

MLS® NUMBER

IN REFERENCE TO THE MULTIPLE LISTING CONTRACT DATED 10th OF November yr. 2025 FOR THE SALE OF PROPERTY LOCATED AT

065 ADDRESS 3245 Travers Avenue V7V 1G5 **066 CITY/TOWN** West Vancouver

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 Ali Saniyan / Luxmore Realty **102 USER ID** V102957

106 DESIGNATED AGENT **108 USER ID**

112 DESIGNATED AGENT **114 USER ID**

118 SHOWINGS / APPOINTMENTS PHTE Phone Tenant First PHOT Phone Other TOUCH Touchbase SHOW Showing Time (BCNREB Members only)

NONE Keybox, Appt. Not Req'd PHLR Phone L.R. First PHSE Phone Seller First

120 APPOINTMENT PHONE NUMBER (One Only) 778-279-8888 **122 FOR APPOINTMENT CALL (Name)** Ali Saniyan

124 PHOTO - ONE PHOTO IS REQUIRED OR THE LISTING WILL BE CONSIDERED INCOMPLETE. PHOTOS CAN BE UPLOADED THROUGH PARAGON.

126 DWELLING CLASSIFICATION (One Only) DETD Detached ATTD Attached MULTF Multifamily (Max. 4 Units)

128 TYPE OF DWELLING (One Only)

DETACHED OPTIONS:	ATTACHED OPTIONS:	MULTIFAMILY OPTIONS:
<input checked="" type="checkbox"/> HOUSE House/Single Family	<input type="checkbox"/> APTU Apartment/Condo	<input type="checkbox"/> DUPLX Duplex
<input type="checkbox"/> HACR House with Acreage	<input type="checkbox"/> DUPXH 1/2 Duplex	<input type="checkbox"/> 3PLEX Tri-Plex
<input type="checkbox"/> TWNHS Townhouse	<input type="checkbox"/> RECRE Recreational	<input type="checkbox"/> 4PLEX Four-Plex
<input type="checkbox"/> MANUF Manufactured	<input type="checkbox"/> TWNHS Townhouse	<input type="checkbox"/> RECRE Recreational
<input type="checkbox"/> MNFLD Manufactured w/Land	<input type="checkbox"/> ROWHS Row House (non-strata)	<input type="checkbox"/> OTHER Other
<input type="checkbox"/> RECRE Recreational	<input type="checkbox"/> OTHER Other	
<input type="checkbox"/> OTHER Other		

130 STYLE OF HOME (Max. Two)

<input type="checkbox"/> BSMNT Basement Entry	<input type="checkbox"/> 2BSMT 2 Storey w/Bsmt	<input type="checkbox"/> 5LEV 5 Plus Level	<input type="checkbox"/> GUNIT Ground Level Unit
<input type="checkbox"/> SPLIT Split Entry	<input type="checkbox"/> 3ST 3 Storey	<input type="checkbox"/> CABIN Cabin	<input type="checkbox"/> IUNIT Inside Unit
<input checked="" type="checkbox"/> 1ST 1 Storey	<input type="checkbox"/> 3BSMT 3 Storey w/Bsmt	<input type="checkbox"/> LANE Laneway House	<input type="checkbox"/> UUNIT Upper Unit
<input type="checkbox"/> 1ST+ 1 1/2 Storey	<input type="checkbox"/> RANBG Ranch/Bungalow	<input type="checkbox"/> CARRI Carriage/Coach House	<input type="checkbox"/> BACH Bachelor/Studio
<input type="checkbox"/> 2ST 2 Storey	<input type="checkbox"/> RBBMT Rancher/Bungalow w/Bsmt	<input type="checkbox"/> FLOAT Floating Home	<input type="checkbox"/> LWST Live/Work Studio
<input type="checkbox"/> 2STREV Reverse 2 Storey	<input type="checkbox"/> RBLFT Rancher/Bung w/Loft	<input type="checkbox"/> MANUF Manufactured/Mobile	<input type="checkbox"/> LFTWC Loft/Warehouse Conv.
<input type="checkbox"/> 2STREB Reverse 2 Storey w/Bsmt	<input type="checkbox"/> 3LEV 3 Level Split	<input type="checkbox"/> CORNU Corner Unit	<input type="checkbox"/> OTHER Other
	<input type="checkbox"/> 4LEV 4 Level Split	<input type="checkbox"/> EUNIT End Unit	<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"/> LPNS Leasehold Prepaid - Non-Strata	<input type="checkbox"/> LPS Leasehold Prepaid-Strata	<input type="checkbox"/> TSHAR Time Share
<input type="checkbox"/> FHST Freehold Strata	<input type="checkbox"/> LNPNS Leasehold Not Prepaid - Non-Strata	<input type="checkbox"/> LNPS Leasehold Not Prepaid-Strata	<input type="checkbox"/> UNINT Undivided Interest
<input type="checkbox"/> FIRST First Nations Lease		<input type="checkbox"/> SHCOP Shares in Co-operative	<input type="checkbox"/> VACOW Vacation Ownership
			<input type="checkbox"/> OTHER Other

134 LAND LEASE EXPIRY YEAR Indicate 4-digit year

136 SELLER'S INTEREST (Max. Two)

<input checked="" type="checkbox"/> REGOW Registered Owner	<input type="checkbox"/> COMM Committee/Trustee	<input type="checkbox"/> CONT Contractual Interest
<input type="checkbox"/> POA Power of Attorney	<input type="checkbox"/> CRTSL Court Ordered Sale	<input type="checkbox"/> OPTIO Option
	<input type="checkbox"/> ESTAT Estate Sale	<input type="checkbox"/> ASCON Assign. of Contract

138 OCCUPANCY (Max. Two) OWNER Owner TENNT Tenant UCONS Under Construction VACNT Vacant

140 PROPERTY DISCLOSURE STATEMENT COMPLETED? (All Properties) YES NO If NO - EXPLAIN _____

142 APPROX. YEAR BUILT Indicate 4-digit year Enter 9999 if unknown 1927

144 AGE TYPE (If NE or UC Complete #146 GST) OT NE UC (Under Construction)

146 IF APPLICABLE, IS GST INCLUDED IN PRICE? YES NO

148 APPROX. YEAR OF RENOVATIONS OR ADDITIONS Indicate 4-digit year Enter 9999 if unknown 2023

150 RENOVATIONS (Max. Two)

<input type="checkbox"/> ADDIT Addition	<input type="checkbox"/> RAISD Raised
<input type="checkbox"/> COMPL Completely	<input type="checkbox"/> SR Substantially Rebuilt
<input checked="" type="checkbox"/> PART Partly	<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"/> UNAUT Unauthorized Suite(s)
	<input checked="" type="checkbox"/> NONE None	<input type="checkbox"/> OTHER Other

154 BASEMENT AREA (Max. Three)

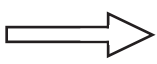
<input checked="" type="checkbox"/> CRAWL Crawl	<input type="checkbox"/> NONE None	<input type="checkbox"/> PFIN Partly Finished
<input type="checkbox"/> FULL Full	<input type="checkbox"/> PART Part	<input type="checkbox"/> SENT Separate Entry
	<input type="checkbox"/> FFIN Fully Finished	<input checked="" type="checkbox"/> UNFIN Unfinished

065 ADDRESS			
3245	Travers Avenue	V7V 1G5	
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 <u>1</u>	170 FLOOR AREA FINISHED BASEMENT + _____	178 CHECK IF FEET <input checked="" type="checkbox"/> OR METRES <input type="checkbox"/>	180 FRONTAGE - FEET <u>57.00</u>
164 FLOOR AREA FINISHED MAIN FLOOR + <u>944</u>	172 FLOOR AREA FINISHED TOTAL = <u>944</u>	181 FRONTAGE - METRES _____	182 DEPTH _____ <i>Provide info as a decimal, not a fraction.</i>
166 FLOOR AREA FINISHED ABOVE MAIN + _____	174 FLOOR AREA UNFINISHED + <u>260</u>	184 LOT SIZE: <u>9810.00</u> (Select One) (Sq.Ft.)	186 LOT SIZE: _____ (Acres)
167 FLOOR AREA FINISHED ABOVE MAIN 2 + _____	176 FLOOR AREA GRAND TOTAL = <u>1204</u>	<i>Provide info as a decimal, not a fraction.</i>	
168 FLOOR AREA FINISHED BELOW MAIN + _____			
177 FLOOR AREA - DETACHED 2ND RESIDENCE - (SQ.FT. ONLY) <i>(to be used for Laneway homes, Coachhouses, additional detached home on property)</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 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)
= <u>\$4999.37</u>	<u>2024</u>	<input type="checkbox"/> YES <input checked="" 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 \$ _____	218 Sewer \$ _____	RS4
214 Water \$ _____	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 checked="" type="checkbox"/> WOOD Wood
<input type="checkbox"/> CONCR Concrete	<input type="checkbox"/> LOG Log	<input type="checkbox"/> STONE Stone	<input 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 checked="" 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 type="checkbox"/> WOOD Wood
			<input type="checkbox"/> OTHER Other
238 PARKING (Max. Three)			
<input type="checkbox"/> ADDIT Additional Parking Avail.	<input type="checkbox"/> DGCP Detached Grge/Carport	<input type="checkbox"/> GAR3 Garage, Triple	<input checked="" 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)	
<u>1</u> <i>(Indicate # of spaces for vehicles)</i>	<u>2</u> <i>(Indicate # of spaces for vehicles)</i>	<input type="checkbox"/> FRONT Front	<input type="checkbox"/> REAR Rear
		<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 checked="" type="checkbox"/> GRAVL Gravel		

065 ADDRESS					
3245	Travers Avenue	V7V 1G5			
250 DISTANCE TO PUBLIC / RAPID TRANSPORTATION		252 DISTANCE TO SCHOOL / SCHOOL BUS			
<table style="width:100%; border:none;"> <tr> <td style="width:33%; vertical-align:top;"> 254 SITE INFLUENCES (Max. Six) <input type="checkbox"/> ADULT Adult Oriented <input type="checkbox"/> CLEAR Cleared <input type="checkbox"/> CENTR Central Location <input type="checkbox"/> CULD Cul-de-sac <input type="checkbox"/> GATED Gated Complex <input type="checkbox"/> GCDEV Golf Course Dev. <input type="checkbox"/> GCNR Golf Course Nearby <input type="checkbox"/> GVRD Gravel Road <input type="checkbox"/> GREEN Greenbelt </td> <td style="width:33%; vertical-align:top;"> <input type="checkbox"/> LANE Lane Access <input type="checkbox"/> MARIN Marina Nearby <input type="checkbox"/> PVRD Paved Road <input type="checkbox"/> PRSET Private Setting <input type="checkbox"/> PRVYD Private Yard <input type="checkbox"/> RECNR Recreation Nearby </td> <td style="width:33%; vertical-align:top;"> <input type="checkbox"/> RETCO Retirement Community <input type="checkbox"/> RURAL Rural Setting <input type="checkbox"/> SHPNR Shopping Nearby <input type="checkbox"/> SKINR Ski Hill Nearby <input type="checkbox"/> TREED Treed <input type="checkbox"/> WATFP Waterfront Property </td> </tr> </table>			254 SITE INFLUENCES (Max. Six) <input type="checkbox"/> ADULT Adult Oriented <input type="checkbox"/> CLEAR Cleared <input type="checkbox"/> CENTR Central Location <input type="checkbox"/> CULD Cul-de-sac <input type="checkbox"/> GATED Gated Complex <input type="checkbox"/> GCDEV Golf Course Dev. <input type="checkbox"/> GCNR Golf Course Nearby <input type="checkbox"/> GVRD Gravel Road <input type="checkbox"/> GREEN Greenbelt	<input type="checkbox"/> LANE Lane Access <input type="checkbox"/> MARIN Marina Nearby <input type="checkbox"/> PVRD Paved Road <input type="checkbox"/> PRSET Private Setting <input type="checkbox"/> PRVYD Private Yard <input type="checkbox"/> RECNR Recreation Nearby	<input type="checkbox"/> RETCO Retirement Community <input type="checkbox"/> RURAL Rural Setting <input type="checkbox"/> SHPNR Shopping Nearby <input type="checkbox"/> SKINR Ski Hill Nearby <input type="checkbox"/> TREED Treed <input type="checkbox"/> WATFP Waterfront Property
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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		Ocean			
259 VIEW - realtor.ca (Max. Three)					
<input type="checkbox"/> CITY City <input type="checkbox"/> LAKE Lake	<input type="checkbox"/> MTN Mountain <input checked="" type="checkbox"/> OCEAN Ocean	<input type="checkbox"/> PANOR Panoramic <input type="checkbox"/> RAVIN Ravine <input type="checkbox"/> RIVER River <input type="checkbox"/> VALLEY Valley <input type="checkbox"/> VIEW View <input type="checkbox"/> WATER Water			
260 OUTDOOR AREA (Max. Three)					
<input type="checkbox"/> BALC Balcony(s) <input type="checkbox"/> BPD Balcony(s)/Patio(s)/Deck(s)	<input type="checkbox"/> FENYD Fenced Yard <input type="checkbox"/> PATIO Patio(s)	<input checked="" type="checkbox"/> PADK Patio(s) & Deck(s) <input type="checkbox"/> RFDK Rooftop Deck <input type="checkbox"/> SUNDK Sundeck(s) <input type="checkbox"/> NONE None			
262 FUEL/HEATING (Max. Three)					
<input type="checkbox"/> BSBRD Baseboard <input type="checkbox"/> ELEC Electric <input checked="" type="checkbox"/> FAIR Forced Air	<input type="checkbox"/> GEOTH Geothermal <input type="checkbox"/> HPUMP Heat Pump <input type="checkbox"/> HOTWA Hot Water <input type="checkbox"/> PELLE Pellet	<input type="checkbox"/> RADII Radiant <input type="checkbox"/> MIXED Mixed <input type="checkbox"/> NGAS Natural Gas <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 1	266 No. of Roughed in Fireplaces 	<input type="checkbox"/> NONE None <input type="checkbox"/> PELLE Pellet <input checked="" type="checkbox"/> WOOD Wood <input type="checkbox"/> OTHER Other <input 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"/> CONC Concrete	<input type="checkbox"/> HDWD Hardwood <input type="checkbox"/> LAMIN Laminate	<input type="checkbox"/> MIXED Mixed <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"/> DRYER Clothes Dryer <input type="checkbox"/> WSHR Clothes Washer <input checked="" type="checkbox"/> WHDR Clothes Washer/Dryer <input type="checkbox"/> WDFSD Clothes Washer/Dryer/Fridge/Stove/DW <input type="checkbox"/> COMPA Compactor - Garbage <input type="checkbox"/> DSHWR Dishwasher <input type="checkbox"/> DISPO Disposal - Waste <input type="checkbox"/> DRAPE Drapes/Window Cov.	<input type="checkbox"/> IFIRE Fireplace Insert <input type="checkbox"/> FFIRE Free Standing F/P or Woodstove <input type="checkbox"/> FREZR Freezer <input type="checkbox"/> GDOP Garage Door Opener <input type="checkbox"/> HRV Heat Recov. Vent. <input type="checkbox"/> HTSPA Hot Tub Spa / Swirlpool <input type="checkbox"/> HWDIS Hot Water Dispenser <input type="checkbox"/> HUMID Humidifier <input type="checkbox"/> ICOM Intercom <input type="checkbox"/> JETUB Jetted Bathtub	<input type="checkbox"/> MICRO Microwave <input type="checkbox"/> BIOV Oven - Built In <input type="checkbox"/> PNTRY Pantry <input type="checkbox"/> RNTOP Range Top <input checked="" type="checkbox"/> FRIDG Refrigerator <input type="checkbox"/> SDISH Satellite Dish <input type="checkbox"/> SECR1 Security - Roughed In <input type="checkbox"/> SECSY Security System <input type="checkbox"/> SMOKE Smoke Alarm <input type="checkbox"/> SPRKF Sprinkler - Fire <input type="checkbox"/> SPRKI Sprinkler - Inground <input type="checkbox"/> STORE Storage Shed <input checked="" 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		326			
Barn Size _____ X _____	Workshop/Shed Size _____ X _____	Pool Size _____ X _____			
330 AMENITIES (Max. Ten)					
<input type="checkbox"/> NONE None <input type="checkbox"/> AIRCO Air-Cond./Central <input type="checkbox"/> ASSTL Assisted Living <input type="checkbox"/> BARN Barn <input type="checkbox"/> BKRM Bike Room <input type="checkbox"/> CLUBH Club House <input type="checkbox"/> CMEAL Community Meals	<input type="checkbox"/> CONCI Concierge <input type="checkbox"/> DAYCR Daycare Centre <input type="checkbox"/> ELEV Elevator <input type="checkbox"/> EXCTR Exercise Centre <input type="checkbox"/> GRDEN Garden <input type="checkbox"/> GRNHS Green House <input type="checkbox"/> GSUIT Guest Suite <input type="checkbox"/> INDLV Independent Living	<input type="checkbox"/> ISLA In Suite Laundry <input type="checkbox"/> PLYGD Playground <input type="checkbox"/> IPOOL Pool, Indoor <input type="checkbox"/> OPOOL Pool, Outdoor <input type="checkbox"/> RECRE Recreation Centre <input type="checkbox"/> RSTR Restaurant <input type="checkbox"/> SSTRM Sauna/Steam Room <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	3245	Travers Avenue	V7V 1G5
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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	KITCH	Main	PBDRM	Main	BDRM	Main	BDRM
17'6	X13'9	9'3	X7'6	11'6	X9'2	13'1	X10'2	13'9	X9'6	10'2	X9'10
Main	MUDRM	Main	FOYER								
13'7	X5'6	7'8	X7'1		X		X		X		X
					X		X		X		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 checked="" 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	3	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			
<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			
<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	3245 Travers Avenue	V7V 1G5
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998 REALTOR® REMARKS: A maximum of 500 characters (including spaces) is available. **PLEASE PRINT.**
All dates and measurements are approximate from BC Assessment & City record. Buyer(s) or buyer's agent to verify if important. 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 in West Bay, one of West Vancouver's most sought-after seaside neighbourhoods, this charming character home offers 3 bedrooms and 2 bathrooms on 9,810 sq ft lot with serene water views. Filled with natural light, it offers comfort, elegance, and a sense of timeless beauty. Ideally located near top-rated schools, public transit, and the shops and beaches of Dundarave. Move in and enjoy the tranquility of this home or build your dream residence in this rare and irreplaceable location that captures the essence of West Vancouver coastal living.

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>
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<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 3245 Travers Avenue V7V 1G5

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)	544 Bach./Studio units _____	554 INCOME AS AT (Date) _____
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	546 1-bedrm units _____	556 = _____/annum	
542 SMOKE DETECTORS? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PARTIAL	548 2-bedrm units _____	558 LESS OPERATING EXPENSES _____	
	550 3-bedrm units _____	560 = NET OPERATING INCOME _____	
	552 Other units _____		

ADDRESS: 3245 Travers Avenue V7V 1G5

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): **Diana Pezeshkmehr **Privacy protected****LISTING DATE: 11 08 2025
MONTH DAY YEAREXPIRY DATE: 02 28 2026
MONTH DAY YEARPID: **011-186-275**

LEGAL DESCRIPTION:

LOT 3, BLOCK 8, PLAN VAP5315, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICTLISTING PRICE: **\$2380000**

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: