

MLS® NUMBER

IN REFERENCE TO THE MULTIPLE LISTING CONTRACT DATED <u>4th</u> OF <u>January</u> yr. <u>2026</u> FOR THE SALE OF PROPERTY LOCATED AT			
065 ADDRESS <u>1361 Lawson Avenue V7T 2E6</u>	066 CITY/TOWN <u>West Vancouver</u>		
UNIT NO. _____ HOUSE NO. _____ STREET NAME _____ STREET TYPE _____ STREET DIRECTION _____			
080 AREA REQUIRED for 'Upload Listing'	084 SUB-AREA/COMMUNITY REQUIRED for 'Upload Listing'		
100 DESIGNATED AGENT <u>Wendy Tian PREC* / Luxmore Realty</u>	102 USER ID <u>V60322</u>		
106 DESIGNATED AGENT	108 USER ID		
112 DESIGNATED AGENT	114 USER ID		
<div style="float: right; text-align: right;"> <input type="checkbox"/> BLACK BOXES are required <input type="checkbox"/> BLACK OVALS are required where applicable <input type="checkbox"/> WHITE BOXES are optional <small>*Please ensure that you are familiar with the incomplete listings policy*</small> </div>			
118 SHOWINGS / APPOINTMENTS <input type="checkbox"/> NONE Keybox, Appt. Not Req'd <input type="checkbox"/> PHLR Phone L.R. First <input type="checkbox"/> PHSE Phone Seller First <input type="checkbox"/> PHTE Phone Tenant First <input type="checkbox"/> PHOT Phone Other <input checked="" type="checkbox"/> TOUCH Touchbase <input type="checkbox"/> SHOW Showing Time (BCNREB Members only)	120 APPOINTMENT PHONE NUMBER (One Only) <u>604-375-6030</u> 122 FOR APPOINTMENT CALL (Name) <u>Wendy Tian</u>		
124 PHOTO - ONE PHOTO IS REQUIRED OR THE LISTING WILL BE CONSIDERED INCOMPLETE. PHOTOS CAN BE UPLOADED THROUGH PARAGON.			
126 DWELLING CLASSIFICATION (One Only) <input checked="" type="checkbox"/> DETD Detached <input type="checkbox"/> ATTD Attached <input type="checkbox"/> MULTF Multifamily (Max. 4 Units)			
128 TYPE OF DWELLING (One Only)			
DETACHED OPTIONS: <input checked="" type="checkbox"/> HOUSE House/Single Family <input type="checkbox"/> HACR House with Acreage <input type="checkbox"/> TWNHS Townhouse <input type="checkbox"/> MANUF Manufactured <input type="checkbox"/> MNFLD Manufactured w/Land <input type="checkbox"/> RECRE Recreational <input type="checkbox"/> OTHER Other	ATTACHED OPTIONS: <input type="checkbox"/> APTU Apartment/Condo <input type="checkbox"/> DUPXH 1/2 Duplex <input type="checkbox"/> RECRE Recreational <input type="checkbox"/> TWNHS Townhouse <input type="checkbox"/> ROWHS Row House (non-strata) <input type="checkbox"/> OTHER Other	MULTIFAMILY OPTIONS: <input type="checkbox"/> DUPLX Duplex <input type="checkbox"/> 3PLEX Tri-Plex <input type="checkbox"/> 4PLEX Four-Plex <input type="checkbox"/> RECRE Recreational <input type="checkbox"/> OTHER Other	
130 STYLE OF HOME (Max. Two)			
<input type="checkbox"/> BSMNT Basement Entry <input type="checkbox"/> SPLIT Split Entry <input type="checkbox"/> 1ST 1 Storey <input type="checkbox"/> 1ST+ 1 1/2 Storey <input type="checkbox"/> 2ST 2 Storey <input type="checkbox"/> 2STREV Reverse 2 Storey <input type="checkbox"/> 2STREB Reverse 2 Storey w/Bsmt	<input checked="" type="checkbox"/> 2BSMT 2 Storey w/Bsmt <input type="checkbox"/> 3ST 3 Storey <input type="checkbox"/> 3BSMT 3 Storey w/Bsmt <input type="checkbox"/> RANBG Ranch/Bungalow <input type="checkbox"/> RBBMT Rancher/Bungalow w/Bsmt <input type="checkbox"/> RBLFT Rancher/Bung w/Loft <input type="checkbox"/> 3LEV 3 Level Split <input type="checkbox"/> 4LEV 4 Level Split	<input type="checkbox"/> 5LEV 5 Plus Level <input type="checkbox"/> CABIN Cabin <input type="checkbox"/> LANE Laneway House <input type="checkbox"/> CARRI Carriage/Coach House <input type="checkbox"/> FLOAT Floating Home <input type="checkbox"/> MANUF Manufactured/Mobile <input type="checkbox"/> CORNU Corner Unit <input type="checkbox"/> EUNIT End Unit	<input type="checkbox"/> GUNIT Ground Level Unit <input type="checkbox"/> IUNIT Inside Unit <input type="checkbox"/> UUNIT Upper Unit <input type="checkbox"/> BACH Bachelor/Studio <input type="checkbox"/> LWST Live/Work Studio <input type="checkbox"/> LFTWC Loft/Warehouse Conv. <input type="checkbox"/> OTHER Other <input type="checkbox"/> PENT Penthouse
132 TITLE TO LAND (One Only) For Strata/Leasehold, see page 6 for additional required fields			
<input checked="" type="checkbox"/> FHNST Freehold Non-Strata <input type="checkbox"/> FHST Freehold Strata <input type="checkbox"/> FIRST First Nations Lease	<input type="checkbox"/> LPNS Leasehold Prepaid - Non-Strata <input type="checkbox"/> LNPNS Leasehold Not Prepaid - Non-Strata	<input type="checkbox"/> LPS Leasehold Prepaid-Strata <input type="checkbox"/> LNPS Leasehold Not Prepaid-Strata <input type="checkbox"/> SHCOP Shares in Co-operative	<input type="checkbox"/> TSHAR Time Share <input type="checkbox"/> UNINT Undivided Interest <input type="checkbox"/> VACOW Vacation Ownership <input type="checkbox"/> OTHER Other
134 LAND LEASE EXPIRY YEAR <i>Indicate 4-digit year</i> <input type="text"/>	136 SELLER'S INTEREST (Max. Two) <input checked="" type="checkbox"/> REGOW Registered Owner <input type="checkbox"/> POA Power of Attorney	<input type="checkbox"/> COMM Committee/Trustee <input type="checkbox"/> CRTSL Court Ordered Sale <input type="checkbox"/> ESTAT Estate Sale	<input type="checkbox"/> CONT Contractual Interest <input type="checkbox"/> OPTIO Option <input type="checkbox"/> ASCON Assign. of Contract
138 OCCUPANCY (Max. Two) <input checked="" type="checkbox"/> OWNER Owner <input type="checkbox"/> TENNT Tenant <input type="checkbox"/> UCONS Under Construction <input type="checkbox"/> VACNT Vacant			
140 PROPERTY DISCLOSURE STATEMENT COMPLETED? (All Properties) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If NO - EXPLAIN _____			
142 APPROX. YEAR BUILT <i>Indicate 4-digit year Enter 9999 if unknown</i> <input type="text" value="2005"/>	144 AGE TYPE (If NE or UC Complete #146 GST) <input type="checkbox"/> OT <input type="checkbox"/> NE <input type="checkbox"/> UC (Under Construction)	146 IF APPLICABLE, IS GST INCLUDED IN PRICE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
148 APPROX. YEAR OF RENOVATIONS OR ADDITIONS <i>Indicate 4-digit year Enter 9999 if unknown</i> <input type="text"/>	150 RENOVATIONS (Max. Two) <input type="checkbox"/> ADDIT Addition <input type="checkbox"/> COMPL Completely <input type="checkbox"/> PART Partly	<input type="checkbox"/> RAISD Raised <input type="checkbox"/> SR Substantially Rebuilt <input type="checkbox"/> OTHER Other	
152 SUITE(S) (Max. Two) (Mandatory for BCNREB Area) <input type="checkbox"/> LEGAL Legal Suite(s)		<input type="checkbox"/> LICEN Licensed Suite(s) <input type="checkbox"/> NONE None <input checked="" type="checkbox"/> UNAUT Unauthorized Suite(s) <input type="checkbox"/> OTHER Other	
154 BASEMENT AREA (Max. Three) <input type="checkbox"/> CRAWL Crawl <input type="checkbox"/> FULL Full		<input type="checkbox"/> NONE None <input type="checkbox"/> PART Part <input checked="" type="checkbox"/> FFIN Fully Finished <input type="checkbox"/> PFIN Partly Finished <input type="checkbox"/> SENT Separate Entry <input type="checkbox"/> UNFIN Unfinished	

065 ADDRESS			
1361		Lawson Avenue	
		V7T 2E6	
156	Basement Crawl Height _____ (ft. in.)	158	Basement Full Height _____ (ft. in.)
160	Basement Part Height _____ (ft. in.)		
FLOOR AREA - (SQ. FT. ONLY)		PROPERTY SIZE	
162	NO. OF FLOOR LEVELS 3	170	FLOOR AREA FINISHED BASEMENT + _____
164	FLOOR AREA FINISHED MAIN FLOOR + 1416	172	FLOOR AREA FINISHED TOTAL = 3821
166	FLOOR AREA FINISHED ABOVE MAIN + 1133	174	FLOOR AREA UNFINISHED + _____
167	FLOOR AREA FINISHED ABOVE MAIN 2 + _____	176	FLOOR AREA GRAND TOTAL = 3821
168	FLOOR AREA FINISHED BELOW MAIN + 1272		
177 FLOOR AREA - DETACHED 2ND RESIDENCE - (SQ.FT. ONLY)		178 CHECK IF FEET <input checked="" type="checkbox"/> OR METRES <input type="checkbox"/>	
(to be used for Laneway homes, Coachhouses, additional detached home on property)		180 FRONTAGE - FEET 50.00	
		181 FRONTAGE - METRES _____	
		182 DEPTH _____ <i>Provide info as a decimal, not a fraction.</i>	
		(Select One)	
		184 LOT SIZE: 6100.00 (Sq.Ft.)	
		OR	
		186 LOT SIZE: _____ (Acres)	
		<i>Provide info as a decimal, not a fraction.</i>	
200 SERVICES CONNECTED (Max. Six)			
<input type="checkbox"/> COMM Community	<input type="checkbox"/> LAGN Lagoon	<input type="checkbox"/> NONE None	<input type="checkbox"/> SEPTI Septic
<input checked="" type="checkbox"/> ELEC Electricity	<input checked="" type="checkbox"/> NGAS Natural Gas	<input checked="" type="checkbox"/> SASEW Sanitary Sewer	<input type="checkbox"/> UNKNW Unknown
		<input type="checkbox"/> STSEW Storm Sewer	<input checked="" type="checkbox"/> WATER Water
201 SEWER TYPE			
<input checked="" type="checkbox"/> MUNIC City/Municipal	<input type="checkbox"/> HTNK Holding Tank	<input type="checkbox"/> SASEW Sanitation	<input type="checkbox"/> OTHER Other
<input type="checkbox"/> COMM Community	<input type="checkbox"/> LAGN Lagoon	<input type="checkbox"/> SEPTI Septic	<input type="checkbox"/> NONE None
202 WATER SUPPLY (Max. Two)			203 METERED WATER
<input type="checkbox"/> CISTN Cistern	<input type="checkbox"/> NONE None	<input type="checkbox"/> DWELL Well - Drilled	<input type="checkbox"/> YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> MUNIC City/Municipal	<input type="checkbox"/> OLIC Other-Licensed	<input type="checkbox"/> SWELL Well - Shallow	
<input type="checkbox"/> COMMU Community	<input type="checkbox"/> SANDP Sandpoint	<input type="checkbox"/> OTHER Other	
204 GROSS TAXES	206 FOR TAX YEAR	208 TAX INCLUDES UTILITIES	210 FLOOD PLAIN (Mandatory for CADREB Area)
= \$10459.35	2024	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> EXEMPT
ADDITIONAL CHARGES NOT INCLUDED IN TAXES			222 ZONING (Municipal Abbreviation)
212 Garbage \$ _____	216 Dyking \$ _____	RS-5	
214 Water \$ _____	218 Sewer \$ _____		
	220 Other \$ _____		
224 COMPLEX/SUBDIVISION NAME		226 DIRECTIONAL EXPOSURE REAR YARD (DETACHED ONLY)	
		<input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW	
228 CONSTRUCTION (Max. Three)			
<input type="checkbox"/> BRICK Brick	<input type="checkbox"/> CONCR Concrete	<input type="checkbox"/> METAL Frame - Metal	<input type="checkbox"/> MANUF Manufactured/Mobile
<input type="checkbox"/> CONBK Concrete Block	<input type="checkbox"/> CONFM Concrete Frame	<input checked="" type="checkbox"/> WOOD Frame - Wood	<input type="checkbox"/> PRFAB Modular/Prefab.
		<input type="checkbox"/> LOG Log	<input type="checkbox"/> OTHER Other
230 FOUNDATION (Max. Two) If Other, complete #231 FOUNDATION SPECIFY			
<input type="checkbox"/> CONBK Concrete Block	<input checked="" type="checkbox"/> CONCP Concrete Perimeter	<input type="checkbox"/> NONE None	<input type="checkbox"/> SLAB Concrete Slab
		<input type="checkbox"/> PRSWD Preserved Wood	<input type="checkbox"/> OTHER Other
231 FOUNDATION SPECIFY - If answer is OTHER - SPECIFY			
232 EXTERIOR FINISH (Max. Three)			
<input type="checkbox"/> ALUM Aluminum	<input type="checkbox"/> GLASS Glass	<input type="checkbox"/> METAL Metal	<input type="checkbox"/> STUC Stucco
<input type="checkbox"/> BRICK Brick	<input type="checkbox"/> HARDI Fibre Cement Board	<input type="checkbox"/> MIXED Mixed	<input type="checkbox"/> VINYL Vinyl
<input type="checkbox"/> CONCR Concrete	<input type="checkbox"/> LOG Log	<input type="checkbox"/> STONE Stone	<input type="checkbox"/> WOOD Wood
			<input checked="" type="checkbox"/> OTHER Other
234 RAIN SCREEN (Built-in drain cavity between the outer cladding and the building paper that allows water to escape.)			
<input type="checkbox"/> FULL	<input type="checkbox"/> PARTIAL	<input type="checkbox"/> NO	
236 ROOF (Max. Three)			
<input type="checkbox"/> ASPH Asphalt	<input type="checkbox"/> METAL Metal	<input type="checkbox"/> TCOM Tile - Composite	<input type="checkbox"/> TORCH Torch On
<input type="checkbox"/> FIBRE Fibreglass	<input type="checkbox"/> TGVV Tar & Gravel	<input type="checkbox"/> TCON Tile - Concrete	<input checked="" type="checkbox"/> WOOD Wood
			<input type="checkbox"/> OTHER Other
238 PARKING (Max. Three)			
<input type="checkbox"/> ADDIT Additional Parking Avail.	<input checked="" type="checkbox"/> DGCP Detached Grge/Carport	<input type="checkbox"/> GAR3 Garage, Triple	<input type="checkbox"/> OPEN Open
<input type="checkbox"/> CPG Carport & Garage	<input type="checkbox"/> GAR2 Garage, Double	<input type="checkbox"/> GARB Garage, Under Building	<input type="checkbox"/> RV RV Parking Avail.
<input type="checkbox"/> CPM Carport, Multiple	<input type="checkbox"/> GAR2T Garage/Double Tandem	<input type="checkbox"/> GARU Garage, Underground	<input type="checkbox"/> TAN Tandem Parking
<input type="checkbox"/> CPS Carport, Single	<input type="checkbox"/> GAR1 Garage, Single	<input type="checkbox"/> NONE None	<input type="checkbox"/> VISIT Visitor Parking
			<input type="checkbox"/> OTHER Other
240 PARKING PLACES COVERED	242 PARKING PLACES TOTAL	244 PARKING ACCESS (Max. Two)	
2	2	<input type="checkbox"/> FRONT Front	<input type="checkbox"/> REAR Rear
(Indicate # of spaces for vehicles)	(Indicate # of spaces for vehicles)	<input type="checkbox"/> LANE Lane	<input type="checkbox"/> SIDE Side
		246 GARAGE SIZE	
		_____ X _____	
		247 GARAGE DOOR HEIGHT	

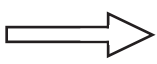
248 DRIVEWAY FINISH (Max. Two)			
<input type="checkbox"/> AGGRT Aggregate	<input type="checkbox"/> CNCRT Concrete	<input type="checkbox"/> PAVST Paving Stone	<input type="checkbox"/> OTHER Other
<input type="checkbox"/> ASPHT Asphalt	<input type="checkbox"/> GRAVL Gravel		

065 ADDRESS		
1361	Lawson Avenue	V7T 2E6
250 DISTANCE TO PUBLIC / RAPID TRANSPORTATION		252 DISTANCE TO SCHOOL / SCHOOL BUS
Close		Close
254 SITE INFLUENCES (Max. Six)		
<input type="checkbox"/> ADULT Adult Oriented	<input type="checkbox"/> GATED Gated Complex	<input type="checkbox"/> LANE Lane Access
<input type="checkbox"/> CLEAR Cleared	<input type="checkbox"/> GCDEV Golf Course Dev.	<input type="checkbox"/> MARIN Marina Nearby
<input checked="" type="checkbox"/> CENTR Central Location	<input type="checkbox"/> GCNR Golf Course Nearby	<input type="checkbox"/> PVRD Paved Road
<input type="checkbox"/> CULD Cul-de-sac	<input type="checkbox"/> GVRD Gravel Road	<input type="checkbox"/> PRSET Private Setting
	<input type="checkbox"/> GREEN Greenbelt	<input type="checkbox"/> PRVYD Private Yard
		<input checked="" type="checkbox"/> RECNR Recreation Nearby
		<input type="checkbox"/> RETCO Retirement Community
		<input type="checkbox"/> RURAL Rural Setting
		<input checked="" type="checkbox"/> SHPNR Shopping Nearby
		<input type="checkbox"/> SKINR Ski Hill Nearby
		<input type="checkbox"/> TREED Treed
		<input type="checkbox"/> WATFP Waterfront Property
256 VIEW (Displays on Board Reports)		258 VIEW SPECIFY - If answer is YES - SPECIFY (Displays on Board Reports)
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Water view
259 VIEW - realtor.ca (Max. Three)		
<input type="checkbox"/> CITY City	<input type="checkbox"/> MTN Mountain	<input type="checkbox"/> PANOR Panoramic
<input type="checkbox"/> LAKE Lake	<input type="checkbox"/> OCEAN Ocean	<input type="checkbox"/> RAVIN Ravine
		<input type="checkbox"/> RIVER River
		<input type="checkbox"/> VALLEY Valley
		<input type="checkbox"/> VIEW View
		<input checked="" type="checkbox"/> WATER Water
260 OUTDOOR AREA (Max. Three)		
<input type="checkbox"/> BALC Balcony(s)	<input type="checkbox"/> FENYD Fenced Yard	<input type="checkbox"/> PADK Patio(s) & Deck(s)
<input type="checkbox"/> BPD Balcony(s)/Patio(s)/Deck(s)	<input checked="" type="checkbox"/> PATIO Patio(s)	<input checked="" type="checkbox"/> SUNDK Sundeck(s)
		<input type="checkbox"/> NONE None
262 FUEL/HEATING (Max. Three)		
<input type="checkbox"/> BSBRD Baseboard	<input type="checkbox"/> GEOTH Geothermal	<input checked="" type="checkbox"/> RADI Radiant
<input type="checkbox"/> ELEC Electric	<input type="checkbox"/> HPUMP Heat Pump	<input type="checkbox"/> MIXED Mixed
<input type="checkbox"/> FAIR Forced Air	<input type="checkbox"/> HOTWA Hot Water	<input checked="" type="checkbox"/> NGAS Natural Gas
	<input type="checkbox"/> PELLE Pellet	<input type="checkbox"/> OIL Oil
		<input type="checkbox"/> PGAS Propane Gas
		<input type="checkbox"/> SOLAR Solar
		<input type="checkbox"/> WOOD Wood
		<input type="checkbox"/> OTHER Other
FIREPLACES		268 FIREPLACES FUELED BY: (Max. Three) Mandatory if # of fireplaces = 1 or more
264 No. of Finished Fireplaces	266 No. of Roughed in Fireplaces	<input type="checkbox"/> NONE None
2		<input type="checkbox"/> PELLE Pellet
		<input type="checkbox"/> WOOD Wood
		<input type="checkbox"/> OTHER Other
	<input checked="" type="checkbox"/> NGAS Gas - Natural	
	<input type="checkbox"/> PGAS Gas - Propane	
	<input type="checkbox"/> ELEC Electric	
270 ROUGHED IN PLUMBING		
<input type="checkbox"/> YES <input type="checkbox"/> NO		
272 FLOOR FINISH (Max. Four)		
<input type="checkbox"/> CRPT Carpet	<input type="checkbox"/> HDWD Hardwood	<input type="checkbox"/> MIXED Mixed
<input type="checkbox"/> CONC Concrete	<input type="checkbox"/> LAMIN Laminate	<input type="checkbox"/> SOFTW Softwood
		<input type="checkbox"/> TILE Tile
		<input type="checkbox"/> VINYL Vinyl/Lino
		<input type="checkbox"/> CWW Wall/Wall/Mixed
		<input type="checkbox"/> OTHER Other
312 FEATURES INCLUDED(Max. Ten)		
<input type="checkbox"/> AIRCO Air-Conditioning	<input type="checkbox"/> IFIRE Fireplace Insert	<input type="checkbox"/> MICRO Microwave
<input type="checkbox"/> DRYER Clothes Dryer	<input type="checkbox"/> FFIRE Free Standing F/P or Woodstove	<input type="checkbox"/> BIOV Oven - Built In
<input type="checkbox"/> WSHR Clothes Washer	<input type="checkbox"/> FREZR Freezer	<input type="checkbox"/> PNTRY Pantry
<input type="checkbox"/> WHDR Clothes Washer/Dryer	<input type="checkbox"/> GDOP Garage Door Opener	<input type="checkbox"/> RNTOP Range Top
<input checked="" type="checkbox"/> WDFSD Clothes Washer/Dryer/ Fridge/Stove/DW	<input type="checkbox"/> HRV Heat Recov. Vent.	<input type="checkbox"/> FRIDG Refrigerator
<input type="checkbox"/> COMPA Compactor - Garbage	<input type="checkbox"/> HTSPA Hot Tub Spa / Swirlpool	<input type="checkbox"/> SDISH Satellite Dish
<input type="checkbox"/> DSHWR Dishwasher	<input type="checkbox"/> HWDIS Hot Water Dispenser	<input type="checkbox"/> SECRI Security - Roughed In
<input type="checkbox"/> DISPO Disposal - Waste	<input type="checkbox"/> HUMID Humidifier	<input type="checkbox"/> SECSY Security System
<input type="checkbox"/> DRAPE Drapes/Window Cov.	<input type="checkbox"/> ICOM Intercom	<input type="checkbox"/> SMOKE Smoke Alarm
	<input type="checkbox"/> JETUB Jetted Bathtub	<input type="checkbox"/> SPRKF Sprinkler - Fire
		<input type="checkbox"/> SPRKI Sprinkler - Inground
		<input type="checkbox"/> STORE Storage Shed
		<input type="checkbox"/> STOVE Stove
		<input type="checkbox"/> SWPEQ Swimming Pool Equip.
		<input type="checkbox"/> VACBI Vacuum - Built In
		<input type="checkbox"/> VACRI Vacuum - Roughed In
		<input type="checkbox"/> VAULT Vaulted Ceiling
		<input type="checkbox"/> WFILT Water Treatment
		<input type="checkbox"/> WBAR Wet Bar
		<input type="checkbox"/> WNDST Windows - Storm
		<input type="checkbox"/> WNDTH Windows - Thermo
		<input type="checkbox"/> WINE Wine Cooler
		<input type="checkbox"/> OTHER Other - See Remarks
314 FIXTURES TO BE REMOVED?		316 FIXTURES REMOVED SPECIFY - If answer is YES - SPECIFY
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
318 FIXTURES RENTED/LEASED?		320 FIXTURES RENTED/LEASED SPECIFY - If answer is YES - SPECIFY
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
322 OUT BUILDINGS		324
Barn Size _____ X _____		Workshop/Shed Size _____ X _____
		326
		Pool Size _____ X _____
330 AMENITIES (Max. Ten)		
<input type="checkbox"/> NONE None	<input type="checkbox"/> CONCI Concierge	<input type="checkbox"/> ISLA In Suite Laundry
<input type="checkbox"/> AIRCO Air-Cond./Central	<input type="checkbox"/> DAYCR Daycare Centre	<input type="checkbox"/> PLYGD Playground
<input type="checkbox"/> ASSTL Assisted Living	<input type="checkbox"/> ELEV Elevator	<input type="checkbox"/> IPOOL Pool, Indoor
<input type="checkbox"/> BARN Barn	<input type="checkbox"/> EXCTR Exercise Centre	<input type="checkbox"/> OPOOL Pool, Outdoor
<input type="checkbox"/> BKRM Bike Room	<input type="checkbox"/> GRDEN Garden	<input type="checkbox"/> RECRE Recreation Centre
<input type="checkbox"/> CLUBH Club House	<input type="checkbox"/> GRNHS Green House	<input type="checkbox"/> RSTR Restaurant
<input type="checkbox"/> CMEAL Community Meals	<input type="checkbox"/> GSUIT Guest Suite	<input type="checkbox"/> SSTRM Sauna/Steam Room
	<input type="checkbox"/> INDLV Independent Living	<input type="checkbox"/> SHLA Shared Laundry
		<input type="checkbox"/> STORE Storage
		<input type="checkbox"/> SWPHT Swirlpool/Hot Tub
		<input type="checkbox"/> TENN Tennis Court(s)
		<input type="checkbox"/> WHKP Weekly Housekeeping
		<input type="checkbox"/> WHEEL Wheelchair Access
		<input type="checkbox"/> WKATT Workshop Attached
		<input type="checkbox"/> WKDET Workshop Detached

065 ADDRESS 1361 Lawson Avenue V7T 2E6

308 ROOMS

ATTIC Attic	DEN Den	GAMES Games Room	LVGRM Living Room	PATIO Patio	STORE Storage
PBDRM Primary Bedroom	DINRM Dining Room	GREAT Great Room	LOFT Loft	PLYRM Playroom	STUDY Study
BARRM Bar Room	DRESS Dressing Room	GYM Gym	MEDIA Media Room	PORCH Porch (enclosed)	UTIL Utility
BDRM Bedroom	EATAR Eating Area	HOBBY Hobby Room	MUDRM Mud Room	RECRM Recreation Room	WICLO Walk-in Closet
BUTLP Butler's Pantry	FAMRM Family Room	KITCH Kitchen	NOOK Nook	SAUNA Sauna	WINE Wine Room
CLDRM Cold Room	FLEX Flex Room	LAUND Laundry	OFFICE Office	SOLAR Solarium	WOKKT Wok Kitchen
CONSE Conservatory	FOYER Foyer	LIBRY Library	PANTR Pantry	STMRM Steam Room	WKSHP Workshop
					OTHER Other



- FLOOR LEVEL OPTIONS - MAIN, ABOVE, ABOVE 2, BELOW, BSMT
- FOR EACH ROOM - show the FLOOR LEVEL, then show the ROOM TYPE ABBREVIATION immediately to the right of the floor level and show the ROOM SIZE in feet & inches immediately below E.G. 12'7 x 10'3

Main	LVGRM	Main	DINRM	Main	EATAR	Main	KITCH	Main	FAMRM	Main	DEN
14'0	X12'0	13'0	X12'0	8'0	X8'0	20'0	X14'0	15'0	X13'0	10'0	X9'0

Main	LAUND										
9'0	X6'0		X		X		X		X		X

Above	PBDRM	Above	BDRM	Above	BDRM	Above	BDRM				
18'0	X15'0	15'0	X9'0	12'0	X12'0	11'0	X10'0		X		X

Below	RECRM	Below	LVGRM	Below	KITCH	Below	BDRM	Below	BDRM		
21'0	X15'0	13'0	X12'0	9'0	X7'0	13'0	X11'0	11'0	X10'0		X

	X		X		X		X		X		X

	X		X		X		X		X		X

310 BATHROOMS

For each bathroom enter:
 - floor level
 - # of pieces
 - if ensuite
 YES or NO

FLOOR	PCS	ENSUITE	FLOOR	PCS	ENSUITE	FLOOR	PCS	ENSUITE	FLOOR	PCS	ENSUITE
<input checked="" type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN		
<input type="checkbox"/> ABOVE			<input checked="" type="checkbox"/> ABOVE			<input checked="" type="checkbox"/> ABOVE			<input checked="" type="checkbox"/> ABOVE		
<input type="checkbox"/> ABOVE 2	2	YES / NO	<input type="checkbox"/> ABOVE 2	5	YES / NO	<input type="checkbox"/> ABOVE 2	4	YES / NO	<input type="checkbox"/> ABOVE 2	4	YES / NO
<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		YES	<input type="checkbox"/> BELOW		YES	<input type="checkbox"/> BELOW		YES
<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT		
<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN		
<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE		
<input type="checkbox"/> ABOVE 2	4	YES / NO	<input type="checkbox"/> ABOVE 2	4	YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO
<input checked="" type="checkbox"/> BELOW		YES	<input checked="" type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO
<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT		
<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN		
<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE		
<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO
<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO
<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT		

065	ADDRESS	1361 Lawson Avenue	V7T 2E6
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998 REALTOR® REMARKS: A maximum of 500 characters (including spaces) is available. **PLEASE PRINT.**
All dates and measurements are approximate. Buyer(s) or buyer's agent to verify if important.
Please be noted, the listing agent is with a team. All offers should come with a signed team disclosure.
Appointment please call Wendy 604-375-6030. Text or touchbase for quicker response.

999 PUBLIC REMARKS: A maximum of 800 characters (including spaces) is available for public remarks. The Multiple Listing Service® reserves the right to abbreviate or condense this as it deems necessary should the content exceed the allowable space. **These remarks will appear on www.realtor.ca and realtylink.org unless Internet remarks are completed. PLEASE PRINT.**

Nestled on one of Ambleside's finest streets, this custom 6-bedroom residence offers the perfect blend of elegance, family living, and walkable convenience. Step inside to a sun-filled open layout, where an oversized gourmet kitchen flows into the family room and out through French doors to a Trex deck overlooking a private garden oasis. Formal living and dining rooms with coffered ceilings set the stage for entertaining, while a home office and open staircase add sophistication. Upstairs, four ensuited bedrooms create an ideal family plan, highlighted by a master retreat with ocean-view deck and spa-inspired bath. The lower level provides flexibility with a recreation room and 2-bedroom suite with its own entrance. With Hardie board exterior, gated entry, and top schools.

INTERNET AND OPEN HOUSE REMARKS PLEASE USE THE ADDENDUM DATA INPUT FORM FOUND ON WEBForms®

INTERNET PUBLIC ADVERTISING

<p>400 Publish listing on Internet</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>402 Display Address on Internet</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
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<p>404 VIRTUAL TOUR URL</p>	<p>406 PROPERTY BROCHURE URL</p>
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<p>412 TOUR (Agents Open)</p> <p>DATE: _____ mm / dd / yyyy</p> <p>START TIME: _____ END TME: _____</p> <p>REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>TOUR (Agents Open)</p> <p>DATE: _____ mm / dd / yyyy</p> <p>START TIME: _____ END TME: _____</p> <p>REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
--	--

<p>414 OPEN (Public Open House)</p> <p>DATE: _____ mm / dd / yyyy</p> <p>START TIME: _____ END TME: _____</p> <p>REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>OPEN (Public Open House)</p> <p>DATE: _____ mm / dd / yyyy</p> <p>START TIME: _____ END TME: _____</p> <p>REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
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065 ADDRESS 1361 Lawson Avenue **V7T 2E6**

STRATA/LEASEHOLD PROPERTIES

500 UNITS IN DEVELOPMENT <i>(Insert No. of Units if there is more than One Strata Plan)</i> # _____	502 TOTAL UNITS IN STRATA PLAN <i>(Insert No. of Units)</i> # _____	504 MAINTENANCE FEE <i>(Insert Monthly Amount)</i> \$ _____	506 STOREYS IN BUILDING <i>(Insert No. of Storeys)</i> # _____
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508 MANAGEMENT CO'S NAME	510 MANAGEMENT CO'S PHONE#	516 LOCKER <input type="checkbox"/> YES <input type="checkbox"/> NO	520 IS THE COUNCIL OR PARK APPROVAL REQUIRED FOR PURCHASE? <input type="checkbox"/> YES <input type="checkbox"/> NO
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522 CHECK ALL ITEMS THE MONTHLY MAINTENANCE FEE INCLUDES:

<input type="checkbox"/> CBSAT Cable/Satellite	<input type="checkbox"/> GBGPU Garbage Pickup	<input type="checkbox"/> HOTW Hot Water	<input type="checkbox"/> SEWER Sewer
<input type="checkbox"/> CRTKR Caretaker	<input type="checkbox"/> GAS Gas	<input type="checkbox"/> MGMT Management	<input type="checkbox"/> SNOW Snow Removal
<input type="checkbox"/> ELEC Electricity	<input type="checkbox"/> GEOTH Geothermal	<input type="checkbox"/> RECFA Recreation Facility	<input type="checkbox"/> TAXES Taxes
<input type="checkbox"/> GRDEN Gardening	<input type="checkbox"/> HEAT Heat	<input type="checkbox"/> RVPK RV Parking	<input type="checkbox"/> WATER Water
			<input type="checkbox"/> OTHER Other

524 BYLAW RESTRICTIONS (Max. Four)

<input type="checkbox"/> AGER Age Restrictions	<input type="checkbox"/> PETY Pets Allowed	<input type="checkbox"/> RENN Rentals Not Allowed	<input type="checkbox"/> RENTR Rent. Allowed with Restrictions
<input type="checkbox"/> PETN Pets Not Allowed	<input type="checkbox"/> PETR Pets Allowed with Restrictions	<input type="checkbox"/> RENV Rentals Allowed	<input type="checkbox"/> SMKG Smoking Restrictions
			<input type="checkbox"/> NO No Restrictions

526 RESTRICTED AGE - If #524 is Age Restrictions, then field #526 must be completed.

19+ 30+ 35+ 45+ 55+ 65+ OTHER

If #524 is Pets Allowed or Pets Allowed with Restrictions, then field #528, 530, & 532 must be completed.

528 CATS YES NO **530 DOGS** YES NO **532 # OF PETS** 1 2 No Restrictions

If #524 is Rentals Allowed or Rent. Allowed with Restrictions, then field #534, 535, 537 & 539 must be completed.

534 # OR % OF RENTALS ALLOWED *(insert number and also complete #535)* _____

535 # OR % *(Check one)*
 # _____ NO
 % _____ YES - if answer is YES Complete - Term Details

537 SHORT TERM (<1 YR) RENTAL/LEASE ALLOWED?
 NO
 YES - if answer is YES Complete - Term Details

539 TERM DETAILS _____

536 DIRECTIONAL EXPOSURE - (STRATA)

Faces: N S E W NE NW SE SW

MANUFACTURED HOMES/MODULAR HOMES/PARK MODEL HOMES

561 MANUF TYPE (One Only)

SINGLE Single Wide DOUBLE Double Wide TRIPLE Triple Wide PARK Park Model

562 REGISTERED IN MANUFACTURED HOME REGISTRY? <input type="checkbox"/> YES <input type="checkbox"/> NO If Yes, MHR # _____	564 CSA/BC ELECTRICAL NO. # _____	566 PAD RENTAL \$ _____
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TO BE COMPLETED FOR MULTI-FAMILY REVENUE PROPERTIES ONLY (UP TO 4 UNITS)

538 FIRE SPRINKLER SYSTEM? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PARTIAL	NUMBER OF UNITS (as applicable)
540 ARE THERE ANY OUTSTANDING FIRE ORDERS OR BYLAW INFRACTIONS, WHICH HAVE BEEN DISCLOSED BY THE SELLER(S)? <input type="checkbox"/> YES <input type="checkbox"/> NO	544 Bach./Studio units _____
542 SMOKE DETECTORS? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PARTIAL	546 1-bedrm units _____
	548 2-bedrm units _____
	550 3-bedrm units _____
	552 Other units _____
	554 INCOME AS AT (Date) _____
	556 = _____/annum
	558 LESS OPERATING EXPENSES _____
	560 = NET OPERATING INCOME _____

ADDRESS: 1361 Lawson Avenue V7T 2E6

This additional page/fields are only used for the electronic Upload Listing process and are not part of the original Data Input Form.

This information has been captured from the Multiple Listing Contract in the Transaction

OWNER NAME(S): **PAN, KAIYI**LISTING DATE: 01 04 2026
MONTH DAY YEAREXPIRY DATE: 03 31 2026
MONTH DAY YEARPID: **009-122-273**

LEGAL DESCRIPTION:

LOT 3, BLOCK 2, PLAN VAP9221, PART NW1/4, DISTRICT LOT 1064, GROUP 1, NEW WESTMINSTER LAND DISTRICTLISTING PRICE: **\$3590000**

COOPERATING BROKERAGE COMMISSION:

3.25% on the first \$100,000 and 1.15% on the balance**OPTIONAL** FIELD OBTAINED FROM MLSLink ADDENDUM DATA INPUT FORM (IF ONE HAS BEEN COMPLETED INTERNET REMARKS: