



Kelly Golby

TRG Realty
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"By Sea and Land we Prosper"

Property Report

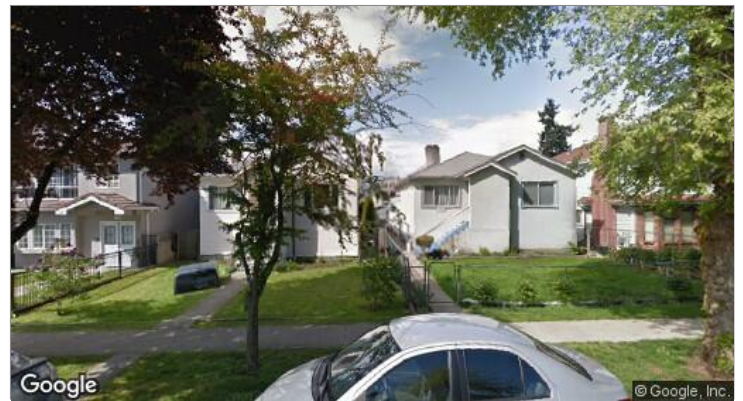
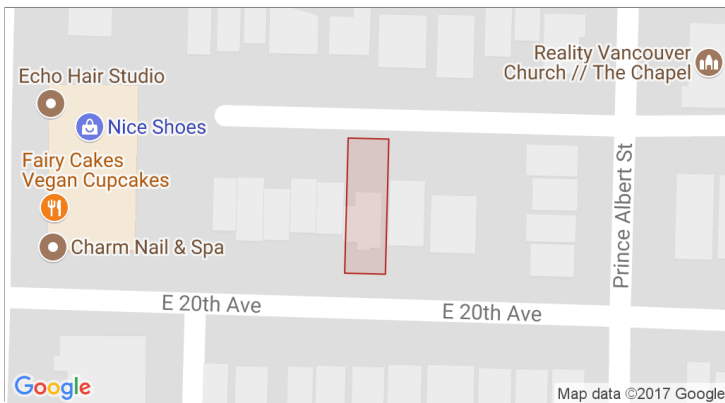
Created on October 10, 2017

753 20th Ave E

Vancouver

BC Canada V5V 1N2

PID 008-230-617



Summary Sheet

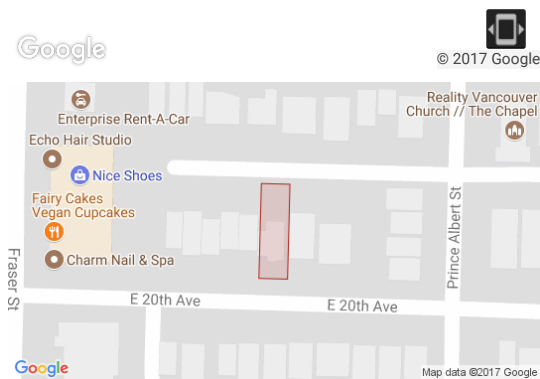


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753 20th Ave E Vancouver, V5V 1N2



PID	008-230-617	Year Built	1950	Structure	1 STY house - standard
Registered Owner	GOLBY, KELLY WAYNE	Lot Size	4,514 Sq Ft	Bedrooms	4
Legal Description	Lot X Block 54 Plan VAP8173 District Lot 301 Land District 1 Land District 36	Dimensions	37 x 122 Ft	Bathrooms	2
Zoning	RS-1 / One-Family Dwelling	Max Elev.	49.37 m	Floor Area	1,960 Sq Ft
Community Plan(s)	Kensington-Cedar Cottage (NCP)	Min Elev.	49.00 m	WalkScore	92 / Walker's Paradise
		Annual Taxes	\$5,765	TransitScore	67 / Good Transit

ASSESSMENT

	2015		2016
Building	\$85,000	↓ -6.12	\$79,800
Land	\$1,141,000	↑ 35.23	\$1,543,000
Total	\$1,226,000	↑ 32.37	\$1,622,800

APPRECIATION

	Date	(\$)	% Growth
2016 Assessment	2017	\$1,622,800	↑ 21.10
Sales History	3/20/2017	\$1,340,000	↑ 110.03
	8/14/2009	\$638,000	↑ 219.00
	9/07/1990	\$200,000	↑ 75.44
	7/31/1987	\$114,000	n/a

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Charles Dickens	Sir Charles Tupper
Walk/Transit Time	7 mins	11 mins
2014-15 F.I. Rating	n/a	5.3
2014-15 F.I. Rank	n/a	203/294
Special Notes	n/a	AP Program; Sir Charles Tupper Mini School

RECENT MLS HISTORY

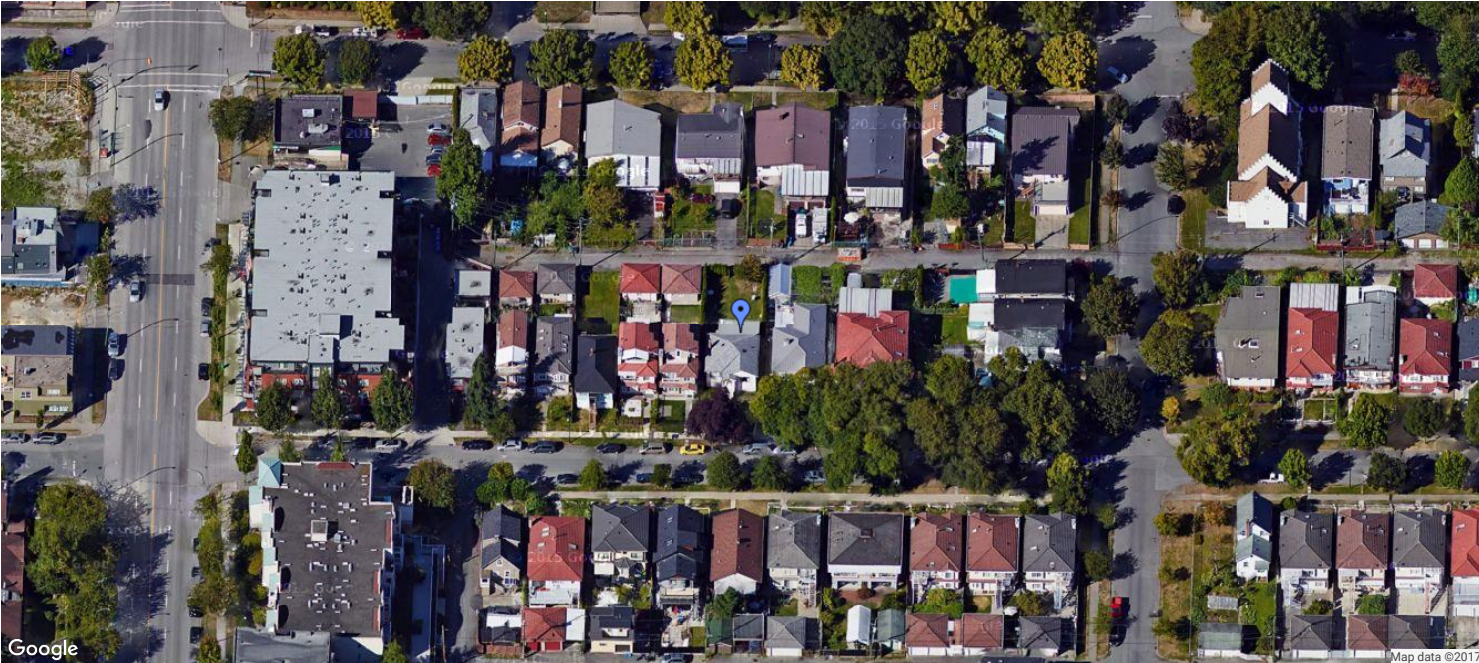
	Status(Date)	DOM	LP/SP	Firm
R2130817	Sold 1/12/2017	11	\$1,425,000 / \$1,340,000	Sotheby's Int'l Realty Canada
V966611	Terminated 8/13/2012	140	\$975,000 / n/a	Sutton Grp-West Coast Realty
V767661	Sold 5/20/2009	33	\$720,000 / \$638,000	Multiple Realty Ltd.

Development Applications

No records found for this parcel



Google Bird View



BC LTSA - Ownership

Status	Content
REGISTERED	CA5880264 Vancouver GOLBY, KELLY WAYNE REGISTERED
CANCELLED	CA1226436 Vancouver BOSANAC, MARGITA CANCELLED
CANCELLED	GD98248 Vancouver TAM, YUI CHONG CANCELLED
CANCELLED	R79577 Vancouver TAM, CATHY MIU CHENG CANCELLED

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 008-230-617

SHORT LEGAL DESCRIPTION:S/8173/////X
MARG:

TAXATION AUTHORITY:
1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT
LOT X BLOCK 54 DISTRICT LOT 301 PLAN 8173

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:
SUBDIVISION PLAN VAP8173
POSTING PLAN EPP70526

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

Occupant Summary

Please note that these results are based on online searches and **may not** be accurate



Kelly Wayne Golby

More info: [Google Search](#)

Social Media [Facebook Profile Search](#)

[LinkedIn Profile Search](#)

[Google+ Profile Search](#)

This is the current registered owner from myLTSA.



N Trott

Phone: 6048761363

Address 753 20th Ave W, Vancouver, BC V5Z1Y2

More info: [Google Search](#)

Social Media [Facebook Profile Search](#)

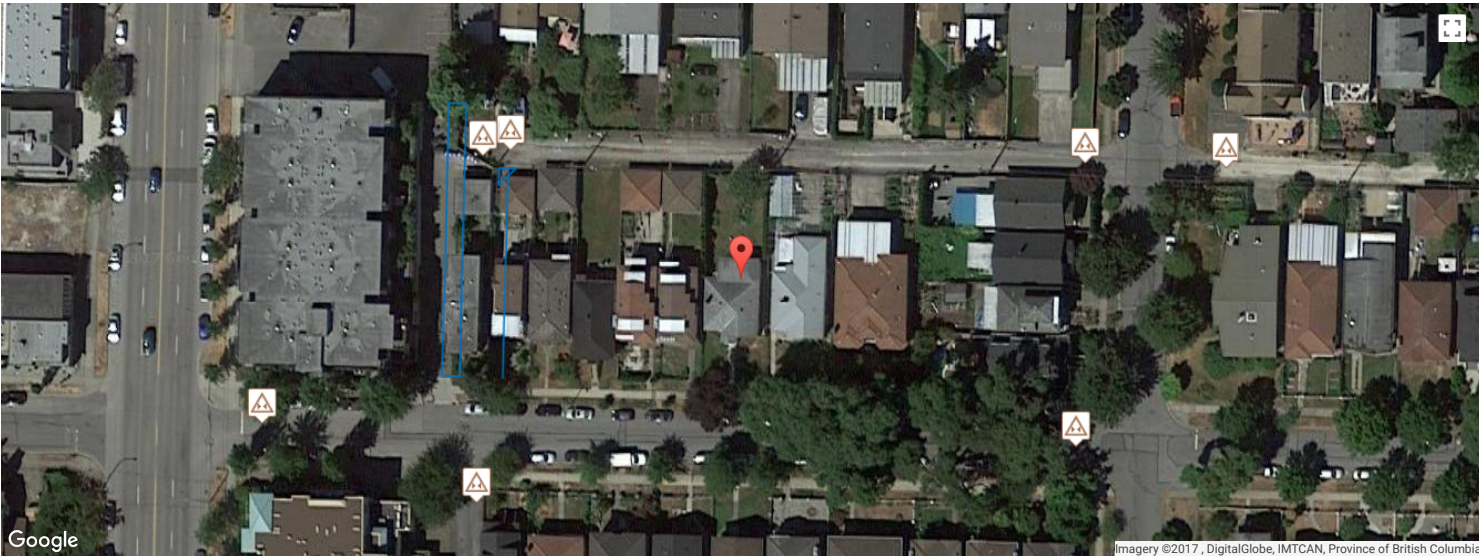
[LinkedIn Profile Search](#)

[Google+ Profile Search](#)

This owner name was found in a 411.ca search

Registered Owner:

Status	Content
REGISTERED	CA5880264 Vancouver GOLBY, KELLY WAYNE REGISTERED



Surroundings

The map shows easements in blue, rights of way width with markers and the building line in red. If a feature is not displayed it does not apply or you have to zoom out.

Tax Information	
Site Id	
Folio	696210530000
Neighbourhood Code	015
District Lot	301
Block	54
Lot	X
Plan	VAP8173
Legal Type	LAND
Tax Assessment Year	2016
Year Built	1950
Big Improvement Year	1980
Current Improvement Value	85,000
Current Land Value	1,141,000
Tax Levy	2015: \$ 4,967
Previous Improvement Value	83,700
Previous Land Value	911,000
Land Coordinate	69621053
Pcoord	
Narrative Legal Line1	LOT X BLOCK 54 PLAN VAP8173 DIST
Narrative Legal Line2	RICT LOT 301 NWD GROUP 1.

Narrative Legal Line3	
Narrative Legal Line4	
Narrative Legal Line5	
Zoning Information	
Zone Document	Zone Document
Zone Name	RS-1
Zone Category	RS
Zone Url	Open Zone PDF
Local Area	
Area Name	Kensington-Cedar Cottage
Nearest Heritage Property	
Local Area	KENSINGTON-CEDAR COT
Address	808 E 19TH AV
Zoning	RS-1
Vhr	A
Street	E 19TH AV
Id	746
Name	808 E 19TH AV
Land Coordinates	69421208
Street Nbr	808
Business Improvement Area	
Name	This property is not in a business improvement area.
Nearest City Owned Property	
SAP Address	3510 FRASER
Building Number	10233
Name	3510 FRASER
Development Cost Levies - Special Areas	
Description	Vancouver Development Cost Levy

DCL Areas

This information is extracted from [vancouver.ca](#):

[View DCL Area Map Document](#)

DCL bylaws

DCL bylaws establish district boundaries and rates. Find information related to districts in the DCL bylaws.

[Vancouver \(City-wide\) Development Cost Levy Bylaw](#)

[Area-specific Development Cost Levy Bylaw](#)

Paragon Tax Report

Detailed Tax Report

Property Information

Prop Address	753 E 20TH AV	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	CEDAR COTTAGE
Area	VANCOUVER EAST	SubAreaCode	VVEFR
PropertyID	008-230-617	BoardCode	V
PostalCode	V5V 1N2		

Property Tax Information

TaxRoll Number	015696210530000	Gross Taxes	\$5,764.80
Tax Year	2017	Tax Amount Updated	06/02/2017

More PIDS

008-230-617

Legal Information

Legal Description

PL VAP8173 LT X BLK 54 DL 301 LD 36

Legal FreeFormDescription

GROUP 1.

<u>PlanNum</u>	<u>Lot</u>	<u>Block</u>	<u>LotDist</u>	<u>LandDist</u>	<u>Section</u>	<u>Twntship</u>	<u>Range</u>	<u>Meridian</u>
VAP8173	X	54	301	36				

Land & Building Information

Width	37	Depth	122
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1950		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	RS-1 One Family Dwelling
WaterConn			
BCADData Update	04/07/2017		

Supplementary Property Info

BedRooms	4	Foundation	BASEMENT
Full Bath	1	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

<u>Land</u>	<u>Improvement</u>	<u>Actual Total</u>
\$1,543,000.00	\$79,800.00	\$1,622,800.00

Municipal Taxable Totals

<u>Gross Land</u>	<u>Gross Improve</u>	<u>Exempt Land</u>	<u>Exempt Improve</u>	<u>Municipal Total</u>
\$1,543,000.00	\$79,800.00	\$0.00	\$0.00	\$1,622,800.00

School Taxable Totals

<u>Gross LandSch</u>	<u>Gross ImproveSch</u>	<u>Exempt LandSch</u>	<u>Exempt ImproveSch</u>	<u>School Total</u>
\$1,543,000.00	\$79,800.00	\$0.00	\$0.00	\$1,622,800.00

Sales History Information

<u>Sale Date</u>	<u>Sale Price</u>	<u>Document Num</u>	<u>SaleTransaction Type</u>
3/20/2017	\$1,340,000.00	CA5880264	IMPRV SINGLE PROPERTY CASH TRANSACTION
8/14/2009	\$638,000.00	CA1226436	IMPRV SINGLE PROPERTY CASH TRANSACTION
9/7/1990	\$200,000.00	GD98248	REJECT NOT SUITED SALE ANALYSIS
7/31/1987	\$114,000.00	R79577	IMPRV SINGLE PROPERTY CASH TRANSACTION

Paragon Residential Comparables



Legend: Active For Approval Sold Collapsed Expired Hold All Action Terminated Cancel Protection

#	ML #	Prop Type	Status	Address	Sold Price	List Price	Sold Date	List Date	Lot Size (Sq.Ft.)	Lot Size (Acres)	Age	Floor Area Fin - Total	Frontage - Feet	Sub-Area / Community	Days on Market	Total Bedrooms	Total Baths	Price Per Sq Ft (Lot Size)	Price Per Sq Ft (Floor Area)
1	R2183587	Residential Detached	Active	744 E 19TH AVENUE		\$2,700,000		6/30/2017	6,039.00	0.14	49	2540	49.50	Fraser VE	102	6	3	\$447	\$1,063
2	R2212149	Residential Attached	Active	309 707 E 20TH AVENUE		\$499,000		10/03/2017	0.00	0.00	7	644		Fraser VE	7	3	1	\$0	\$775
3	R2194975	Residential Attached	Sold	207 707 E 20TH AVENUE	\$710,000	\$679,900	8/15/2017	8/08/2017	0.00	0.00	7	911		Fraser VE	7	3	2	\$0	\$779
4	R2174731	Residential Attached	Sold	201 707 E 20TH AVENUE	\$508,000	\$539,000	8/04/2017	6/05/2017	0.00	0.00	7	600		Fraser VE	60	2	1	\$0	\$847
5	R2167858	Residential Attached	Sold	303 707 E 20TH AVENUE	\$695,000	\$699,000	6/01/2017	5/17/2017	0.00	0.00	7	921		Fraser VE	15	3	2	\$0	\$755
6	R2207403	Residential Attached	Sold	210 3624 FRASER STREET	\$463,500	\$475,000	9/27/2017	9/19/2017	0.00	0.00	22	531		Fraser VE	8	1	1	\$0	\$873
7	R2198866	Residential Attached	Sold	306 3624 FRASER STREET	\$599,000	\$575,000	8/29/2017	8/21/2017	0.00	0.00	22	932		Fraser VE	8	2	2	\$0	\$643
8	R2191247	Residential Attached	Sold	206 3624 FRASER STREET	\$506,888	\$499,000	8/22/2017	7/24/2017	0.00	0.00	21	905		Fraser VE	29	2	2	\$0	\$560
9	R2173895	Residential Attached	Sold	102 3624 FRASER STREET	\$470,000	\$435,000	6/13/2017	6/05/2017	0.00	0.00	22	622		Fraser VE	8	1	1	\$0	\$756
10	R2169283	Residential Detached	Sold	3643 PRINCE ALBERT STREET	\$1,180,000	\$1,228,000	7/07/2017	5/23/2017	3,160.00	0.07	117	1960	30.50	Fraser VE	45	2	2	\$373	\$602
11	R2199152	Residential Detached	Active	637 E 20TH AVENUE		\$1,888,000		8/17/2017	4,028.00	0.09	32	2338	33.00	Fraser VE	54	5	3	\$469	\$808
12	R2194998	Residential Detached	Sold	3555 ST. CATHERINES STREET	\$1,910,800	\$1,699,000	8/14/2017	8/08/2017	3,050.00	0.07	28	1778	25.00	Fraser VE	6	4	3	\$626	\$1,075
13	R2188895	Residential Detached	Sold	626 E 21ST AVENUE	\$1,610,000	\$1,649,000	8/17/2017	7/17/2017	3,769.80	0.09	66	1603	30.90	Fraser VE	31	4	2	\$427	\$1,004
14	R2191444	Residential Attached	Sold	201 868 KINGSWAY	\$346,000	\$376,000	8/10/2017	7/24/2017	0.00	0.00	18	632		Fraser VE	17	1	1	\$0	\$547
15	R2168636	Residential Detached	Sold	607 E 21ST AVENUE	\$1,510,000	\$1,388,000	5/29/2017	5/22/2017	2,279.20	0.05	65	1848	30.80	Fraser VE	7	5	2	\$663	\$817
16	R2202596	Residential Attached	Active	206 688 E 17TH AVENUE		\$668,000		9/05/2017	0.00	0.00	9	829		Fraser VE	35	2	1	\$0	\$806
17	R2202129	Residential Attached	Sold	PH17 688 E 17TH AVENUE	\$480,100	\$399,000	9/11/2017	9/05/2017	0.00	0.00	9	470		Fraser VE	6	1	1	\$0	\$1,021
18	R2209501	Residential Attached	Active	PH12 868 KINGSWAY STREET		\$429,000		9/25/2017	0.00	0.00	18	645		Fraser VE	15	2	1	\$0	\$665

19	R2193271	Residential Attached	Sold	PH1 688 E 17TH AVENUE	\$412,000	\$359,900	8/08/2017	7/31/2017	0.00	0.00	9	418		Fraser VE	8	1	1	\$0	\$986
20	R2174694	Residential Attached	Sold	PH3 688 E 17TH AVENUE	\$625,000	\$649,000	7/24/2017	6/02/2017	0.00	0.00	9	751		Fraser VE	52	2	1	\$0	\$832
21	R2186615	Residential Detached	Sold	535 E 19TH AVENUE	\$2,055,000	\$2,098,000	8/09/2017	7/10/2017	4,026.00	0.09	25	2241	33.00	Fraser VE	30	5	4	\$510	\$917
22	R2171040	Residential Attached	Sold	PH22 760 KINGSWAY	\$325,000	\$299,900	6/12/2017	5/29/2017	0.00	0.00	21	423		Fraser VE	14		1	\$0	\$768
23	R2168654	Residential Attached	Sold	PH 11 760 KINGSWAY STREET	\$519,000	\$519,000	6/04/2017	5/22/2017	0.00	0.00	21	816		Fraser VE	13	2	2	\$0	\$636
24	R2212601	Residential Detached	Active	520 E 21ST AVENUE		\$1,688,000		10/06/2017	4,026.00	0.09	48	2150	33.00	Fraser VE	4	5	2	\$419	\$785
25	R2202275	Residential Detached	Active	512 E 18TH AVENUE		\$2,098,000		9/04/2017	4,026.00	0.09	25	2103	33.00	Fraser VE	36	6	3	\$521	\$998
26	R2189577	Residential Attached	Sold	206 688 E 16TH AVENUE	\$696,000	\$599,000	7/25/2017	7/18/2017	0.00	0.00	18	820		Fraser VE	7	2	2	\$0	\$849
27	R2184469	Residential Attached	Sold	107 688 E 16TH AVENUE	\$640,000	\$599,000	7/11/2017	7/04/2017	0.00	0.00	18	781		Fraser VE	7	2	2	\$0	\$819
28	R2184492	Residential Attached	Sold	207 688 E 16TH AVENUE	\$625,000	\$615,000	7/12/2017	7/04/2017	0.00	0.00	18	808		Fraser VE	8	2	2	\$0	\$774
29	R2168610	Residential Attached	Sold	209 688 E 16TH AVENUE	\$620,000	\$548,000	5/30/2017	5/20/2017	0.00	0.00	18	800		Fraser VE	10	2	2	\$0	\$775
30	R2179097	Residential Attached	Sold	PH2 1015 KINGSWAY STREET	\$525,000	\$499,900	6/29/2017	6/19/2017	0.00	0.00	18	822		Fraser VE	10	2	2	\$0	\$639
31	R2205343	Residential Detached	Active	951 E 17TH AVENUE		\$1,249,000		9/12/2017	3,019.50	0.07	107	1618	24.75	Fraser VE	28	4	2	\$414	\$772
32	R2168698	Residential Detached	Sold	543 E 17TH AVENUE	\$1,950,000	\$1,998,000	6/05/2017	5/22/2017	3,993.00	0.09	24	2200	33.00	Fraser VE	14	3	3	\$488	\$886
33	R2173630	Residential Detached	Sold	475 E 18TH AVENUE	\$1,150,000	\$1,299,000	8/02/2017	6/01/2017	3,019.00	0.07	47	2160	24.75	Fraser VE	62	5	2	\$381	\$532
34	R2191754	Residential Detached	Sold	644 E 24TH AVENUE	\$1,849,000	\$1,849,000	8/30/2017	7/24/2017	3,281.85	0.08	8	2176	49.50	Fraser VE	37	5	4	\$563	\$850
35	R2176110	Multifamily	Sold	823 E 15TH AVENUE	\$1,659,000	\$1,680,000	7/07/2017	6/09/2017	3,729.37	0.09	40	2322	33.15	Mount Pleasant VE	28	6	0	\$445	\$714
36	R2181126	Residential Detached	Sold	520 E 16TH AVENUE	\$1,587,000	\$1,600,000	8/07/2017	6/21/2017	4,026.00	0.09	24	2392	33.00	Fraser VE	47	4	3	\$394	\$663
37	R2209454	Residential Attached	Active	918 E 15TH AVENUE		\$1,349,000		9/26/2017	1,668.00	0.04	8	1219		Mount Pleasant VE	14	2	3	\$0	\$1,107
38	R2164242	Residential Attached	Sold	533 E 16TH AVENUE	\$460,000	\$469,900	6/16/2017	5/08/2017	0.00	0.00	0	466		Mount Pleasant VE	39		1	\$0	\$987

Paragon Residential Property History Detail



Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Phone: 604-218-5504
 kelly@kellygolby.com



Sold V767661 Board: V House/Single Family	753 E 20TH AVENUE Vancouver East Fraser VE V5V 1N2	Residential Detached \$720,000 (LP) \$638,000 (SP)
--	--	--



Sold Date: 6/22/2009	Frontage (feet): 37.00	Original Price: \$720,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 9999
Depth / Size: 122	Bathrooms: 2	Age: 999
Lot Area (sq.ft.): 0.00	Full Baths: 2	Zoning: RS-1
Flood Plain:	Half Baths: 0	Gross Taxes: \$3,047.00
Rear Yard Exp:		For Tax Year: 2008
Council Apprv?:		Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 008-230-617
		Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Mixed, Vinyl	Dist. to Public Transit:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata Dist. to School Bus:
Rain Screen:	Property Disc.: Yes
Renovations:	PAD Rental:
# of Fireplaces: 1	Fixtures Leased: No
Fireplace Fuel: Electric	Fixtures Rmvd: :
Water Supply: City/Municipal	Floor Finish: Hardwood, Laminate, Mixed
Fuel/Heating: Forced Air	
Outdoor Area: None	
Type of Roof: Asphalt	

Legal: PL 8173 LT X BLK 54 DL 301
Amenities:
Site Influences: Central Location
Features: Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 15'			x			x
Main	Kitchen	12'3 x 13'			x			x
Main	Bedroom	11'6 x 11'2			x			x
Main	Bedroom	11' x 11'2			x			x
Main	Bedroom	11'2 x 15'2			x			x
Bsmt	Living Room	9' x 14'9			x			x
Bsmt	Kitchen	10' x 11'			x			x
Bsmt	Bedroom	13'6 x 14'			x			x
Bsmt	Bedroom	11'7 x 9'			x			
		x			x			

Finished Floor (Main): 1,060	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 900	Suite:	3				Pool:
Finished Floor (Total): 1,960 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 2	5				Door Height:
Grand Total: 1,960 sq. ft.	Basement: Full	6				
	Beds not in Basement: 3	7				
		8				

Listing Broker(s): **Multiple Realty Ltd.**

Freshly painted 3 bdrm bungalow with 2 bdrm mortgage helper. Ideal for 1st time buyer. Two year new roof. Very convenient location. Open House: Sun, May 31, 1-4 PM.



PREC* indicates 'Personal Real Estate Corporation'.
Presented by:

Kelly Golby

TRG-The Residential Group Rlty
Phone: 604-218-5504

kelly@kellygolby.com



Terminated

V966611

Board: V

House/Single Family

753 E 20TH AVENUE

Vancouver East

Fraser VE

V5V 1N2

Residential Detached

\$975,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size: **122**

Lot Area (sq.ft.): **4,512.00**

Flood Plain: **No**

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): **37.00**

Bedrooms: **5**

Bathrooms: **3**

Full Baths: **3**

Half Baths: **0**

Original Price: **\$999,000**

Approx. Year Built: **9999**

Age: **999**

Zoning: **RS-1**

Gross Taxes: **\$4,319.00**

For Tax Year: **2012**

Tax Inc. Utilities?: **No**

P.I.D.: **008-230-617**

Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed, Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Partly**

of Fireplaces: **1**

Fireplace Fuel: **Electric**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year: **2010**

R.I. Plumbing:

R.I. Fireplaces:

Total Parking:

Covered Parking: **0**

Parking Access: **Front**

Parking: **Open, Other**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP8173 LT X BLK 54 DL 301 LD 36 GROUP 1. **CANC 12/31/12/EXP****

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 15'			x			x
Main	Kitchen	12'3 x 13'			x			x
Main	Bedroom	11'6 x 11'2			x			x
Main	Bedroom	11' x 11'2			x			x
Main	Master Bedroom	11'2 x 15'2			x			x
Bsmt	Living Room	13'6 x 14'			x			x
Bsmt	Kitchen	13' x 10'			x			x
Bsmt	Bedroom	11'6 x 10'			x			x
Bsmt	Bedroom	11'2 x 10'10			x			x
		x			x			

Finished Floor (Main):	1,060	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	900	Suite:	Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	1,960 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5				Door Height:
Grand Total:	1,960 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

Listing Broker(s): **Sutton Grp-West Coast Realty**

This home is RS-1 zoned, with potential to build a laneway home. Well maintained, 3 bd rms up, with a 2 bd rm unauthorized suite down. This desirable up coming area is just a quick stroll to Main Street. The floor plan is functional with large bedrooms, hardwood flooring, roof is approx 5 yrs old. Come have a look...Open house Sun Sept 9th 2-4pm



Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Phone: 604-218-5504
 kelly@kellygolby.com



Sold R2130817 Board: V House/Single Family	753 E 20TH AVENUE Vancouver East Fraser VE V5V 1N2	Residential Detached \$1,425,000 (LP) \$1,340,000 (SP)
---	--	--



Sold Date: 1/23/2017 Meas. Type: Feet Depth / Size: 122 Lot Area (sq.ft.): 4,512.00 Flood Plain: Rear Yard Exp: Council Apprv?: If new, GST/HST inc?:	Frontage (feet): 37.00 Bedrooms: 5 Bathrooms: 3 Full Baths: 3 Half Baths: 0 View: : Complex / Subdiv: FRASER STREET Services Connected: Electricity, Natural Gas, Water	Original Price: \$1,425,000 Approx. Year Built: 1920 Age: 97 Zoning: RS-1 Gross Taxes: \$5,406.12 For Tax Year: 2016 Tax Inc. Utilities?: P.I.D.: 008-230-617 Tour: Virtual Tour URL
--	---	--

Style of Home: Rancher/Bungalow w/Bsmt. Construction: Frame - Wood Exterior: Mixed, Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: Partly # of Fireplaces: 1 Fireplace Fuel: Electric Water Supply: City/Municipal Fuel/Heating: Forced Air Outdoor Area: Fenced Yard Type of Roof: Other	Total Parking: Covered Parking: 0 Parking Access: Parking: None Dist. to Public Transit: 1 Dist. to School Bus: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Wall/Wall/Mixed
---	---

Legal: **PL VAP8173 LT X BLK 54 DL 301 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 15'			x			x
Main	Kitchen	12'3 x 13'			x			x
Main	Bedroom	11'6 x 11'2			x			x
Main	Bedroom	11' x 11'2			x			x
Main	Master Bedroom	11'2 x 15'2			x			x
Bsmt	Living Room	13'6 x 14'			x			x
Bsmt	Kitchen	13' x 10'			x			x
Bsmt	Bedroom	11'6 x 10'			x			x
Bsmt	Bedroom	11'2 x 10'10			x			x
		x			x			

Finished Floor (Main): 1,060 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 900 Finished Floor (Total): 1,960 sq. ft. Unfinished Floor: 0 Grand Total: 1,960 sq. ft.	# of Rooms: 9 # of Kitchens: 2 # of Levels: 2 Suite: Crawl/Bsmt. Height: Beds in Basement: 2 Beds not in Basement: 3 Basement: Full	Bath 1 Main 4 No 2 Main 4 No 3 Below 4 No 4 5 6 7 8	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
---	---	--	--

Listing Broker(s): **Sotheby's Int'l Realty Canada** **Sotheby's Int'l Realty Canada**

Well maintained 5 bedroom, 3 bathroom home in the Fraser community. 3 bedroom up and a 2 bedroom basement suite makes this one a wonderful holding property for investment or future development. Functional floor plan with large bedrooms, hardwood floors, newer roof, updated kitchen and many other updates.

Vancouver Property Inquiry

Oct 10, 2017 10:31:11 AM

Vancouver Property Info Report

Ref #: 10-Oct-17

753 20TH AVE E

Folio:696-210-53-0000

LTO Number:CA5880264

PID:008-230-617

MHR Number:

Status:Active

Property No:1515758

Legal:LOT X BLOCK 54 PLAN VAP8173 DISTRICT LOT 301 NWD GROUP 1.

Taxable Assessment Details

Year	Value Set	Assessment Class		Land	Improvements	Total
2017	GENERAL	1-Residential	GROSS	1,543,000	79,800	1,622,800
2017	GENERAL	1-Residential	EXEMPT	0	0	0
2017	GENERAL	1-Residential	NET	1,543,000	79,800	1,622,800
2017	SCHOOL	1-Residential	GROSS	1,543,000	79,800	1,622,800
2017	SCHOOL	1-Residential	EXEMPT	0	0	0
2017	SCHOOL	1-Residential	NET	1,543,000	79,800	1,622,800
2017	TRANSIT	1-Residential	GROSS	1,543,000	79,800	1,622,800
2017	TRANSIT	1-Residential	EXEMPT	0	0	0
2017	TRANSIT	1-Residential	NET	1,543,000	79,800	1,622,800
2017	HOSPITAL	1-Residential	GROSS	1,543,000	79,800	1,622,800
2017	HOSPITAL	1-Residential	EXEMPT	0	0	0
2017	HOSPITAL	1-Residential	NET	1,543,000	79,800	1,622,800
2016	GENERAL	1-Residential	GROSS	1,141,000	85,000	1,226,000
2016	GENERAL	1-Residential	EXEMPT	0	0	0
2016	GENERAL	1-Residential	NET	1,141,000	85,000	1,226,000
2016	SCHOOL	1-Residential	GROSS	1,141,000	85,000	1,226,000
2016	SCHOOL	1-Residential	EXEMPT	0	0	0
2016	SCHOOL	1-Residential	NET	1,141,000	85,000	1,226,000
2016	TRANSIT	1-Residential	GROSS	1,141,000	85,000	1,226,000
2016	TRANSIT	1-Residential	EXEMPT	0	0	0
2016	TRANSIT	1-Residential	NET	1,141,000	85,000	1,226,000
2016	HOSPITAL	1-Residential	GROSS	1,141,000	85,000	1,226,000
2016	HOSPITAL	1-Residential	EXEMPT	0	0	0
2016	HOSPITAL	1-Residential	NET	1,141,000	85,000	1,226,000
2015	GENERAL	1-Residential	GROSS	911,000	83,700	994,700
2015	GENERAL	1-Residential	EXEMPT	0	0	0
2015	GENERAL	1-Residential	NET	911,000	83,700	994,700
2015	SCHOOL	1-Residential	GROSS	911,000	83,700	994,700
2015	SCHOOL	1-Residential	EXEMPT	0	0	0
2015	SCHOOL	1-Residential	NET	911,000	83,700	994,700
2015	TRANSIT	1-Residential	GROSS	911,000	83,700	994,700
2015	TRANSIT	1-Residential	EXEMPT	0	0	0
2015	TRANSIT	1-Residential	NET	911,000	83,700	994,700
2015	HOSPITAL	1-Residential	GROSS	911,000	83,700	994,700
2015	HOSPITAL	1-Residential	EXEMPT	0	0	0
2015	HOSPITAL	1-Residential	NET	911,000	83,700	994,700

Actual Assessment Details

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2017	00-FULLY TAXABLE PROPERTY	1-Res	1,543,000	1-Res	79,800
2016	00-FULLY TAXABLE PROPERTY	1-Res	1,141,000	1-Res	85,000
2015	00-FULLY TAXABLE PROPERTY	1-Res	911,000	1-Res	83,700

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2017	May 19, 2017	Reg	5,764.80	1	1,543,000	79,800	1,622,800	1,622,800
2017	Nov 15, 2016	Adv	2,703.00					
2016	May 13, 2016	Reg	5,406.12	1	1,141,000	85,000	1,226,000	1,226,000
2016	Nov 16, 2015	Adv	2,484.00					
2015	May 07, 2015	Reg	4,967.61	1	911,000	83,700	994,700	994,700

Property Tax Levy Details						
Year	Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
2017	BC ASSESSMENT	1	1,622,800.00	0.00004462	1.0000000	72.41
2017	CITY OF VANCOUVER GENERAL	1	1,622,800.00	0.00126093	1.0000000	2,046.24
2017	GARBAGE CART 180L		1.00	102.00000000	1.0000000	102.00
2017	GREEN BIN 180L		1.00	130.00000000	1.0000000	130.00
2017	MUNICIPAL FINANCE AUTHORITY	1	1,622,800.00	0.00000021	1.0000000	0.34
2017	REGIONAL DISTRICT	1	1,622,800.00	0.00004256	1.0000000	69.07
2017	SCHOOL - RESIDENTIAL	1	1,622,800.00	0.00098007	1.0000000	1,590.46
2017	SEWER - SFD + SUITE		1.00	519.00000000	1.0000000	519.00
2017	STREET CLEANING		2.00	19.00000000	1.0000000	38.00
2017	TRANSPORTATION AUTHORITY	1	1,622,800.00	0.00022650	1.0000000	367.56
2017	WATER - SFD + SUITE		1.00	835.00000000	1.0000000	835.00
2017	2017-RS - RECYCLING CREDIT 2017	1	-5.28	1.00000000		-5.28
Notice Total						5,764.80
2017	ADVANCE LEVY		1.00	0.50000000	1.0000000	2,703.00
Advance Notice Total						2,703.00
2016	BC ASSESSMENT	1	1,226,000.00	0.00005534	1.0000000	67.85
2016	CITY OF VANCOUVER GENERAL	1	1,226,000.00	0.00156168	1.0000000	1,914.62
2016	GARBAGE CART 180L		1.00	103.00000000	1.0000000	103.00
2016	GREEN BIN 180L		1.00	122.00000000	1.0000000	122.00
2016	MUNICIPAL FINANCE AUTHORITY	1	1,226,000.00	0.00000020	1.0000000	0.25
2016	RECYCLING STOPS		1.00	5.00000000	1.0000000	5.00
2016	RECYCLING UNITS		2.00	13.00000000	1.0000000	26.00
2016	REGIONAL DISTRICT	1	1,226,000.00	0.00005112	1.0000000	62.67
2016	SCHOOL - RESIDENTIAL	1	1,226,000.00	0.00120852	1.0000000	1,481.65
2016	SEWER - SFD + SUITE		1.00	466.00000000	1.0000000	466.00
2016	TRANSPORTATION AUTHORITY	1	1,226,000.00	0.00028881	1.0000000	354.08
2016	WATER - SFD + SUITE		1.00	803.00000000	1.0000000	803.00
Notice Total						5,406.12
2016	ADVANCE LEVY		1.00	0.50000000	1.0000000	2,484.00
Advance Notice Total						2,484.00
2015	BC ASSESSMENT	1	994,700.00	0.00006016	1.0000000	59.84
2015	CITY OF VANCOUVER GENERAL	1	994,700.00	0.00177001	1.0000000	1,760.63
2015	GARBAGE CART 180L		1.00	103.00000000	1.0000000	103.00
2015	GREEN BIN 180L		1.00	122.00000000	1.0000000	122.00
2015	MUNICIPAL FINANCE AUTHORITY	1	994,700.00	0.00000020	1.0000000	0.20
2015	RECYCLING STOPS		1.00	5.00000000	1.0000000	5.00
2015	RECYCLING UNITS		2.00	13.00000000	1.0000000	26.00
2015	REGIONAL DISTRICT	1	994,700.00	0.00005460	1.0000000	54.31
2015	SCHOOL - RESIDENTIAL	1	994,700.00	0.00133008	1.0000000	1,323.03
2015	SEWER - SFD + SUITE		1.00	424.00000000	1.0000000	424.00
2015	TRANSPORTATION AUTHORITY	1	994,700.00	0.00032030	1.0000000	318.60
2015	WATER - SFD + SUITE		1.00	771.00000000	1.0000000	771.00
Notice Total						4,967.61

Local Improvements / Business Improvement Areas

Bylaw:2017-RS **RECYCLING CREDIT 2017** **Status:**ACTIVE **2017 Payment:**-5.28
Started On:Jul 05, 2017 **Ends On:**Jul 05, 2017
Based On:UNIT - PARCEL CHARGE OF -5.28000000 UNITS

Utility Information

Account No: 5040203	Billing Category: ANNUAL ON TAXES	Route:	Route Sequence:
Account Type: RESIDENTIAL	Roll To Taxes: No	Units: 2	
Description:			
Flat Service Charges		Units	Start Date Stop Date
STREET CLEANING		2	Jan 01, 2017
GARBAGE CART 180L		1	Aug 25, 2006
GREEN BIN 180L		1	Aug 24, 2006
SEWER - SFD + SUITE		1	Jan 01, 2006
WATER - SFD + SUITE		1	Jan 01, 2006

This account is billed with taxes.

Please Note: This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver

Oct 10, 2017 10:31:14 AM

Property Tax and Utility Balances Report

Ref #: 10-Oct-17

753 20TH AVE E

Tax Folio: 696-210-53-0000

Current (2017)	0.00
Penalty (2017)	0.00
Arrears (2016)	0.00
Arrears 2 (2015)	0.00
Delinquent (2014)	0.00

Tax Balance as of Oct 10, 2017 **0.00**

Utility Account Number: 5040203

Utility Balance as of Oct 10, 2017 **0.00**

General Notes about these balances:

- This information is not a substitute for a complete Tax Certificate report which is available for a fee.
- Pending Payments and Adjustments (e.g. post-dated cheques or current day payments and charges) are not reflected in the balances and will be displayed as a separate listing until cleared by the City of Vancouver. Post-dated cheques may not immediately appear on the listing due to processing volume during peak times of the year.

Notes about the Property Tax balances:

- Tax Accounts with Arrears/Delinquent balances are subject to interest charges on a daily basis. This interest is included in these individual balances and is calculated to the report's Tax Balance as of date. However, during the annual rollover in the first two weeks of January, any current year interest may not yet be calculated, though remains due if applicable.
- For accounts on the Tax Instalment Prepayment Plan, the Current balance includes existing Instalment credits.

Notes about the Utility balances:

- For metered utility accounts, the available discount amount and the net balance will display on this report until either the due date or the date the balance is paid and cleared, whichever occurs first. The Discount will be lost if full payment is not received by the due date. After the due date and until the next billing, only the balance owing will display.
- After the due date, some utility accounts will be subject to penalties which may not yet be displayed. If unsure whether penalty will be applied, recheck this report periodically after the due date.
- For most strata properties, utility charges are billed to the Strata corporation and not to individual strata owners.
- Utility account balances listed do not include those Utility charges billed directly on Property Tax Notices.
- Utility account balances that are overdue at year end may be transferred to Property Taxes.

Please Note: This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

The map displays a residential area with the following details:

- Streets:** 700 E 19th Av, 700 E 20th Av, 800 E 19th Av, 800 E 20th Av.
- Lot 707:** 48.339m x 43.249m, 37.161m x 37.162m, 32.227m x 32.222m, 11.104m x 122.
- Lot 730:** 7.538m x 7.539m, 37.231m x 37.229m, 122.
- Lot 734:** 7.539m x 7.463m, 37.231m x 37.229m, 122.
- Lot 744:** 7.463m x 7.463m, 37.225m x 37.224m, 122.
- Lot 754:** 7.463m x 7.463m, 37.225m x 37.224m, 122.
- Lot 764:** 49.5m x 49.5m, 37.225m x 37.224m, 122.
- Lot 778:** 43.5m x 49.5m, 37.225m x 37.224m, 122.
- Lot 786:** 30.75m x 49.5m, 37.225m x 37.224m, 122.
- Lot 788:** 24.75m x 49.5m, 37.225m x 37.224m, 122.
- Lot 3510:** 32.227m x 32.222m, 11.104m x 122.
- Lot 3515:** 24.75m x 49.5m, 37.225m x 37.224m, 122.
- Lot 3529:** 99m x 30m, 37.225m x 37.224m, 122.
- Lot 3533:** 99m x 30m, 37.225m x 37.224m, 122.
- Lot 3545:** 99m x 30m, 37.225m x 37.224m, 122.
- Lot 3550:** 99m x 30m, 37.225m x 37.224m, 122.
- Lot 3624:** 47.882m x 47.833m, 37.174m x 37.167m, 122.
- Lot 3636:** 47.882m x 47.833m, 37.174m x 37.167m, 122.
- Lot 3625:** 103.6m x 30.5m, 37.172m x 37.168m, 122.
- Lot 808:** 49.5m x 49.5m, 37.172m x 37.168m, 122.
- Lot 809:** 49.5m x 49.5m, 37.172m x 37.168m, 122.

The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

753 20TH AVE E VANCOUVER V5V 1N2



Total Value \$1,622,800

Assessed as of July 1st, 2016

Land	\$1,543,000
Buildings	\$79,800
Total Value	\$1,226,000
Previous Year 2016	
Land	\$1,141,000
Buildings	\$85,000

Area-Jurisdiction-Roll
09-200-015-696-210-53-0000

Land Size	37 x 122 Ft
First Floor Area	1,059
Second Floor Area	
Basement Finish Area	960
Strata Area	

Year Built	1950
Description	1 STY house - standard
Bedrooms	4
Baths	2
Carports	
Garages	

MANUFACTURED HOME

Width	
Length	
Total Area	

Building Storeys	
Gross Leaseable Area	
Net Leasable Area	
No. of Apartment Units	

COMMENTS

LEGAL DESCRIPTION AND PARCEL ID

Lot X Block 54 Plan VAP8173 District Lot 301 Land District 1 Land District 36

SALES HISTORY (IN THE LAST 3 YEARS)	
23/Jan/2017	\$1,340,000

LANDSCORE™

THE NEIGHBOURHOOD ANALYSER™

10-Oct-2017 10:31 AM

Neighbourhood Analysis is based on:

765 E 20TH AVE

and SFD WITH BASEMENT SUITE

Neighborhood: CEDAR COTTAGE

Jurisdiction: Vancouver, City of

Avg. Assessed Value: \$1,711,450

Avg. Price (Last 6 months) \$1,755,217

Avg. Sale Price to Avg.

Assessed Value Ratio: 1: 1.03

Avg. Built Age Range: 52 - 78 Years

Avg. Effective Age Range: 27 - 40 Years

No. of the properties of the same type as the subject property's in the neighbourhood: 1694

No. of the properties of the same type as the subject property's in the jurisdiction: 34193

No. of Demolition Permits in the last 6 months: 1

No. of Non-Demolition Permits in the last 6 months: 10

Statistical Information For SFD WITH BASEMENT SUITE

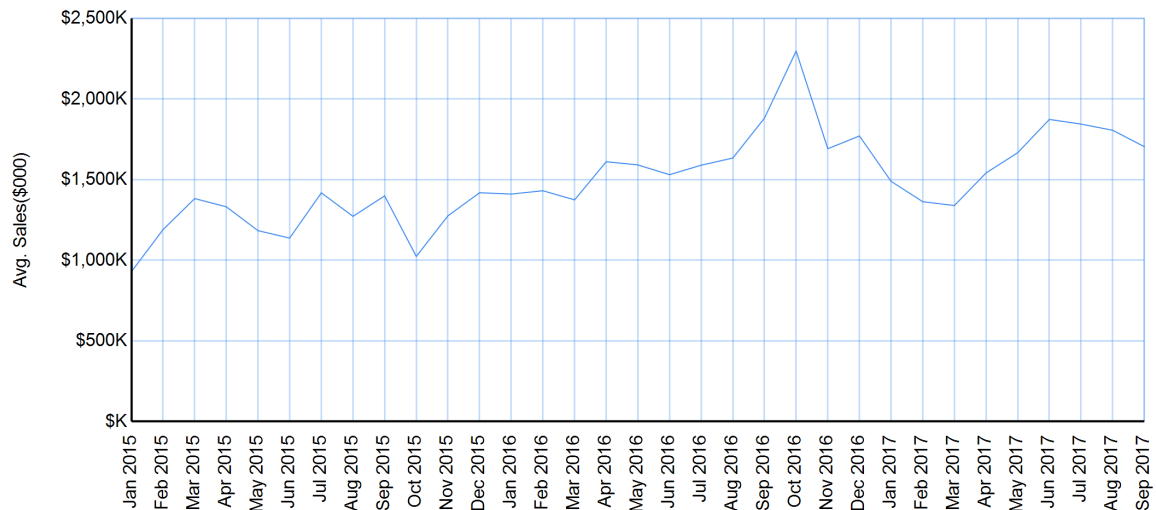
	<u>Min.</u>	<u>Max.</u>	<u>Avg.</u>	<u>Median:</u>
Lot Size:	1164.00	35283.60	4050.39	4022.04
Improvement Value:	\$0	\$1,428,000	\$190,911	\$152,000
Assessed Value:	\$840,300	\$9,725,000	\$1,711,450	\$1,643,000
Sales Value in Last 6 Months:	\$1,100,000	\$4,675,000	\$1,755,217	\$1,600,000

10 Most Recent Sales For SFD WITH BASEMENT SUITE in CEDAR COTTAGE

Address	Sale Date	Price	Type
535 E 19TH AVE	Sep-2017	\$2,055,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3529 FLEMING ST	Sep-2017	\$1,290,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3890 ONTARIO ST	Sep-2017	\$1,825,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3262 FLEMING ST	Sep-2017	\$1,875,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
28 E 19TH AVE	Sep-2017	\$2,100,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3400 INVERNESS ST	Sep-2017	\$1,525,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3819 VICTORIA DR	Sep-2017	\$1,480,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
925 E 19TH AVE	Sep-2017	\$1,488,888	IMPROVED SINGLE PROPERTY CASH TRANSACTION
396 E 17TH AVE	Aug-2017	\$1,850,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
260 E 17TH AVE	Aug-2017	\$2,488,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Neighbourhood Sales Graph

The graph below shows the average monthly sales price over the last 2 years for properties of the same type in the same neighbourhood as the subject property you have selected.



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Nearest Schools with Ranking

Ratings by the Fraser Institute.

Nearby Elementary Schools

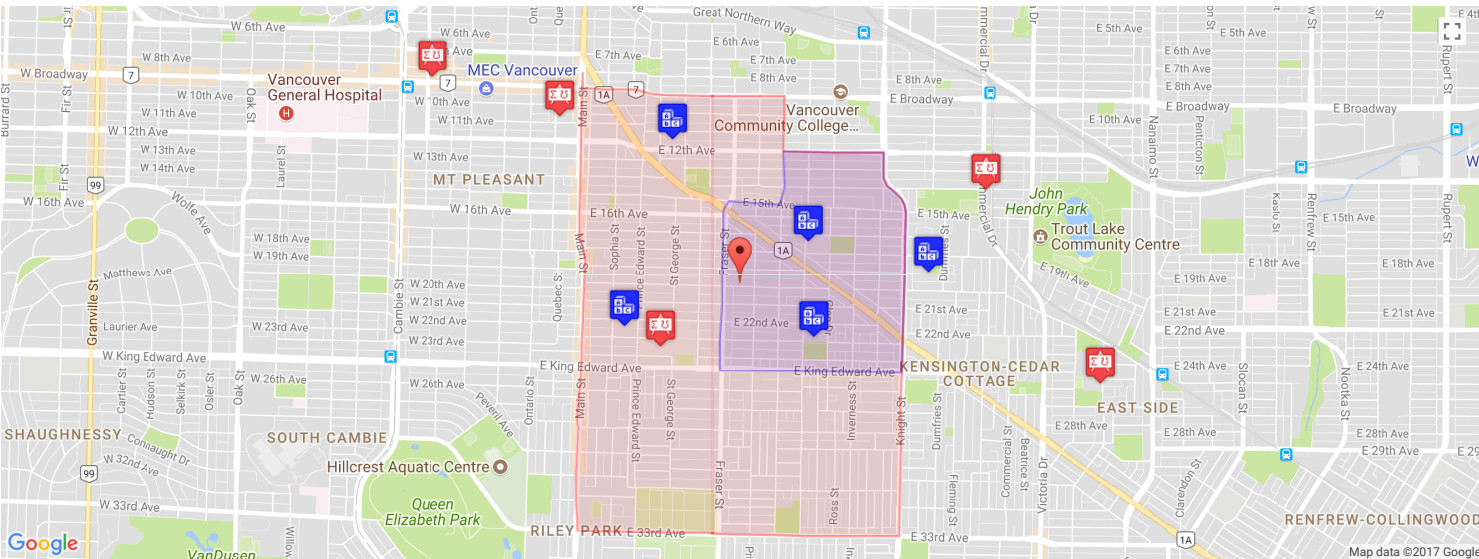
School's Name	Grades Covered	2014-2015 Rating	5-year Average Rating	2014-2015 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
Charles Dickens	K - 7	n/a	n/a	n/a	n/a	Vancouver		7 mins	0.5 km	3 mins	7 mins
Charles Dickens Annex	K - 3	n/a	n/a	n/a	n/a	Vancouver		10 mins	0.8 km	4 mins	10 mins
David Livingstone	K - 7	n/a	n/a	n/a	n/a	Vancouver		14 mins	1.1 km	5 mins	13 mins
Florence Nightingale	K - 7	3.1	n/a	896/944	n/a	Vancouver	StrongStart	14 mins	1.3 km	4 mins	11 mins
Tyee	K - 7	7.9	7.2	120/944	158/757	Vancouver	Montessori	14 mins	1.5 km	5 mins	15 mins

Nearby Middle & Secondary Schools

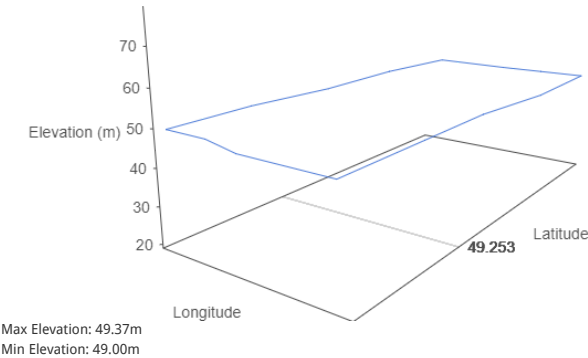
School's Name	Grades Covered	2014-2015 Rating	5-year Average Rating	2014-2015 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
Sir Charles Tupper	8 - 12	5.3	5	203/294	196/262	Vancouver	AP Program; Sir Charles Tupper Mini School	15 mins	1.3 km	3 mins	11 mins
St Patrick's	8 - 12	6.9	6.8	86/294	78/262	Vancouver	Catholic Independent School; AP Program	22 mins	1.8 km	6 mins	19 mins
Stratford Hall	8 - 12	8	n/a	30/294	n/a	Vancouver	Independent School; IB Program (DP)	23 mins	2.6 km	6 mins	23 mins
St John's International	10 - 12	0	n/a	293/294	n/a	Vancouver	Independent School	31 mins	2.7 km	8 mins	23 mins
Gladstone	8 - 12	6	5.4	153/294	174/262	Vancouver	AP Program; Gladstone Mini School 8 - 9	32 mins	3.0 km	8 mins	20 mins

Elementary School Catchment: **Dickens Elem.**

Secondary School Catchment: **Tupper Sec.**



Property Boundary and Topography



Cedar Cottage

At-a-Glance Summary

New Housing Construction

Actual

	Sep-17	Sep-16	YTD-17	YTD-16
Starts	2	2	91	492
Completions	1	0	257	100
Total Absorptions	1	0	31	81

Absorbed Single-Detached Unit Prices

	Sep-17	Sep-16
Average	**	**

** - Data Suppressed

N/A - Data not available

Primary Rental Market

	Oct-16		Oct-15	
Vacancy Rate (%) - Apt	0.4	b	0.7	a
Availability Rate (%) - Apt	0.4	b	0.9	a
Average Rent (\$) - 2-Bed Apt	1,400	d	1,302	c
Median Rent (\$) - 2-Bed Apt	**		1,200	d

Core Housing Need

	2011
Households in core housing need (%)	19.8
Households in core housing need and below affordability standard (%)	17.1
Households in core housing need and below adequacy (repair) standard (%)	2.3
Households in core housing need and below suitability (crowding) standard (%)	3.7

Housing Stock

	2011
All private households	11,385
Owner households (%)	55.6
Single-detached house (%)	23.1
Needs major repairs (%)	7.6

2017 Q3 | Cedar Cottage — Starts by Dwelling Type by Census Tract

	Single	Semi-Detached	Row	Apartment	All
0032.00	2	0	0	1	3
0033.01	7	0	0	4	11
0033.02	6	0	0	3	9
0034.01	0	0	0	0	0
0034.02	4	6	0	2	12
0037.02	0	2	0	0	2
Cedar Cottage	19	8	0	10	37

[Download CSV](#)

Cedar Cottage — Vacancy Rates by Bedroom Type by Census Tract

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Cedar Cottage	0.0	d	0.5	b	0.7	b	**		0.4	b

[Download CSV](#)

Cedar Cottage — Availability Rates by Bedroom Type by Census Tract

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Cedar Cottage	0.0	d	0.5	b	0.7	b	**		0.4	b

[Download CSV](#)

Cedar Cottage — Average Rent by Bedroom Type by Census Tract

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Cedar Cottage	1,085	a	962	b	1,377	d	**		1,086	b

[Download CSV](#)

Nearby Places

Social

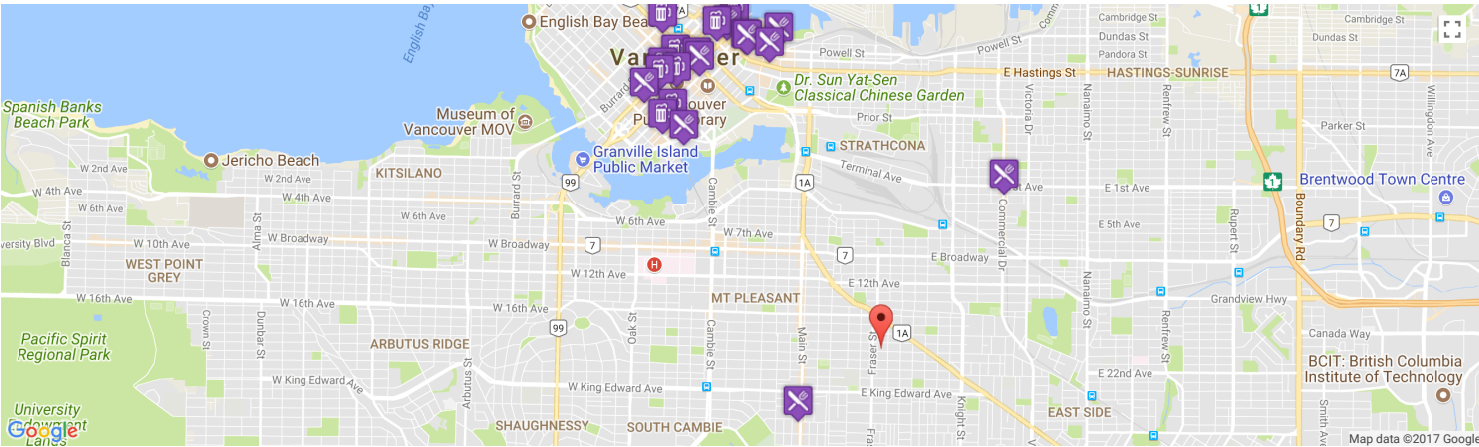
Restaurant

- 1.27km: East is East
- 2.21km: Falconetti's East Side Grill
- 3.18km: Hurricane Grill
- 3.45km: Save On Meats
- 3.56km: Six Acres
- 3.62km: Meat & Bread
- 3.68km: Medina
- 3.84km: Twisted Fork Bistro
- 3.87km: Delta Hotels by Marriott Vancouver Downtown Suites

Bar

- 3.43km: Yaletown Brewing Company
- 3.44km: OPUS Vancouver
- 3.64km: Nuba in Gastown
- 3.73km: Kingston Taphouse & Grille
- 3.73km: Uva Wine & Cocktail Bar
- 3.82km: Doolin's Irish Pub
- 3.87km: Granville Room
- 3.89km: Shuraku Restaurant
- 3.91km: Malone's Social Lounge & Taphouse
- 3.96km: Rogue Kitchen & Wetbar
- 4.32km: Thierry

Night Club



Shopping

Liquor Store

1.55km: Toby's
3.93km: Granville Island Brewing
4.20km: The Fountainhead Pub
4.22km: Marquis Wine Cellars

Hardware Store

1.79km: The Home Depot
2.27km: The Home Depot
2.30km: Canadian Tire
3.01km: Home & Garden RONA
4.24km: Canadian Tire

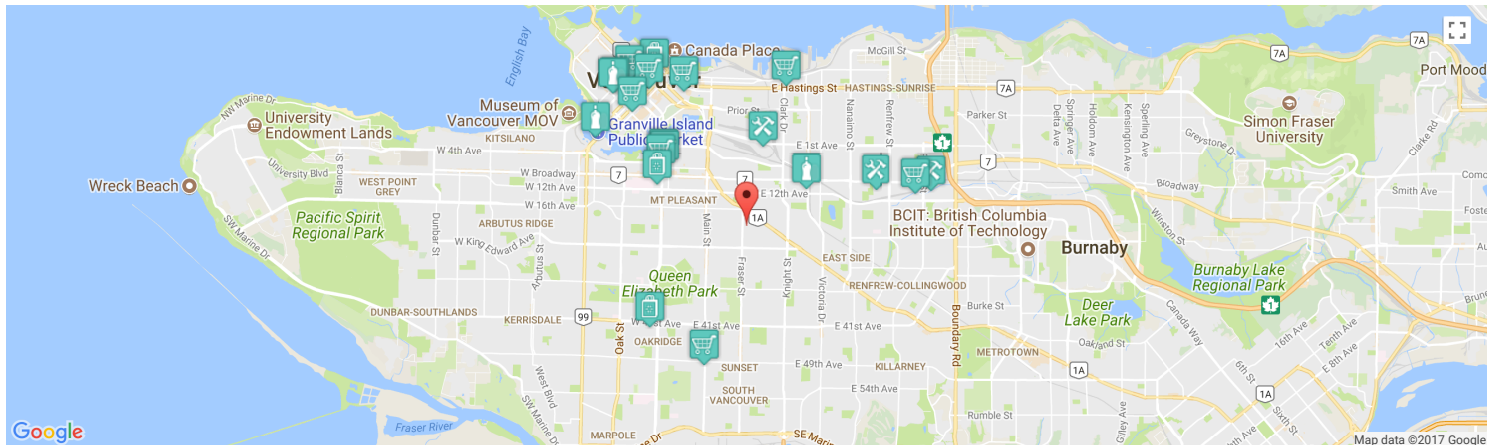
Grocery Or Supermarket

2.29km: Whole Foods Market
3.24km: The Gourmet Warehouse
3.31km: T&T Supermarket
3.33km: Punjab Food Center
3.61km: Choices Markets
3.77km: H-Mart
3.88km: Real Canadian Superstore
4.18km: IGA

Shopping Mall

2.20km: City Square
3.20km: Oakridge Centre
3.97km: CF Pacific Centre

Pet Store



Religion

Mosque

3.92km: Zawiyah Foundation

Synagogue

0.92km: Or Shalom

Hindu Temple

Church

0.62km: Saint Nicholas Russian Orthodox Church

1.19km: St. Patrick's Parish

1.61km: Tenth Church

2.80km: Russian Orthodox Holy Trinity Church

3.02km: Broadway Church

3.17km: Pacific Grace Mennonite Brethren Church

3.25km: Old Catholic Church of BC

3.26km: St. Jude's Parish and Shrine

3.63km: Westside Church

3.63km: Unity of Vancouver

3.66km: Faith Presbyterian Church

3.72km: Holy Rosary Cathedral Vancouver

4.19km: Christ Church Cathedral

4.19km: St. Andrew's Wesley United Church

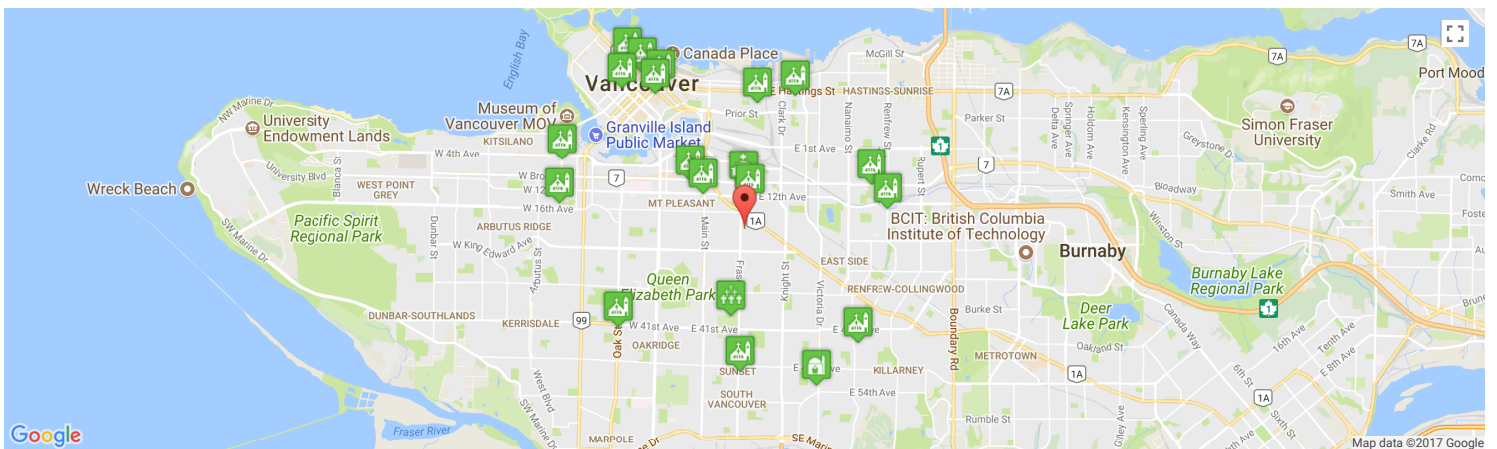
4.22km: Canadian Memorial United Church

4.39km: Christ City Church

4.55km: Coastal Church

Cemetery

2.02km: Mountain View Cemetery - City of Vancouver



Recreation

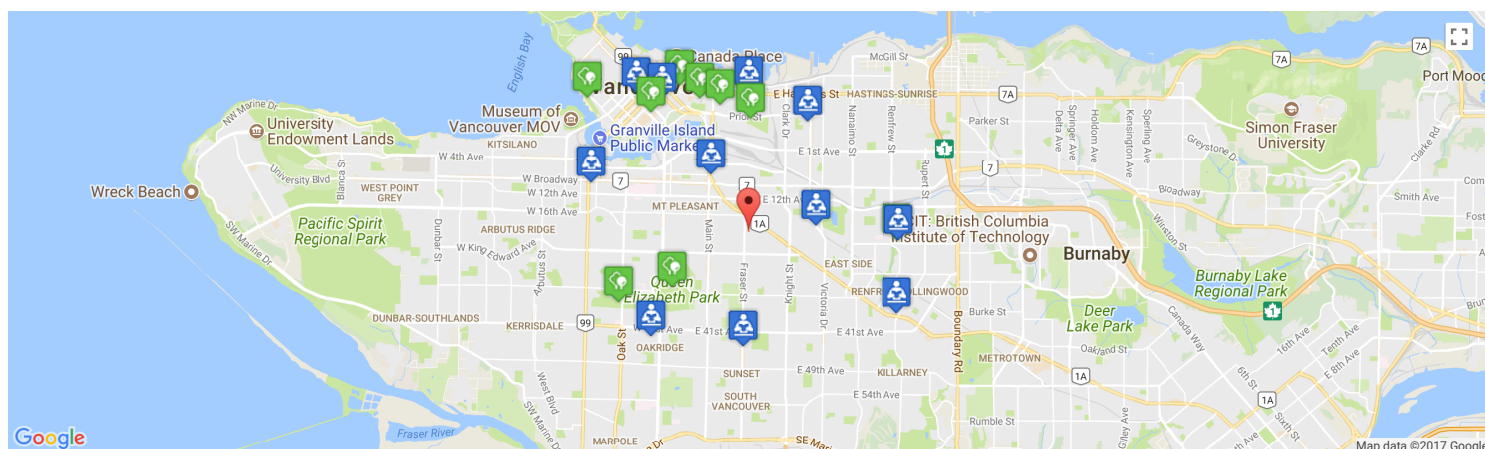
Library

- 1.51km: The Vancouver Tool Library
- 1.52km: Vancouver Public Library, Mount Pleasant Branch
- 2.62km: Vancouver Public Library, South Hill Branch
- 2.78km: Britannia Community Services Centre
- 3.11km: Vancouver Public Library, Strathcona Branch
- 3.26km: Vancouver Public Library, Oakridge Branch
- 3.37km: Vancouver Public Library, Renfrew Branch
- 3.57km: Vancouver Public Library
- 3.71km: Vancouver Public Library, Firehall Branch
- 3.82km: Vancouver Public Library, Collingwood Branch
- 4.01km: Courthouse Libraries BC

Park

- 2.16km: Queen Elizabeth Park
- 2.50km: Strathcona Community Garden
- 2.89km: BrandGear Canada Ltd.
- 3.16km: Dr. Sun Yat-Sen Classical Chinese Garden
- 3.34km: Renfrew Park Community Centre
- 3.35km: VanDusen Botanical Garden
- 3.46km: Yaletown Park
- 3.60km: Victory Square
- 4.71km: Sunset Beach Park

Pool



Services

Beauty Salon

- 3.21km: You Tan Studios
- 3.41km: Moods Hair Salon
- 3.74km: Dona Lucia Esthetics - Downtown

Hair Care

- 3.31km: Essence Laser Spa
- 3.43km: AOI Beauty Studio & Esthetics Ltd.
- 4.00km: Breathe Spa

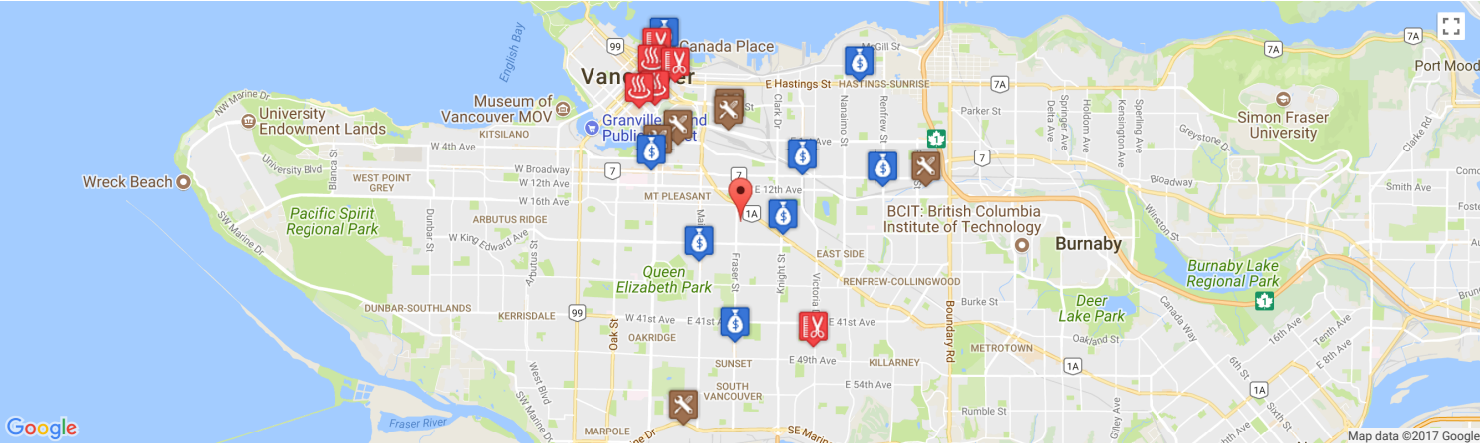
Atm

Car Repair

- 2.02km: Mercedes-Benz Vancouver
- 2.17km: Coastal Ford Vancouver
- 2.19km: NAPA Auto Parts - NAPA - Vancouver
- 2.30km: Canadian Tire
- 4.24km: Canadian Tire
- 4.82km: Kal Tire

Bank

- 1.01km: CIBC Branch & ATM
- 1.33km: CIBC Branch & ATM
- 1.71km: CIBC Branch & ATM
- 2.30km: CIBC Branch & ATM
- 2.78km: CIBC Branch with ATM
- 3.28km: CIBC Branch & ATM
- 4.10km: CIBC Branch & ATM
- 4.13km: Bank Of Canada



Medical

Dentist

0.97km: Mid-Main Community Health Centre
1.02km: Ace Dental Centre
3.05km: Dr. Sherri Wise
3.22km: Dr. Serge Agafontsev
3.41km: Yaletown Laser & Cosmetic Dentistry
3.76km: Bay Dental Centre

Physiotherapist

2.26km: Cross Roads Physiotherapy & Massage Therapy
3.42km: Westside Physiotherapy & Hand Clinic
3.92km: Harbor Wellness Centre
4.00km: Burrard Physiotherapy
4.16km: City Sports & Physiotherapy Clinic
4.50km: painPRO Coal Harbour - Vancouver Downtown

Hospital

2.34km: Sourcepoint Shiatsu & Stress Management Centre
4.37km: CBI Care Point Medical Centres

Doctor

3.83km: Primacy - Pacific Medical Clinic
3.97km: Seymour Health Centre

Pharmacy

2.62km: Macdonald's Prescriptions Ltd.
3.26km: Rexall
3.76km: Shoppers Drug Mart
4.40km: Shoppers Drug Mart

