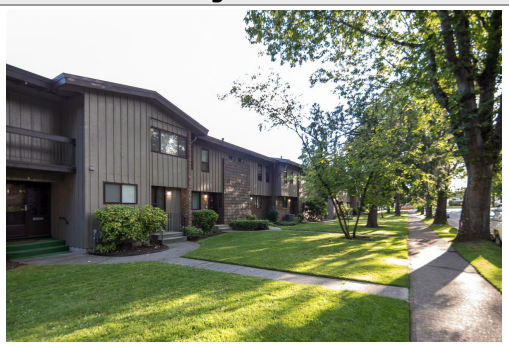
604.706.1710
BC Condos & Homes Team
www.bccondosandhomes.com | sales@bccondosandhomes.com

R2703077	**3 3150 E 58TH AVENUE**	**$998,000** (LP)
Active	Vancouver East	(SP)
Townhouse	Champlain Heights	**$489.46** L$/SF
Residential Attached	**HighGate**	Sold Date: S$/SF



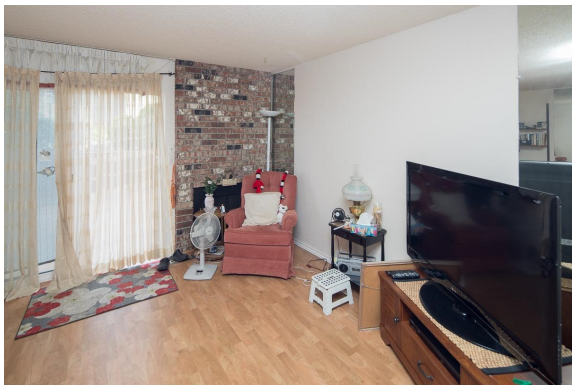
Total Bedrooms	3	**Approx. Year Built**	1972	**Days On Market**	2
Total Baths	3	**Tot Units in Strata Plan**	104	**Occupancy**	Owner
FlArTotFin	2,039	**Mgmt. Co Name**	Wynford Group	**Gross Taxes**	$2,218.45
Outdoor Area	PATIO	**Mgmt. Co Phone#**	604-261-0285	**Maintenance Fee**	$515.95
View	No	**Parking Places - Total**	2	**Locker**	No
View - Specify		**Parking Places - Covered**	2	**Maint Fee Includes**	Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation
		Bylaw Restrictions	Pets Allowed,		

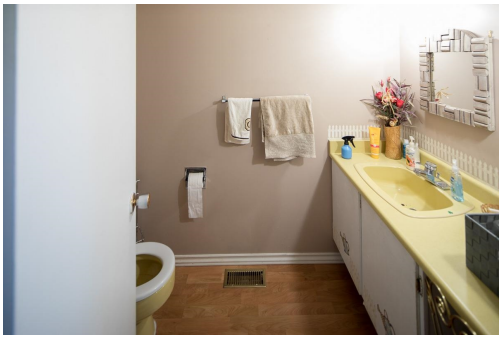
A Diamond in the Rough. Spacious 2,039 sq ft 3 level town home on freehold land in Champlain Heights ready for your decorating ideas. Just around the corner to Champlain Square for your shopping, fast food and coffee needs. This unit has a spacious kitchen on main with a large living room and dining area with a huge south facing patio. There is a powder room on main. There are 3 bedrooms up. The master bathroom has a shower. The second bathroom up has a tub. Down there is a second living room / rec room/ media room and a large laundry room. Some owners have added an extra bathroom down. OK to add Air Conditioning / Heat Pump with approval. No Rentals. 2 Dogs or 2 Cats OK. Two parking spots. The complex has an in-door pool and party room. Book Your Private Showing 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"

604.706.1710
BC Condos & Homes Team
www.bccondosandhomes.com | sales@bccondosandhomes.com

R2703077	**3 3150 E 58TH AVENUE**	**$998,000** (LP)
Active	Vancouver East	(SP)
Townhouse	Champlain Heights	**$489.46** L$/SF
Residential Attached	**HighGate**	Sold Date: S$/SF





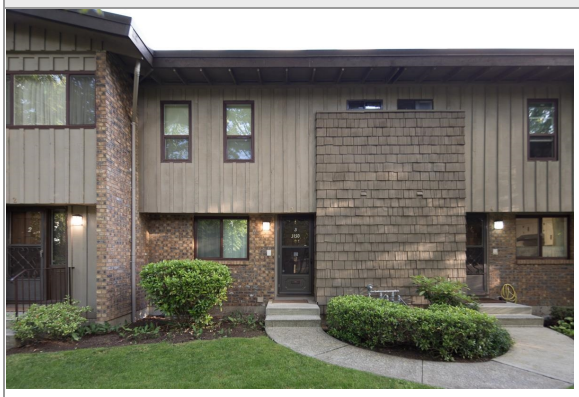
604.706.1710
BC Condos & Homes Team
www.bccondosandhomes.com | sales@bccondosandhomes.com

R2703077
Active
Townhouse
Residential Attached

3 3150 E 58TH AVENUE

Vancouver East
Champlain Heights
HighGate

$998,000 (LP)
(SP)
$489.46 L$/SF
Sold Date: S$/SF



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **$515.95**

Approx. Year Built: **1972**
Age: **50**
Zoning: **CD-1**
Gross Taxes: **$2,218.45**
For Tax Year: **2021**
Tax Inc. Utilities?: **Yes**
P.I.D.: **003-375-307**

Mgmt. Co's Name: **Wynford Group**
Mgmt. Co's Phone: **604-261-0285**
View: **No :**
Complex / Subdiv: **HighGate**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation:
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt, Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2**
Parking: **Carport; Multiple**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Parking Access: **Rear**
Locker: **N**
Dist. to School Bus:
Total Units in Strata: **104**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water**
Legal: **STRATA LOT 3, PLAN VAS111, DISTRICT LOT 334, 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: **Club House, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions
Main	**Kitchen**	**14'0 x 11'0**
Main	**Dining Room**	**12'0 x 12'0**
Main	**Living Room**	**11'0 x 19'0**
Main	**Patio**	**20'0 x 16'0**
Above	**Master Bedroom**	**12'0 x 14'0**
Above	**Bedroom**	**10'0 x 11'0**
Above	**Bedroom**	**10'0 x 9'0**
Below	**Laundry**	**19'0 x 9'0**
Below	**Living Room**	**15'0 x 14'0**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **692**
Finished Floor (Above): **692**
Finished Floor (Below): **655**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,039 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,039 sq. ft.**

# of Rooms: **9** # of Kitchens: **1** # of Levels: **3**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: **2** Cats: **Y** Dogs: **Y**
or % of Rentals Allowed: **0**
Bylaw Restric: **Pets Allowed, Rentals Not Allowed**

Basement: **Full, Partly Finished**

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

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

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

A Diamond in the Rough. Spacious 2,039 sq ft 3 level town home on freehold land in Champlain Heights ready for your decorating ideas. Just around the corner to Champlain Square for your shopping, fast food and coffee needs. This unit has a spacious kitchen on main with a large living room and dining area with a huge south facing patio. There is a powder room on main. There are 3 bedrooms up. The master bathroom has a shower. The second bathroom up has a tub. Down there is a second living room / rec room/ media room and a large laundry room. Some owners have added an extra bathroom down. OK to add Air Conditioning / Heat Pump with approval. No Rentals. 2 Dogs or 2 Cats OK. Two parking spots. The complex has an in-door pool and party room. Book Your Private Showing Today!

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

Detailed Tax Report

Property Information

Prop Address	3150 E 58TH AV UNIT# 3	**Jurisdiction**	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	**Neighborhood**	FRASERVIEW
Area	VANCOUVER EAST	**SubAreaCode**	VVECH
PropertyID	003-375-307	**BoardCode**	V
PostalCode	V5S 3S9		

Property Tax Information

TaxRoll Number	025814300040003	**Gross Taxes**	$2,218.45
Tax Year	2021	**Tax Amount Updated**	06/16/2021

More PIDS

003-375-307

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAS111	3		334	36				

Legal FullDescription

STRATA LOT 3, PLAN VAS111, DISTRICT LOT 334, 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

Width		**Depth**	
Lot Size		**Land Use**	
Actual Use	ROW HOUSING (SINGLE UNIT OWNERSHIP)		
Year Built	1972		
BCA Description	STRATA TOWNHOUSE	**Zoning**	CD-1 (68) COMPREHENSIVE DEVELO
WaterConn			
BCAData Update	04/07/2022		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
$873,000.00	$120,000.00	$993,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$873,000.00	$120,000.00	$0.00	$0.00	$993,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$873,000.00	$120,000.00	$0.00	$0.00	$993,000.00

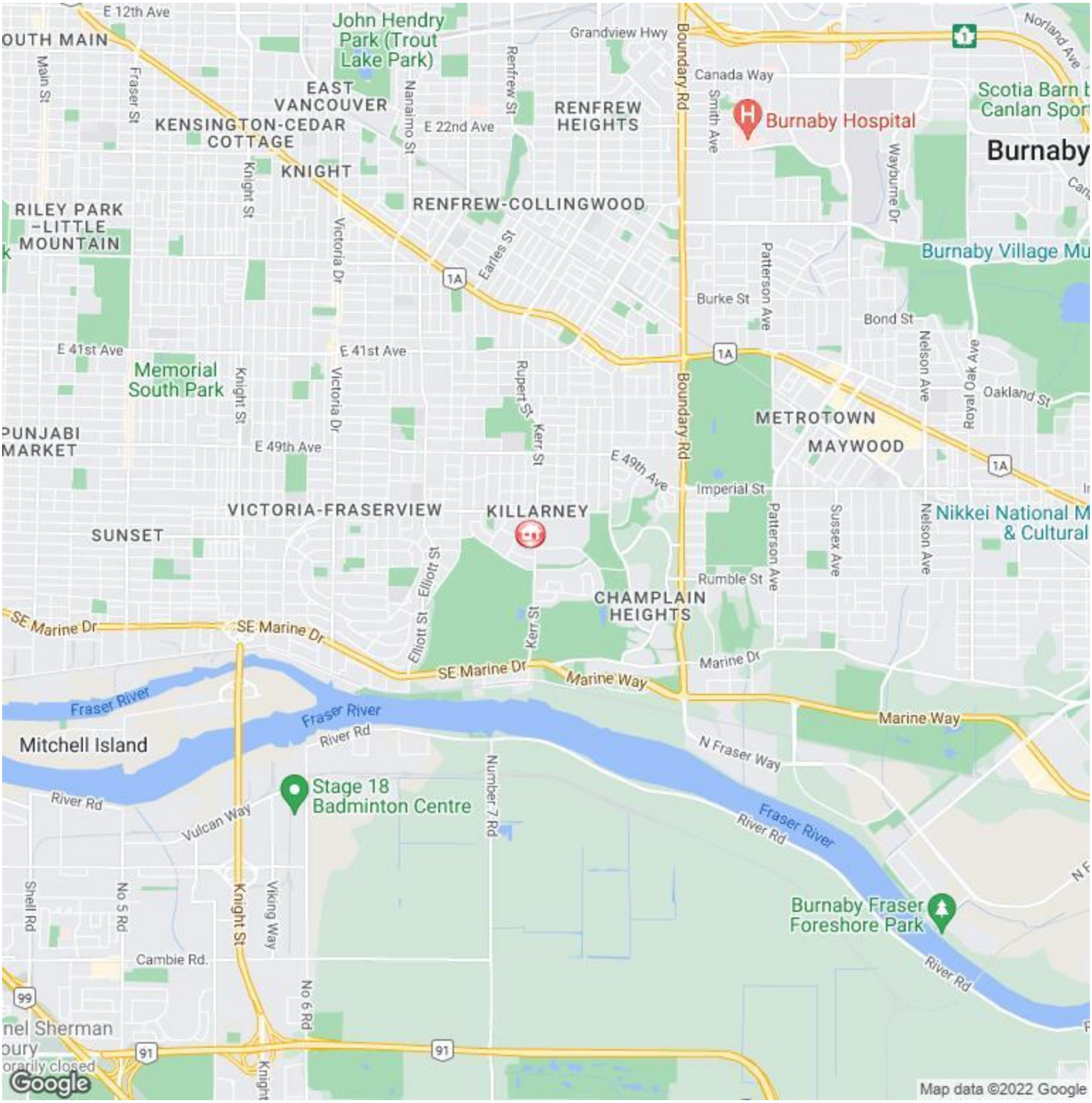
Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/2/2021	$900,000.00	CA9158790	REJECT - NOT SUITABLE FOR SALES ANALYSIS
4/10/1984	$50,000.00	M29612L	REJECT - NOT SUITABLE FOR SALES ANALYSIS
10/26/1983	$111,000.00	L103536L	IMPROVED SINGLE PROPERTY TRANSACTION

8/15/1976	$68,000.00	D53660L	IMPROVED SINGLE PROPERTY TRANSACTION

604.706.1710
BC Condos & Homes Team
www.bccondosandhomes.com | sales@bccondosandhomes.com

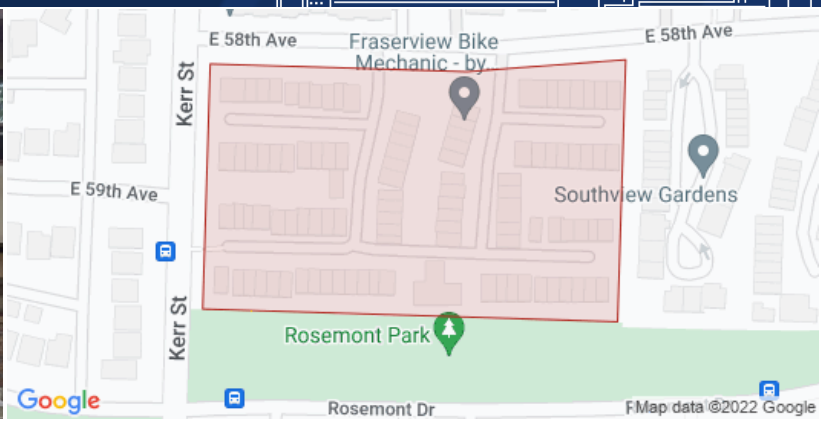
R2703077	**3 3150 E 58TH AVENUE**	**$998,000** (LP)
Active	Vancouver East	(SP)
Townhouse	Champlain Heights	**$489.46** L$/SF
Residential Attached	**HighGate**	Sold Date: S$/SF



RE/MAX Crest Realty **06/23/2022 10:37 PM**

The enclosed information while deemed to be correct, is not guaranteed. "PREC* indicates Personal Real Estate Corporation"

604.706.1710
BC Condos & Homes Team
www.bccondosandhomes.com | sales@bccondosandhomes.com



3-3150 58TH AV E Vancouver BC V5S 3S9

PID	003-375-307	**Legal Description**	STRATA LOT 3 DISTRICT LOT 334 STRATA PLAN VR. 111 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Zoning	CD-1 (68) - 54th Avenue and Kerr Street	**Plan**	VAS111
Registered Owner	GI*, D*	**Community Plans(s)**	NCP: Killarney, not in ALR

Floor Area	2039 Ft²	**Max Elevation**	90.98 m	**Year Built**	1972	**Transit Score**	51 / Good Transit
Lot Size	-	**Min Elevation**	86.76 m	**Bedrooms**	3	**WalkScore**	69 / Somewhat Walkable
Dimensions	-	**Annual Taxes**	$2,218.45	**Bathrooms**	2	**Structure**	ROW HOUSING (SINGLE UNIT OWNERSHIP)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2703077	Active 22/06/2022	2	$998,000 / -	RE/MAX Crest Realty

APPRECIATION

	Date	($)	% Change
List Price	22/06/2022	$998,000	10.89 %
Sales History	02/07/2021	$900,000	1700.00 %
	10/04/1984	$50,000	-54.95 %
	26/10/1983	$111,000	

ASSESSMENT

	2021	2022	% Change
Building	$92,100	$120,000	30.29 %
Land	$667,000	$873,000	30.88 %
Total	$759,100	$993,000	30.81 %

SCHOOL CATCHMENT

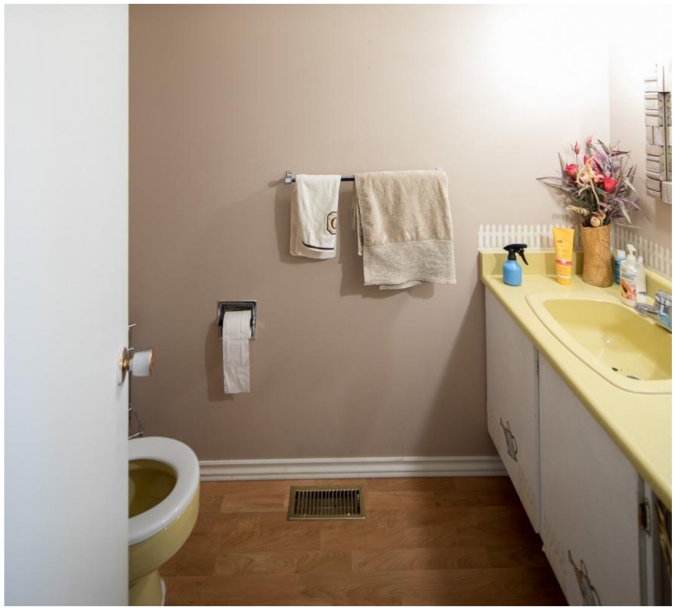
	Elementary	Secondary
Catchment	Captain James Cook	Killarney
District	SD 39	SD 39
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

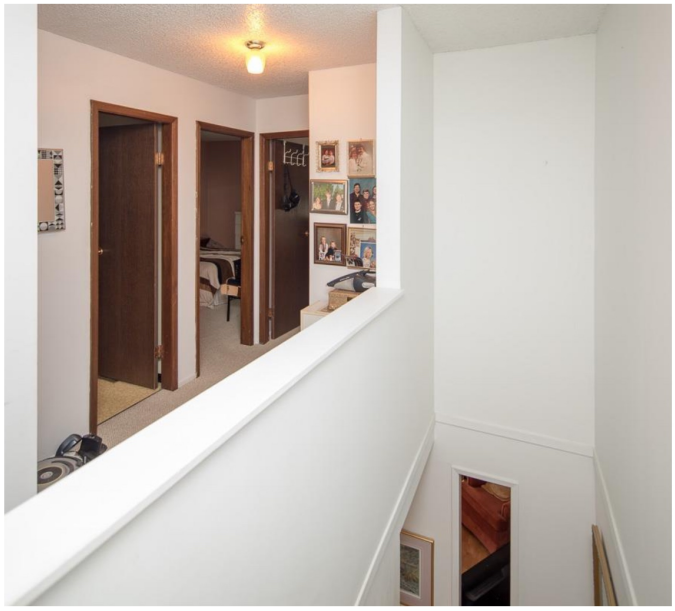
No records found for this parcel

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

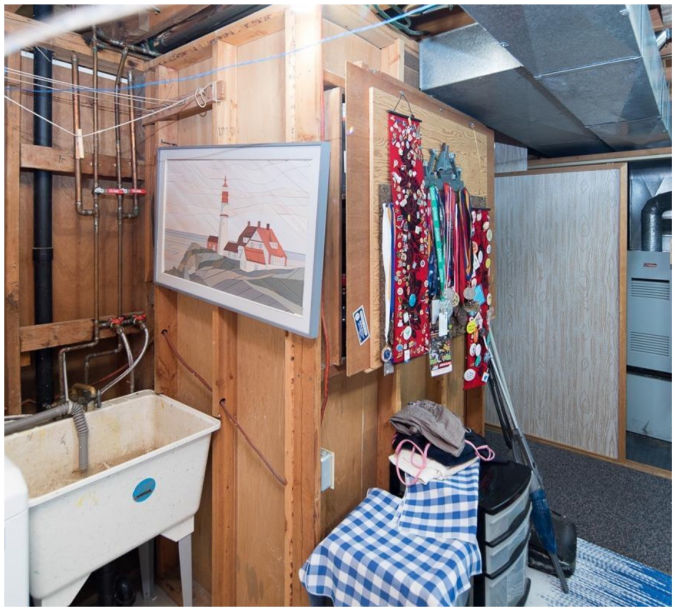
I'm more than a real estate agent. I'm a REALTOR®.

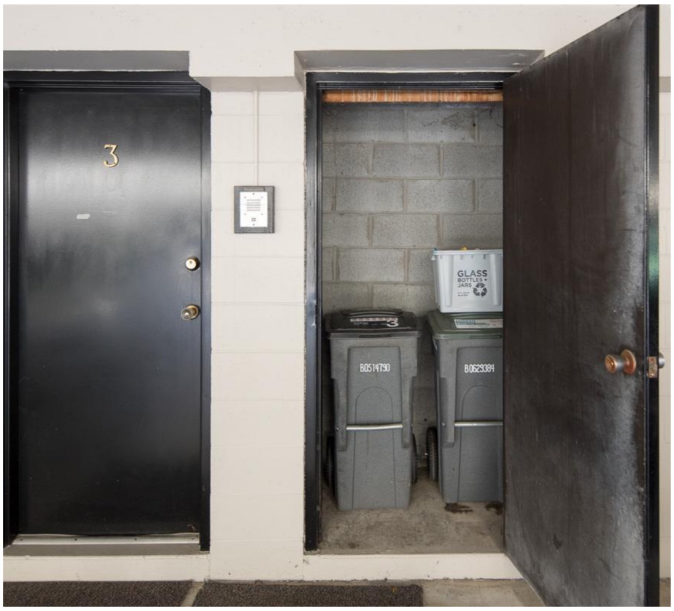


LISTERINE



BAR




3
GLASS
BOTTLES
JARS