	Pre	esented by:				
	Tom Royal LePage Phone	Hassan Sussex - Tom H : 604-809-9777	assan			Legit (av ate al fle var) Legit (av ate al fle var) Constructions (cd. 1993/97) Constructions (cd. 1993/97) Constructions
		ww.tomhassan.co ssan@gmail.com	n			
Active R2865410	5215 H Wes	KEITH ROAD st Vancouver	•		Residential \$3,688,	Detached 000 (LP)
Board: V House with Acreage		Caulfeild /7W 2M9				(SP) M
	Sold Date:		If new, GST/HST	inc?:	Original Price:	\$3.688.000
	Meas. Type:	Feet	Bedrooms:	3	Approx. Year B	
	Frontage(feet)	:	Bathrooms:	2	Age:	64
	Frontage(metr	es):	Full Baths:	2	Zoning:	SFD
	Depth / Size:		Half Baths:	0	Gross Taxes:	\$6,785.8
		.): 19,071.00	Rear Yard Exp: N		For Tax Year:	2023
	Lot Area (acre	s): 0.44	P.I.D.: 009-	568-921	Tax Inc. Utilitie	
	Flood Plain: View:	Voc I Donor	amic Water Island \	liowe	Tour: Virtual	IOUR UKL
		liv: Lower Caul		lews		
	First Nation Re					
	Services Connec		y, Natural Gas, Sanita	• •		
	Sewer Type:	City/Municipal	Water Supply:		•	
ityle of Home: Rancher/Bungalow Construction: Frame - Wood		Total Parking: 4 Parking: Carpor	Covered Parking: 2	Parking	Access: Front	
xterior: Wood		Driveway Finish:				
oundation: Concrete Perimeter		Dist. to Public Tra		Dist.	to School Bus:	
enovations: Completely	Reno, Year: 2012	Title to Land: I Property Disc.: Y	reehold NonStrata		Land Lease Ex	piry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Rain Screen:	Fixtures Leased:				
Fireplace Fuel: Wood	Metered Water: Yes	-				
Fuel/Heating: Forced Air, Natural Gas Dutdoor Area: Patio(s), Sundeck(s)	R.I. Plumbing:	Fixtures Rmvd: I	NO :			
Type of Roof: Wood						
		Floor Finish:	Wall/Wall/Mixed			
Legal: VAP 10113, LOT 21, BLOCK K, LD 890, LD	36	Floor Finish:	Wall/Wall/Mixed			
	36	Floor Finish:	Wall/Wall/Mixed			
egal: VAP 10113, LOT 21, BLOCK K, LD 890, LD	36	Floor Finish:	Nall/Wall/Mixed			
Legal: VAP 10113, LOT 21, BLOCK K, LD 890, LD Amenities: Site Influences: Cul-de-Sac, Golf Course N		Yard, Recreation	Nearby			
Amenities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh	earby, Marina Nearby, Private	Yard, Recreation	Nearby		Dimensions	Bathrooms
egal: VAP 10113, LOT 21, BLOCK K, LD 890, LD menities: Site Influences: Cul-de-Sac, Golf Course N eatures: Air Conditioning, ClthWsh inished Floor (Main): 1,806 inished Floor (Above): 0	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Floor Type Main Foyer	Yard, Recreation Window Coverin Dimensions 10'3 x6'	Nearby gs Floor Type		x	Floor #
Amenities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,806 Finished Floor (Above): 0 Finished Floor (Abve): 0	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Floor Type Main Foyer Main Living Room	Yard, Recreation Window Coverin Dimensions 10'3 x6' 19'1 x16'10	Nearby gs Floor Type		x x	Floor # Main
egal: VAP 10113, LOT 21, BLOCK K, LD 890, LD menities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,806 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Floor Type Main Foyer Main Living Room Main Dining Room Main Kitchen	Yard, Recreation Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1	Nearby gs Floor Type		x x x x	Floor #
Amenities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,806 Finished Floor (Above): 0 Finished Floor (Abve): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Floor Type Main Foyer Main Living Room Main Dining Room Main Kitchen Main Primary Bedroon	Yard, Recreation Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1 n 14'5 x12'1	Nearby gs Floor Type		x x x x x	Floor # Main
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Amenities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,806 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,806 sq. ft. Jnfinished Floor: 0	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Main Foyer Main Living Room Main Dining Room Main Sitchen Main Primary Bedroom Main Bedroom Main Bedroom Main Bedroom	Yard, Recreation /Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1 n 14'5 x12'1 10'11 x8'6 13'5 x8'6 10'2 x6'4	Nearby gs Floor Type		x x x x x x x x	Floor # Main
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egal: VAP 10113, LOT 21, BLOCK K, LD 890, LD menities: ite Influences: Cul-de-Sac, Golf Course N inished Floor (Main): inished Floor (Main): inished Floor (Above): inished Floor (AbovMain2): inished Floor (AbovMain2): inished Floor (Below): inished Floor (Basement): Jnfinished Floor: Grand Total: inished Floor: Grand Total: it Area (Det'd 2nd Res): sasement:None Crawl/Bsmt. Height: # of Levels: 1	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Main Foyer Main Living Room Main Dining Room Main Kitchen Main Primary Bedroom Main Bedroom Main Bedroom Main Office Main Utility Manuf Type:	Yard, Recreation Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1 10'11 x8'6 13'5 x8'6 10'2 x6'4 9' x4' x x x x x x x x x	Nearby gs Floor Type in MHR?: P		x x x x x x x x x x x x x x	Floor # Main
Amenities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,806 Finished Floor (Above): 0 Finished Floor (AbovMain2): 0 Finished Floor (Basement): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,806 sq. ft. Jnfinished Floor: 0 Grand Total: 0 Fir Area (Det'd 2nd Res): sq. ft. Suite: Basement: None Crawl/Bsmt. Height: # of Levels: 1 # of Kitchens: 1 # of Rooms: 9	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Main Foyer Main Living Room Main Dining Room Main Kitchen Main Primary Bedroom Main Bedroom Main Bedroom Main Office Main Utility Manuf Type: MHR#: ByLaw Restrictions:	Yard, Recreation Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1 10'11 x8'6 13'5 x8'6 10'2 x6'4 9' x4' x x x x x x x x x	Nearby gs Floor Type in MHR?: P		x x x x x x x x x x x x x x	Floor # Main
Amenities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,806 Finished Floor (Main): 0 Finished Floor (Balow): 0 Finished Floor (Below): 0 Finished Floor (Total): 1,806 sq. ft. Jnfinished Floor: 0 Grand Total: 1,806 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: 3asement: None Crawl/Bsmt. Height: # of Levels: 1 # of Kitchens: 1 # of Rooms: 9 Listing Broker(s): Royal LePage Sussex - T	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Main Foyer Main Living Room Main Dining Room Main Primary Bedroom Main Bedroom Main Bedroom Main Office Main Office Main Utility Manuf Type: MHR#: ByLaw Restrictions:	Yard, Recreation Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1 n 14'5 x12'1 10'11 x8'6 10'2 x6'4 9' x4' x x x Registered CSA/BCE:	Nearby gs Floor Type in MHR?: P. M	aint. Fee:	X X X X X X X X X X	Floor # Main Main
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initial condition in the section of the section is the sectin the sectin the sectin the section is the sectin the section is	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Main Foyer Main Living Room Main Dining Room Main Nitchen Main Primary Bedroom Main Bedroom Main Bedroom Main Bedroom Main Office Manuf Type: MHR#: ByLaw Restrictions: Tom Hassan Dramic Ocean Views! One of We ving room that floats like an isl ntly enough to add onto or to	Yard, Recreation 'Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1 n 14'5 x12'1 10'11 x8'6 13'5 x8'6 10'2 x6'4 9' x4' x x Registered CSA/BCE: est Van's most st and into the com	Nearby gs Floor Type in MHR?: P. M riking Westcoast Mo imanding ocean and owners have treasur	aint. Fee: dern reside island view ed this imr	x x x x x x x x x x x x x x x x x x x	Floor # Main Main e one of a kind a rare nearly ind completed
Amenities: Site Influences: Cul-de-Sac, Golf Course N Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,806 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,806 sq. ft. Unfinished Floor: 0 Grand Total: 1,806 sq. ft. Suite: Basement:None Crawl/Bsmt. Height: # of Levels: 1	earby, Marina Nearby, Private /Dryr/Frdg/Stve/DW, Drapes/ Main Foyer Main Living Room Main Dining Room Main Primary Bedroom Main Bedroom Main Bedroom Main Office Main Office Main Utility Manuf Type: MHR#: ByLaw Restrictions: Tom Hassan	Yard, Recreation 'Window Coverin Dimensions 10'3 x6' 19'1 x16'10 15'5 x15'7 11'8 x9'1 n 14'5 x12'1 10'11 x8'6 13'5 x8'6 10'2 x6'4 9' x4' x x Registered CSA/BCE: est Van's most st and into the cord develop. Current architecture and	Nearby gs Floor Type in MHR?: P. M riking Westcoast Mo owners have treasur modernized it with	aint. Fee: dern reside island view ed this imr designer ki	x x x x x x x x x x x x x x x x x x x	Floor # Main Main e one of a kind a rare nearly and completec ns, cedar deck

RED Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.