

MLS® NUMBER

IN REFERENCE TO THE MULTIPLE LISTING CONTRACT DATED <u>28th</u> OF <u>November</u> yr. <u>2025</u> FOR THE SALE OF PROPERTY LOCATED AT																																																	
065 ADDRESS 203 2501 161a Street V3Z 7Y6	066 CITY/TOWN Surrey																																																
UNIT NO. HOUSE NO. STREET NAME	STREET TYPE STREET DIRECTION																																																
080 AREA REQUIRED for 'Upload Listing' Surrey	084 SUB-AREA/COMMUNITY REQUIRED for 'Upload Listing'																																																
100 DESIGNATED AGENT Sergey Avramenko PREC*	102 USER ID V78162																																																
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 checked="" 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 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) 778-389-6135</p> </div> <div style="width: 20%;"> <p>122 FOR APPOINTMENT CALL (Name) Sergey</p> </div> </div> <p style="text-align: right; font-size: small;">*Please ensure that you are familiar with the incomplete listings policy*</p>																																																	
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)																																																	
<table style="width:100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> BSMNT Basement Entry</td> <td style="width: 33%; border: none;"><input type="checkbox"/> 2BSMT 2 Storey w/Bsmt</td> <td style="width: 33%; border: none;"><input type="checkbox"/> 5LEV 5 Plus Level</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> SPLIT Split Entry</td> <td style="border: none;"><input type="checkbox"/> 3ST 3 Storey</td> <td style="border: none;"><input type="checkbox"/> CABIN Cabin</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> 1ST 1 Storey</td> <td style="border: none;"><input type="checkbox"/> 3BSMT 3 Storey w/Bsmt</td> <td style="border: none;"><input type="checkbox"/> LANE Laneway House</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> 1ST+ 1 1/2 Storey</td> <td style="border: none;"><input type="checkbox"/> RANBG Ranch/Bungalow</td> <td style="border: none;"><input type="checkbox"/> CARRI Carriage/Coach House</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> 2ST 2 Storey</td> <td style="border: none;"><input type="checkbox"/> RBBMT Rancher/Bungalow w/Bsmt</td> <td style="border: none;"><input type="checkbox"/> FLOAT Floating Home</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> 2STREV Reverse 2 Storey</td> <td style="border: none;"><input type="checkbox"/> RBLFT Rancher/Bung w/Loft</td> <td style="border: none;"><input type="checkbox"/> MANUF Manufactured/Mobile</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> 2STREB Reverse 2 Storey w/Bsmt</td> <td style="border: none;"><input type="checkbox"/> 3LEV 3 Level Split</td> <td style="border: none;"><input type="checkbox"/> CORNU Corner Unit</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> 4LEV 4 Level Split</td> <td style="border: none;"><input checked="" type="checkbox"/> EUNIT End Unit</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> GUNIT Ground Level Unit</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> IUNIT Inside Unit</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> UUNIT Upper Unit</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> BACH Bachelor/Studio</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> LWST Live/Work Studio</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> LFTWC Loft/Warehouse Conv.</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> OTHER Other</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> PENT Penthouse</td> </tr> </table>		<input type="checkbox"/> BSMNT Basement Entry	<input type="checkbox"/> 2BSMT 2 Storey w/Bsmt	<input type="checkbox"/> 5LEV 5 Plus Level	<input type="checkbox"/> SPLIT Split Entry	<input type="checkbox"/> 3ST 3 Storey	<input type="checkbox"/> CABIN Cabin	<input type="checkbox"/> 1ST 1 Storey	<input type="checkbox"/> 3BSMT 3 Storey w/Bsmt	<input type="checkbox"/> LANE Laneway House	<input type="checkbox"/> 1ST+ 1 1/2 Storey	<input type="checkbox"/> RANBG Ranch/Bungalow	<input type="checkbox"/> CARRI Carriage/Coach House	<input checked="" type="checkbox"/> 2ST 2 Storey	<input type="checkbox"/> RBBMT Rancher/Bungalow w/Bsmt	<input type="checkbox"/> FLOAT Floating Home	<input type="checkbox"/> 2STREV Reverse 2 Storey	<input type="checkbox"/> RBLFT Rancher/Bung w/Loft	<input type="checkbox"/> MANUF Manufactured/Mobile	<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"/> 4LEV 4 Level Split	<input checked="" 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
<input type="checkbox"/> BSMNT Basement Entry	<input type="checkbox"/> 2BSMT 2 Storey w/Bsmt	<input type="checkbox"/> 5LEV 5 Plus Level																																															
<input type="checkbox"/> SPLIT Split Entry	<input type="checkbox"/> 3ST 3 Storey	<input type="checkbox"/> CABIN Cabin																																															
<input type="checkbox"/> 1ST 1 Storey	<input type="checkbox"/> 3BSMT 3 Storey w/Bsmt	<input type="checkbox"/> LANE Laneway House																																															
<input type="checkbox"/> 1ST+ 1 1/2 Storey	<input type="checkbox"/> RANBG Ranch/Bungalow	<input type="checkbox"/> CARRI Carriage/Coach House																																															
<input checked="" type="checkbox"/> 2ST 2 Storey	<input type="checkbox"/> RBBMT Rancher/Bungalow w/Bsmt	<input type="checkbox"/> FLOAT Floating Home																																															
<input type="checkbox"/> 2STREV Reverse 2 Storey	<input type="checkbox"/> RBLFT Rancher/Bung w/Loft	<input type="checkbox"/> MANUF Manufactured/Mobile																																															
<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"/> 4LEV 4 Level Split	<input checked="" 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																																																	
<table style="width:100%; border: none;"> <tr> <td style="width: 25%; border: none;"><input type="checkbox"/> FHNST Freehold Non-Strata</td> <td style="width: 25%; border: none;"><input type="checkbox"/> LPNS Leasehold Prepaid - Non-Strata</td> <td style="width: 25%; border: none;"><input type="checkbox"/> LPS Leasehold Prepaid-Strata</td> <td style="width: 25%; border: none;"><input type="checkbox"/> TSHAR Time Share</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> FHST Freehold Strata</td> <td style="border: none;"><input type="checkbox"/> LNPNS Leasehold Not Prepaid - Non-Strata</td> <td style="border: none;"><input type="checkbox"/> LNPS Leasehold Not Prepaid-Strata</td> <td style="border: none;"><input type="checkbox"/> UNINT Undivided Interest</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> FIRST First Nations Lease</td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> SHCOP Shares in Co-operative</td> <td style="border: none;"><input type="checkbox"/> VACOW Vacation Ownership</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> OTHER Other</td> </tr> </table>		<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																																
<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 <i>Indicate 4-digit year</i>	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)																																																	
<input type="checkbox"/> OWNER Owner <input checked="" 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</i> <i>Enter 9999 if unknown</i>	144 AGE TYPE (If NE or UC Complete #146 GST)	146 IF APPLICABLE, IS GST INCLUDED IN PRICE?																																															
2011	<input type="checkbox"/> OT <input type="checkbox"/> NE <input type="checkbox"/> UC (Under Construction)	<input type="checkbox"/> YES <input type="checkbox"/> NO																																															
148 APPROX. YEAR OF RENOVATIONS OR ADDITIONS <i>Indicate 4-digit year</i> <i>Enter 9999 if unknown</i>	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 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 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																																																	

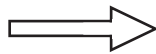
065 ADDRESS 203 2501 161a Street V3Z 7Y6			
156 Basement Crawl Height _____ (ft. in.)	158 Basement Full Height _____ (ft. in.)	160 Basement Part Height _____ (ft. in.)	
FLOOR AREA - (SQ. FT. ONLY)		PROPERTY SIZE	
162 NO. OF FLOOR LEVELS 2	170 FLOOR AREA FINISHED BASEMENT + _____	178 CHECK IF FEET <input type="checkbox"/> OR METRES <input type="checkbox"/>	180 FRONTAGE - FEET _____
164 FLOOR AREA FINISHED MAIN FLOOR + 640	172 FLOOR AREA FINISHED TOTAL = 1503	181 FRONTAGE - METRES _____	182 DEPTH _____ <i>Provide info as a decimal, not a fraction.</i>
166 FLOOR AREA FINISHED ABOVE MAIN + 863	174 FLOOR AREA UNFINISHED + _____	(Select One)	
167 FLOOR AREA FINISHED ABOVE MAIN 2 + _____	176 FLOOR AREA GRAND TOTAL = 1503	184 LOT SIZE: _____ OR (Sq.Ft.)	186 LOT SIZE: _____ (Acres)
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 checked="" 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 checked="" 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 = \$4001.50	206 FOR TAX YEAR 2025	208 TAX INCLUDES UTILITIES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	210 FLOOD PLAIN (Mandatory for CADREB Area) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> EXEMPT
ADDITIONAL CHARGES NOT INCLUDED IN TAXES			222 ZONING (Municipal Abbreviation) RM30
212 Garbage \$ _____	216 Dyking \$ _____	218 Sewer \$ _____	
214 Water \$ _____	220 Other \$ _____		
224 COMPLEX/SUBDIVISION NAME Highland Park		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 checked="" 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 type="checkbox"/> OPEN Open
<input type="checkbox"/> CPG Carport & Garage	<input checked="" 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 2 <i>(Indicate # of spaces for vehicles)</i>	242 PARKING PLACES TOTAL 2 <i>(Indicate # of spaces for vehicles)</i>	244 PARKING ACCESS (Max. Two) <input type="checkbox"/> FRONT Front <input type="checkbox"/> REAR Rear <input type="checkbox"/> LANE Lane <input checked="" type="checkbox"/> SIDE Side	246 GARAGE SIZE _____ X _____
			247 GARAGE DOOR HEIGHT _____
248 DRIVEWAY FINISH (Max. Two)			
<input type="checkbox"/> AGGRT Aggregate	<input checked="" 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 203 2501 161a Street V3Z 7Y6		
250 DISTANCE TO PUBLIC / RAPID TRANSPORTATION CLOSE		252 DISTANCE TO SCHOOL / SCHOOL BUS 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 checked="" 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 checked="" 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) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		258 VIEW SPECIFY - If answer is YES - SPECIFY (Displays on Board Reports)
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 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 type="checkbox"/> RFDK Rooftop Deck
		<input type="checkbox"/> SUNDK Sundeck(s)
		<input type="checkbox"/> NONE None
262 FUEL/HEATING (Max. Three)		
<input checked="" type="checkbox"/> BSBRD Baseboard	<input type="checkbox"/> GEOTH Geothermal	<input type="checkbox"/> RADII Radiant
<input checked="" 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		270 ROUGHED IN PLUMBING
264 No. of Finished Fireplaces 1	266 No. of Roughed in Fireplaces 0	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
268 FIREPLACES FUELED BY: (Max. Three) Mandatory if # of fireplaces = 1 or more		
<input checked="" type="checkbox"/> NGAS Gas - Natural	<input type="checkbox"/> NONE None	
<input type="checkbox"/> PGAS Gas - Propane	<input type="checkbox"/> PELLE Pellet	
<input type="checkbox"/> ELEC Electric	<input type="checkbox"/> WOOD Wood	
	<input type="checkbox"/> OTHER Other	
272 FLOOR FINISH (Max. Four)		
<input checked="" type="checkbox"/> CRPT Carpet	<input type="checkbox"/> HDWD Hardwood	<input type="checkbox"/> MIXED Mixed
<input type="checkbox"/> CONC Concrete	<input checked="" type="checkbox"/> LAMIN Laminate	<input type="checkbox"/> SOFTW Softwood
		<input checked="" 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 checked="" type="checkbox"/> IFIRE Fireplace Insert	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> DISPO Disposal - Waste	<input type="checkbox"/> HUMID Humidifier	<input checked="" type="checkbox"/> SECSY Security System
<input checked="" type="checkbox"/> DRAPE Drapes/Window Cov.	<input type="checkbox"/> ICOM Intercom	<input checked="" 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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		316 FIXTURES REMOVED SPECIFY - If answer is YES - SPECIFY
318 FIXTURES RENTED/LEASED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		320 FIXTURES RENTED/LEASED SPECIFY - If answer is YES - SPECIFY
322 OUT BUILDINGS Barn Size _____ X _____		324 Workshop/Shed Size _____ X _____
		326 Pool Size _____ X _____
330 AMENITIES (Max. Ten)		
<input type="checkbox"/> NONE None	<input type="checkbox"/> CONCI Concierge	<input checked="" 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 checked="" type="checkbox"/> EXCTR Exercise Centre	<input checked="" type="checkbox"/> OPOOL Pool, Outdoor
<input type="checkbox"/> BKRM Bike Room	<input type="checkbox"/> GRDEN Garden	<input checked="" type="checkbox"/> RECRE Recreation Centre
<input checked="" 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 203 2501 161a Street V3Z 7Y6

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	FOYER	Above	PBDRM	Above	WICLO
16'6	X14'1	9'5	X9'5	9'9	X9'5	12'1	X6'2	16'4	X13'8	9'6	X5'1
Above	BDRM	Above	BDRM	Above	DEN	Above	LAUND				
10'11	X10'2	11'1	X10'1	7'1	X6'5	7'6	X5'8		X		X
	X		X		X		X		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 checked="" type="checkbox"/> ABOVE			<input checked="" type="checkbox"/> ABOVE			<input 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		YES / NO
<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		YES	<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 203 2501 161a Street V3Z 7Y6

998 REALTOR® REMARKS: A maximum of 500 characters (including spaces) is available. PLEASE PRINT.
 Measurements taken from Strata Plan. All measurements are approximate, Buyer or Buyer's agent to verify if deemed important. Tenanted month-to-month, \$2700/month.

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.
 This magnificent 2-LEVEL END UNIT is a rare find in prestigious Highland Park. Exceptional convenience and comfort in a quiet and private setting just steps from shopping, dining, recreation, and Southridge School. Inside, high ceilings, granite countertops, stainless steel appliances, a GAS stove, and a cozy gas fireplace create a warm and refined living space. The spacious primary bedroom features large ensuite and an oversized walk in closet, while the fenced backyard with a gas hookup is perfect for effortless entertaining. A side by side 2 car garage on the same level with the living room adds everyday ease. Community's 5 star amenities include a pool, hot tub, gym, billiards room, and kids' playroom. Sunnyside Elementary and Grandview Heights Secondary School catchment.

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

INTERNET PUBLIC ADVERTISING

400 Publish listing on Internet <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	402 Display Address on Internet <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	--

404 VIRTUAL TOUR URL https://www.imagemaker360.com/157104	406 PROPERTY BROCHURE URL
---	---------------------------

412 TOUR (Agents Open) DATE: _____ mm / dd / yyyy START TIME: _____ END TME: _____ REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO	TOUR (Agents Open) DATE: _____ mm / dd / yyyy START TIME: _____ END TME: _____ REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO
---	---

414 OPEN (Public Open House) DATE: _____ mm / dd / yyyy START TIME: _____ END TME: _____ REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO	OPEN (Public Open House) DATE: _____ mm / dd / yyyy START TIME: _____ END TME: _____ REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO
---	---

065 ADDRESS
 203 2501 161a Street V3Z 7Y6

STRATA/LEASEHOLD PROPERTIES

500 UNITS IN DEVELOPMENT <i>(Insert No. of Units if there is more than One Strata Plan)</i> # <u>261</u>	502 TOTAL UNITS IN STRATA PLAN <i>(Insert No. of Units)</i> # <u>261</u>	504 MAINTENANCE FEE <i>(Insert Monthly Amount)</i> \$ <u>485.00</u>	506 STOREYS IN BUILDING <i>(Insert No. of Storeys)</i> # <u>2</u>
---	---	--	--

508 MANAGEMENT CO'S NAME <u>Rancho Management Services</u>	510 MANAGEMENT CO'S PHONE# <u>604-684-4508</u>	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 checked="" 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 type="checkbox"/> SEWER Sewer
<input type="checkbox"/> CRTKR Caretaker	<input type="checkbox"/> GAS Gas	<input checked="" type="checkbox"/> MGMT Management	<input checked="" type="checkbox"/> SNOW Snow Removal
<input type="checkbox"/> ELEC Electricity	<input type="checkbox"/> GEOTH Geothermal	<input checked="" 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 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 checked="" type="checkbox"/> PETR Pets Allowed with Restrictions	<input checked="" type="checkbox"/> RENY 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)*
100

535 # OR % *(Check one)*
 # %

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 _____		

