market**  
**Occupancy**  
**Gross Taxes** \$9,439.53  
**Strata Maint Fee** \$1,521.94  
**Locker** Yes  
**Maint Fee** Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water,  
**Includes**

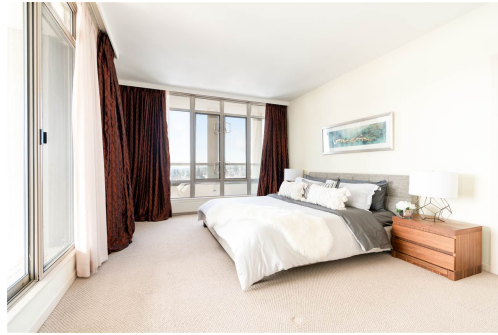
With an entire sub-penthouse floor of the prestigious and well-managed Claridge building, spend your days enjoying spectacular 360 degree unobstructed, panoramic views of mountains, water and the city. No lifestyle compromises are necessary in over 2500 sq ft of exclusive luxury living in the sky, including entertainment-sized living and dining rooms and chef's kitchen with high-gloss, soft-close cabinetry and Subzero/Miele appliances. This luxury suite offers private N and S wings, expansive decks, 4 secured parking stalls and 1 large storage locker. Two elevators allow for easy, secured suite access. A rare opportunity for the discerning buyer to live in this boutique, concrete building in the heart of Kerrisdale! Superb value! Quick possession possible. Call for a viewing today!

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"

**Les Twarog & Sonja Pedersen**  
 VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS  
 604.671.7000 www.6717000.com  
 LT6046717000 les@6717000.com

**RE/MAX COLLECTION**

**Exclusive** **1100 5850 BALSAM STREET** **\$3,990,000 (LP)**  
**Active** Vancouver West (SP)  
 Apartment/Condo Kerrisdale L\$/SF  
 Residential Attached **Claridge** Sold Date: S\$/SF





**Exclusive Active** **1100 5850 BALSAM STREET** **\$3,990,000** (LP)  
 Apartment/Condo Vancouver West (SP)  
 Residential Attached Kerrisdale L\$/SF  
**Claridge** Sold Date: S\$/SF



Sold Date: Frontage (feet): Approx. Year Built: **1991**  
 Meas. Type: Frontage (metres): Age: **28**  
 Depth / Size (ft.): Bedrooms: **3** Zoning: **RM3**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Gross Taxes: **\$9,439.53**  
 Flood Plain: Full Baths: **2** For Tax Year: **2019**  
 Approval Req?: Half Baths: **1** Tax Inc. Utilities?: **No**  
 Exposure: Maint. Fee: **\$1,521.94** P.I.D.: **016-658-574**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Royal LePage Westside**  
 Mgmt. Co's Phone: **604-263-8800**  
 View: **Yes: City, water, mountains**  
 Complex / Subdiv: **Claridge**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

Style of Home: <b>Upper Unit</b>	Total Parking: <b>4</b>	Covered Parking: <b>4</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>	Reno. Year: <b>2008</b>	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development: <b>21</b>	Total Units in Strata: <b>21</b>
Rain Screen:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Renovations:	# of Fireplaces: <b>2</b>	Seller's Interest: <b>Registered Owner</b>	
Water Supply: <b>City/Municipal</b>		Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management**  
 Legal: **STRATA LOT 20, PLAN VAS2769, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Microwave, Oven - Built In, Range Top,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 13'6			x			x
Main	Dining Room	16'1 x 9'10			x			x
Main	Family Room	13'6 x 12'6			x			x
Main	Master Bedroom	15'10 x 12'2			x			x
Main	Bedroom	11'5 x 9'8			x			x
Main	Bedroom	12'7 x 11'3			x			x
Main	Foyer	15'8 x 5'9			x			x
Main	Kitchen	17'9 x 12'5			x			x
Main	Walk-In Closet	7'1 x 6'7			x			x
		x			x			x

Finished Floor (Main): <b>2,650</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	6	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>N</b>	Dogs: <b>N</b>	3	Main	2	No	Pool:
Finished Floor (Total): <b>2,650 sq. ft.</b>	# or % of Rentals Allowed <b>0</b>			4				Garage Sz:
	Bylaw Restrict: <b>Pets Not Allowed, Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>2,650 sq. ft.</b>				7				
				8				

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

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## Detailed Tax Report

### Property Information

<b>Prop Address</b>	5850 BALSAM ST UNIT# 1100	<b>Jurisdiction</b>	CITY OF VANCOUVER
<b>Municipality</b>	CITY OF VANCOUVER	<b>Neighborhood</b>	KERRISDALE
<b>Area</b>	VANCOUVER WEST	<b>SubAreaCode</b>	VVWKE
<b>PropertyID</b>	016-658-574	<b>BoardCode</b>	V
<b>PostalCode</b>	V6M 4B9		

### Property Tax Information

<b>TaxRoll Number</b>	005078750840020	<b>Gross Taxes</b>	\$9,439.53
<b>Tax Year</b>	2019	<b>Tax Amount Updated</b>	07/22/2019

#### More PIDS

016-658-574

#### More PIDS2

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAS2769	20		526	36				

#### Legal FullDescription

STRATA LOT 20, PLAN VAS2769, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>		<b>Land Use</b>	
<b>Actual Use</b>	STRATA-LOT RESIDENCE (CONDOMINIUM)		
<b>Year Built</b>	1991		
<b>BCA Description</b>	STRATA APARTMENT - HI-RISE	<b>Zoning</b>	RM-3 MULTIPLE FAMILY DWELLING
<b>WaterConn</b>			
<b>BCAData Update</b>	04/09/2019		

### Supplementary Property Info

<b>BedRooms</b>	3	<b>Foundation</b>	
<b>Full Bath</b>	2	<b>Half Bath2</b>	1
<b>Half Bath3</b>		<b>Stories</b>	
<b>Pool Flg</b>		<b>Carport</b>	0
<b>Garage S</b>	0	<b>Garage M</b>	0

### Actual Totals

Land	Improvement	Actual Total
\$2,578,000.00	\$807,000.00	\$3,385,000.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,578,000.00	\$807,000.00	\$0.00	\$0.00	\$3,385,000.00

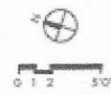
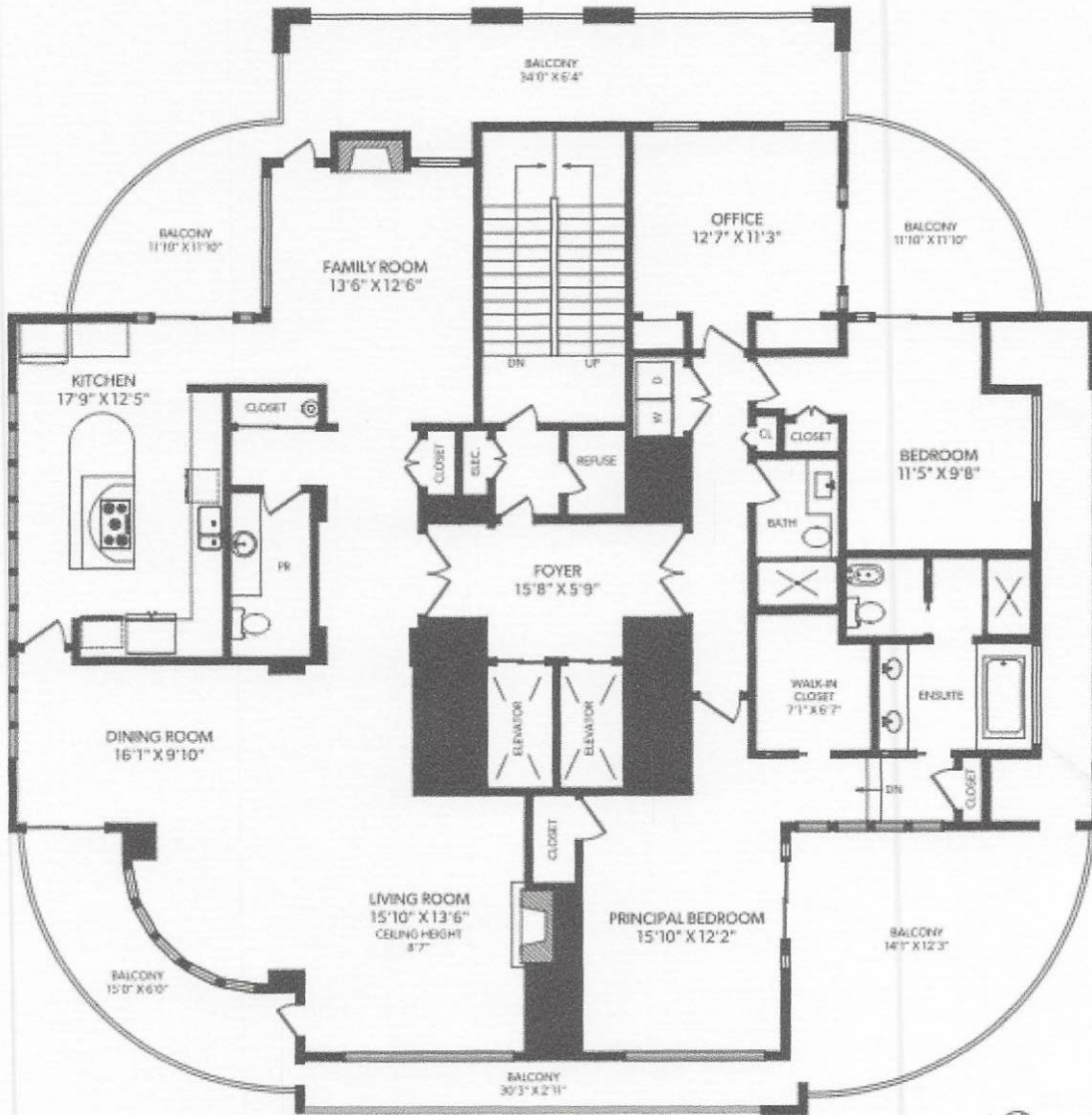
### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,578,000.00	\$807,000.00	\$0.00	\$0.00	\$3,385,000.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/7/2018	\$3,400,000.00	CA6849391	IMPRV SINGLE PROPERTY CASH TRANSACT
8/10/2007	\$1,988,000.00	CA532657	IMPROVED SINGLE PROPERTY TRANSACTION
5/1/2002	\$765,000.00	BT148029	REJECT NOT SUITED SALE ANALYSIS

**MAIN FLOOR**



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS
MAIN	2650	0	2650	BALCONIES 1070
TOTAL	2650	0	2650	



**1100-5850 BALSAM ST**

DOCUMENT PREPARED FOR THE EXCLUSIVE USE OF

**ROBERT PETERSON & SUE SCOTT**

250-388-6998  
 ORDERS@REALFOTO.CA MEASURED 02/12/2019 BY JUSTIN GREENWOOD

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

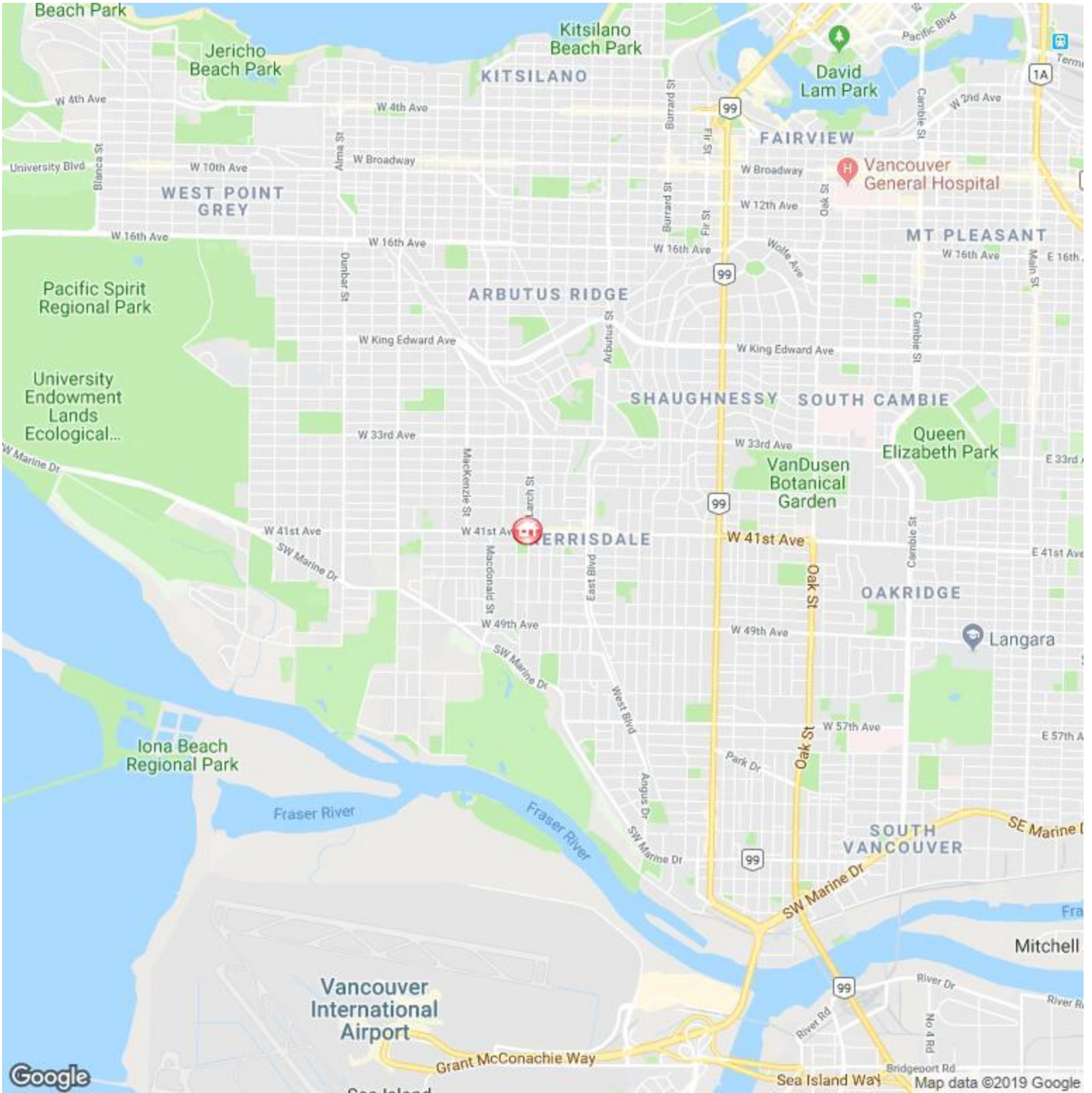


**ENGEL & VÖLKERS**

**Les Twarog & Sonja Pedersen**  
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Apartment/Condo	Kerrisdale	L\$/SF
Residential Attached	<b>Claridge</b>	S\$/SF
	Sold Date:	



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# SHAUGHNESSY PROPERTIES

VANCOUVER LUXURY HOMES

[www.shaughnessyproperties.com](http://www.shaughnessyproperties.com)

Les Twarog 604.671.7000  
Sonja Pedersen 604.805.1283  
[www.shaughnessyproperties.com](http://www.shaughnessyproperties.com)

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Rayna Yu 778 709 8066



1-1080 WOLFE – SHAUGHNESSY – 27,000 sf lot with plans for a 15,000 sf house

\$13,800,000

Exclusive Non MLS Listing - 27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf couch house with an out door swimming pool in the front yard, designed by J&R Katz Design and Architecture.

Call for more info and architect plans.



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.



1775 W 18th – SHAUGHNESSY Lot

\$7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at \$5500/mo.





VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



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 Sonja Pedersen 604.805.1283  
 www.lestwarog.com

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**LUXURY WHITE ROCK HOUSE**  
 1166 Keil Crescent \$2,380,000

Very high-quality European built, totaling 4951 sf with 5 beds and 8 baths and partial ocean views. Large kitchen with high end appliances and custom cabinetry. Legal suite with separate entrance.



**PRIVATE "RESIDENCES" AT HOTEL GEORGIA**  
 3502 – 667 Howe Street \$3,325,000

This luxurious suite is 1492 s/f with 2 baths, 2 lg Beds + Den + office w/GREAT NW VIEWS OF Coal Harbour, North Shore Mountains & ENGLISH BAY. 9' floor-to-ceiling Windows, European cabinetry & chef's kitchen w/top of the line appliances.



**BRAND NEW ITALIAN BUILT VILLA**  
 1695 SW Marine Drive \$5,990,000

4,500 sf Villa with 6 bed, 7 baths on prestigious SW Marine Dr. Finished to the highest of standards, quality including extensive use of Limestone outside tiles, over-height 10 ft ceilings in basement and main. Bonus 3 car garage and pad parking.



**THE LIONS EAST TOWER**  
 2001 – 1331 Alberni Street \$625,000

This NE facing 590 sf 1 bed + Den offers a flawless floorplan, new engineered HW floors, granite counters & city view. Only 1 block from the world class shops of Robson St.



**"THE CANADIAN"**  
 3106 – 1068 Hornby \$869,000

This 764 s/f - 1 bed/1 bath condo facing southwest with city and English Bay views is located in the heart of Downtown. Steps from transit, shopping centres (Robson + Pacific Centre), restaurants, and much more!



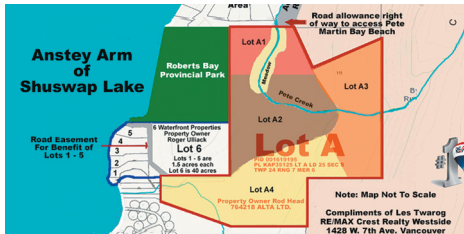
**COQUITLAM WEST DEVELOPMENT SITE**

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.

**\$2 - \$3M EACH**

**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](http://www.6717000.com/squamish)



**WATERFRONT LOTS FOR SALE**  
 Anstey Arm Lots 1 – 6 \$600K EACH

Five Waterfront Lots + a 6th Lot located behind that is on 33 Acres all being sold individually by same owner (Six PID's) – FIRST TIME ON THE MARKET. Rare opportunity to live on spectacular Anstey Arm at an affordable price.



**FAIRVIEW - STANFORD COURT**  
 307 – 1775 W 10th \$675,000

Stanford Court in Fairview - Great location off of Burrard Street, 900 sf 2 bed, 2 bath, 2 balconies with Wood FP and vaulted ceilings. Suite is mostly in original condition and is awaiting your decorating ideas. Pets and rentals with restrictions, priced to sell quickly.