

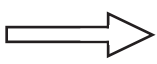
MLS® NUMBER

IN REFERENCE TO THE MULTIPLE LISTING CONTRACT DATED <u>2nd</u> OF <u>December</u> yr. <u>2025</u> FOR THE SALE OF PROPERTY LOCATED AT		
065 ADDRESS 3 2258 Kelly Avenue V3C 1X9	066 CITY/TOWN Port Coquitlam	
UNIT NO. HOUSE NO. STREET NAME	STREET TYPE STREET DIRECTION	
080 AREA REQUIRED for 'Upload Listing' Port Coquitlam	084 SUB-AREA/COMMUNITY REQUIRED for 'Upload Listing' Central Pt Coquitlam	
100 DESIGNATED AGENT Stephanie Wong PREC*	102 USER ID V82424	
106 DESIGNATED AGENT	108 USER ID	
112 DESIGNATED AGENT	114 USER ID	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>118 SHOWINGS / APPOINTMENTS</p> <p><input type="checkbox"/> NONE Keybox, Appt. Not Req'd</p> <p><input type="checkbox"/> PHLR Phone L.R. First</p> <p><input type="checkbox"/> PHSE Phone Seller First</p> <p><input type="checkbox"/> PHTE Phone Tenant First</p> <p><input type="checkbox"/> PHOT Phone Other</p> <p><input checked="" type="checkbox"/> TOUCH Touchbase</p> <p><input type="checkbox"/> SHOW Showing Time (BCNREB Members only)</p> </div> <div style="width: 30%;"> <p>120 APPOINTMENT PHONE NUMBER (One Only) 778-960-8269</p> </div> <div style="width: 20%;"> <p>122 FOR APPOINTMENT CALL (Name) Stephanie</p> </div> </div>		
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 type="checkbox"/> DETD Detached <input checked="" type="checkbox"/> ATTD Attached <input type="checkbox"/> MULTF Multifamily (Max. 4 Units)		
128 TYPE OF DWELLING (One Only)		
<p>DETACHED OPTIONS:</p> <p><input type="checkbox"/> HOUSE House/Single Family</p> <p><input type="checkbox"/> HACR House with Acreage</p> <p><input type="checkbox"/> TWNHS Townhouse</p> <p><input type="checkbox"/> MANUF Manufactured</p> <p><input type="checkbox"/> MNFLD Manufactured w/Land</p> <p><input type="checkbox"/> RECRE Recreational</p> <p><input type="checkbox"/> OTHER Other</p>	<p>ATTACHED OPTIONS:</p> <p><input type="checkbox"/> APTU Apartment/Condo</p> <p><input type="checkbox"/> DUPXH 1/2 Duplex</p> <p><input type="checkbox"/> RECRE Recreational</p> <p><input checked="" type="checkbox"/> TWNHS Townhouse</p> <p><input type="checkbox"/> ROWHS Row House (non-strata)</p> <p><input type="checkbox"/> OTHER Other</p>	<p>MULTIFAMILY OPTIONS:</p> <p><input type="checkbox"/> DUPLX Duplex</p> <p><input type="checkbox"/> 3PLEX Tri-Plex</p> <p><input type="checkbox"/> 4PLEX Four-Plex</p> <p><input type="checkbox"/> RECRE Recreational</p> <p><input type="checkbox"/> OTHER Other</p>
130 STYLE OF HOME (Max. Two)		
<input type="checkbox"/> BSMNT Basement Entry <input checked="" type="checkbox"/> 3ST 3 Storey <input type="checkbox"/> 5LEV 5 Plus Level <input type="checkbox"/> GUNIT Ground Level Unit <input type="checkbox"/> SPLIT Split Entry <input type="checkbox"/> 3BSMT 3 Storey w/Bsmt <input type="checkbox"/> CABIN Cabin <input type="checkbox"/> IUNIT Inside Unit <input type="checkbox"/> 1ST 1 Storey <input type="checkbox"/> RANBG Ranch/Bungalow <input type="checkbox"/> LANE Laneway House <input type="checkbox"/> UUNIT Upper Unit <input type="checkbox"/> 1ST+ 1 1/2 Storey <input type="checkbox"/> RBBMT Rancher/Bungalow w/Bsmt <input type="checkbox"/> CARRI Carriage/Coach House <input type="checkbox"/> BACH Bachelor/Studio <input type="checkbox"/> 2ST 2 Storey <input type="checkbox"/> RBLFT Rancher/Bung w/Loft <input type="checkbox"/> FLOAT Floating Home <input type="checkbox"/> LWST Live/Work Studio <input type="checkbox"/> 2STREV Reverse 2 Storey <input type="checkbox"/> 3LEV 3 Level Split <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"/> 4LEV 4 Level Split <input type="checkbox"/> CORNU Corner Unit <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 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 checked="" 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 type="text" value=""/>	<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)		
<input type="checkbox"/> OWNER Owner <input type="checkbox"/> TENNT Tenant <input type="checkbox"/> UCONS Under Construction <input checked="" 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 Indicate 4-digit year Enter 9999 if unknown	144 AGE TYPE (If NE or UC Complete #146 GST)	
<input type="text" value="2024"/>	<input type="checkbox"/> OT <input type="checkbox"/> NE <input checked="" type="checkbox"/> UC (Under Construction)	
146 IF APPLICABLE, IS GST INCLUDED IN PRICE?		
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
148 APPROX. YEAR OF RENOVATIONS OR ADDITIONS Indicate 4-digit year Enter 9999 if unknown	150 RENOVATIONS (Max. Two)	
<input type="text" value=""/>	<input type="checkbox"/> ADDIT Addition <input type="checkbox"/> RAISD Raised <input type="checkbox"/> COMPL Completely <input type="checkbox"/> SR Substantially Rebuilt <input 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 type="checkbox"/> CRAWL Crawl <input checked="" 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 type="checkbox"/> UNFIN Unfinished		

065 ADDRESS
 3 2258 Kelly Avenue V3C 1X9

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

Above	PBDRM	Above	WICLO	Above	BDRM	Above	BDRM				
14'6	X11'1	6'2	X5'10	12'1	X9'9	12'5	X9'8			X	X
Main	LVGRM	Main	DINRM	Main	KITCH	Main	STORE				
20'0	X18'9	20'0	X6'0	14'	X13'9	8'4	X3'10			X	X
Below	DEN	Below	UTIL	Below	FOYER						
6'1	X4'5	6'0	X5'3	11'1	X9'2					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 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	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 checked="" type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE		
<input type="checkbox"/> ABOVE 2	5	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		YES	<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 checked="" type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE		
<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"/> 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
 3 2258 Kelly Avenue V3C 1X9

STRATA/LEASEHOLD PROPERTIES

500 UNITS IN DEVELOPMENT <i>(Insert No. of Units if there is more than One Strata Plan)</i> # 5	502 TOTAL UNITS IN STRATA PLAN <i>(Insert No. of Units)</i> # 5	504 MAINTENANCE FEE <i>(Insert Monthly Amount)</i> \$ 305.47	506 STOREYS IN BUILDING <i>(Insert No. of Storeys)</i> # 3
--	--	---	---

508 MANAGEMENT CO'S NAME	510 MANAGEMENT CO'S PHONE#	516 LOCKER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	520 IS THE COUNCIL OR PARK APPROVAL REQUIRED FOR PURCHASE? <input type="checkbox"/> YES <input type="checkbox"/> NO
---------------------------------	-----------------------------------	--	---

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 checked="" type="checkbox"/> SEWER Sewer
<input type="checkbox"/> CRTKR Caretaker	<input type="checkbox"/> GAS Gas	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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, 527 & 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 \$ _____
---	---	-----------------------------------

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 _____		

