



No. H-190678
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

VANCOUVER CITY SAVINGS CREDIT UNION

Petitioner

AND:

1150165 B.C. LTD.
FATEMEH MIRZAEI
GHOLAMREZA GHASSEMI GANGAN
THE ATTORNEY GENERAL OF CANADA on behalf of HER
MAJESTY THE QUEEN IN RIGHT OF CANADA
DULAY ROOFING LTD.

Respondents

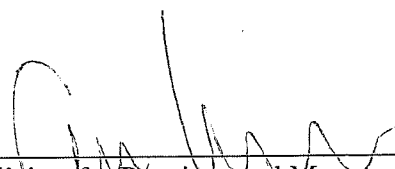
REQUISITION - GENERAL

Filed by: Owen Bird Law Corporation on behalf of Court Appointed Receiver and Manager

REQUIRED:

Please file the First Report of the Court-Appointed Receiver and Manager, D. Manning & Associates Inc., dated March 13, 2020.

DATED: March 17, 2020.



Solicitor for Receiver and Manager, D.
Manning & Associates Inc.

Name and address of Solicitor for Receiver and Manager, D. Manning & Associates Inc.:
ALAN A. FRYDENLUND, Q.C., OWEN BIRD LAW CORPORATION, P.O. Box 49130, 2900
– 595 Burrard Street, Vancouver, BC V7X 1J5 Tel.: (604) 691-7511

IN THE SUPREME COURT OF BRITISH COLUMBIA

VANCOUVER CITY SAVINGS CREDIT UNION

Petitioner

1150165 B.C. LTD.
FATEMEH MIRZAEI
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THE ATTORNEY GENERAL OF CANADA on behalf of HER
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Respondents

IN THE MATTER OF THE RECEIVERSHIP OF

1150165 B.C. LTD., FATEMEH MIRZAEI and
GHOLAMREZA GHASSEMI GANGAN

**FIRST REPORT OF THE COURT-APPOINTED
RECEIVER AND MANAGER,
D. MANNING & ASSOCIATES INC.**

MARCH 13, 2020

D. MANNING & ASSOCIATES INC.
COURT-APPOINTED RECEIVER AND MANAGER OF THE
ASSETS, UNDERTAKINGS AND PROPERTY OF
1150165 B.C. LTD., FATEMEH MIRZAEI AND GHOLAMREZA GHASSEMI GANGAN
Suite 520 – 625 Howe Street
Vancouver, B.C. V6C 2T6
(604) 683-8030, Fax (604) 683-8327
www.manning-trustee.com

INTRODUCTION

This is the first report of D. Manning & Associates Inc. as Court-Appointed Receiver and Manager (**the "Receiver"**) in respect of the assets, undertakings and property of 1150165 B.C. Ltd., Fatemeh Mirzaei, and Gholamreza Ghassemi Gangan relating to the Property at 1437 Chartwell Drive, West Vancouver, British Columbia (**the "Property"**) pursuant to an Order of Madam Justice Marzari of the Supreme Court of British Columbia on December 19, 2019, under Action No. H190678. A copy of the Order is attached as **Schedule "A"**.

The application was brought by Vancouver City Savings Credit Union ("**Vancity**"), the first mortgagee.

1150165 B.C. Ltd. (**the "Company"**), Ms. Fatemeh Mirzaei, and Mr. Gholamreza Ghassemi Gangan (collectively **the "Debtors"**) are the owners of a single-family residential house located in the British Properties area of West Vancouver, British Columbia, and legally described as follows:

Lot 8 Block 54
Capilano Estates
Extension No. 15 Plan 13758
PID 002-885-018

Civic address: 1437 Chartwell Drive, West Vancouver, B.C. V7S 2R9

A Trustee and Beneficial Owner Agreement dated February 13, 2018 shows Fatemeh Mirzaei and Gholamreza Ghassemi Gangan as the Trustees and 1150165 B.C. Ltd. as the Beneficial Owner of the Property.

The Company was incorporated on January 23, 2018. Its sole Director is Ms. Fatemeh Mirzaei, Mr. Gholamreza Ghassemi Gangan, who normally goes by the name of "Reza Ghassemi", is the main contact for the Company.

The Property's 2019 B.C. Assessment value was \$7,235,000 (Land \$4,357,000, Building \$2,878,000). The land area is 19,669 square feet and the building (**the "House"**) was under construction in 2019 which construction began in 2016 or 2017. The 2020 B.C. Assessment value of the Property is \$6,179,000 (\$3,200,000 for Land and \$2,979,000 for Building) a 15% decrease from the previous year. The 2018 Assessment was \$4,896,000, and the 2017 Assessment was \$4,955,000.

The House is framed and at lock up stage. The first floor of the House is 3,443 square feet, the second floor 2,779 square feet, and the finished basement 3,276 square feet.

POSSESSION AND CONTROL

We attempted to contact Mr. Reza Ghassemi and Ms. Fatemeh Mirzaei upon our appointment as Receiver on December 19, 2019 but were informed that they were both away from home for the next two weeks. We spoke to their son Mr. Nima Ghassemi who agreed to meet with us that afternoon. We met with Mr. Nima Ghassemi the same day and provided him with a copy of the Order.

The Receiver has issued a Notice and Statement of Receiver and has e-mailed it to Mr. Reza Ghassemi and also posted it on our Web site (www.manning-trustee.com).

PROPERTY REVIEW

We viewed the Property on December 20, 2019.

Through Mr. Reza Ghassemi and Mr. Nima Ghassemi, we attempted to contact the previous General Contractor, Profix, in order to obtain information and documents regarding the House and Property. We had significant difficulties in obtaining the required information from Profix but were ultimately able to get some limited information from them with the assistance of Mr. Reza Ghassemi and Mr. Nima Ghassemi.

We determined that the Company had allowed their Homeowners' Protection Office ("HPO") coverage to lapse. Accordingly, we approached Stanhope Projects Ltd. ("Stanhope"), a local (North Vancouver) builder which has built custom homes on the North Shore, to act as the Construction Manager, as they have HPO coverage through National Home Warranty ("NHW"). This is important as the DWV will not perform inspections without HPO coverage.

The principal of Stanhope is Mr. Warren Stanhope. NHW has inspected the House and has approved adding the House to Stanhope's present coverage. Stanhope will charge a 10% management fee to oversee the completion of construction of the House, which is standard in the industry.

As previous subcontractors/trades had not been paid by Profix, and several had filed Builders' Liens on the Property, we arranged to meet on site with new, local subcontractors/trades recommended by Stanhope due to their experience in North Shore construction, in order to obtain quotations for completing construction of the House. Stanhope has now obtained competitive quotations from these subcontractors/trades, which have been incorporated into Stanhope's proposed construction budget.

In order to obtain builder's risk and wrapup construction liability insurance, HSM advised that it was necessary to engage a structural engineer to review and inspect the House to confirm that it was structurally sound. We engaged Inform Engineering Ltd. ("Inform") to carry out this work, and Inform determined that West Home Construction Inc., represented by Mr. Hamid Bemanesh, P.Eng, had previously worked on the House. Inform met with Mr. Bemanesh on site, and obtained information on work done to date.

Inform provided us with a Report (attached as **Schedule "B"**) advising as to their findings including the incomplete work on the roof (which is leaking) and other issues. They also advised that it was best to keep Mr. Hamid Bemanesh on as the structural engineer as he is familiar with the House and its construction and it would be more beneficial to continue utilizing his services and obtain the necessary signoffs.

The DWV had issued a Stop Work Order against the House prior to our appointment as Receiver. Stanhope received the HPO form and filed it with the DWV, and the Stop Work Order was lifted by the DWV effective January 28, 2020. Accordingly, Stanhope commenced their work on January 29, 2020 and completed their work on time and under budget.

PROTECTION OF THE PROPERTY

Even in an "as is, where is" sale, there are a number of steps that will be necessary in order to remediate the Property to a state that is presentable, safe and saleable for prospective purchasers.

In particular, the leaking roof repairs were necessary due to the previous contractor, Dulay Roofing Ltd., not completing their work. Furthermore, the DWV would not perform the sheathing inspection until the Property is registered under home warranty and a new Homeowners' Protection Office form is submitted to them.

The Property was not properly secured when we took possession; there was a large hole that needed to be secured and had resulted in elements (rain) and water ingress entering which may have caused damage to the interior of the house, which we needed to remedy.

We will not be able to get engineering/inspection signoffs until this work is done.

The building passed the envelope consultant's inspection on January 29, 2020, the structural inspection on February 6, 2020, and the sheathing inspection on February 7, 2020. The building paper installation commenced on February 10, 2020 and was mostly completed on February 14, 2020, with only minor work to complete and to be inspected during the next heavy rainfall.

ADVANCE FROM VANCITY FOR PHASE I WORK

The Receiver requested an advance of \$100,000 from Vancity in order to cover the following urgent matters. These were all estimates and subject to change:

| | Estimated |
|---|--------------------|
| | \$ |
| West Home Construction Inc., Structural Engineering, including arrears of \$3,974.25 | 9,450.00 |
| Homeowners' Protection Office and Warranty Insurance | 10,000.00 (Note 1) |
| Inform Engineering | 5,000.00 |
| Stanhope Projects Ltd. to take over home warranty and registration | 10,500.00 (Note 2) |
| Stanhope Projects Ltd. – work to date | 2,500.00 |
| Hendry Swinton McKenzie – Liability insurance | 500.00 |
| Premier Security (security patrol every 48 hours) | 700.00 |
| Certain work to complete as follows: | 38,600.00 (Note 3) |
| - Complete the roofing paper and review existing torch on membrane to make all roofs and decks 100% watertight. | (Note 4) |
| - Erect scaffolding to review and complete the exterior structural sheathing. | |
| - Completion of framing required ready for sheathing inspections. | |

- Have the structural engineer perform another sheathing inspection.
- Have the District of West Vancouver perform the sheathing inspection. (The DWV will not do any inspections until new builder registers the home under home warranty and a new HPO form submitted to the DWV.)
- Install 1 layer of Tyvek building paper and tape all joints and window jambs. (The use of Tyvek will need to be confirmed by the envelope consultant).

Contingency

22,750.00

REQUESTED ADVANCE FOR PHASE I

\$100,000.00 (Note 5)

Notes:

- 1) Actual HPO premium was \$7,000.
- 2) As a builder, there is risk involved from a warranty perspective in taking over a project at this stage. An example would be if we completed the project, it was sold to a buyer, and then water was discovered coming into the basement due to perimeter drainage work that wasn't completed by us. This may involve disturbing landscaping and digging up the back of the house down to the footing to repair a drainage pipe and could cost thousands of dollars in repairs. To mitigate this risk somewhat, Stanhope would need to charge a fee of \$10,000.00 to take over the home warranty and HPO registration for this project.
- 3) This work will take approximately three weeks to complete.
- 4) Leaking roof repairs are necessary due to the previous contractor, Dulay Roofing Ltd., not completing their work.
- 5) Taxes are included in the above items.

Funds of \$100,000 have since been advanced by Vancity under their mortgage.

INSURANCE COVERAGE AND SECURITY PATROLS

Prior to our appointment as Receiver, Vancity determined that the Company had no insurance coverage for the Property or for builder's risk, general liability or wrapup construction liability, as the Company had allowed policies to lapse, and accordingly Vancity had the Property temporarily insured under their blanket policy.

The Receiver contacted Hendry Swinton McKenzie Insurance Services Inc. ("**HSM**") in order to obtain quotations for builder's risk, wrapup construction liability and general liability insurance coverage over the Property. The Receiver has now bound general liability insurance for three months, and is arranging for wrapup construction liability and general liability insurance coverage for the period February 1, 2020 to November 30, 2020, including completing insurance application forms and responding to insurers' enquiries regarding the nature of the project.

Builder's risk insurance was quoted by HSM at \$4,050 per month. Should the Receiver opt to complete construction of the House, builder's risk insurance should be bound for the period of

construction. Once construction of the House is completed, property insurance will be required (quoted at \$3,050 per month, but premiums could change). Property insurance will require an alarm system that is monitored for heat, smoke and intrusion, continued security patrols, and confirmation that the water is shut off.

The Receiver recommends that in the event that the Property is sold "as is, where is", rather than binding builder's risk insurance, Vancity continue to insure the Property under their blanket policy and add the premiums to their indebtedness.

The Receiver has arranged with Premier Security Inc. to conduct perimeter security patrols of the Property every 48 hours, commencing December 19, 2019. Their first security patrol reported that there were open entranceways to the house on both the first and second floors; we immediately arranged for these to be secured.

PROPERTY TAXES AND UTILITIES

The Receiver contacted the District of West Vancouver ("DWV"), which sent a Property Tax Certificate dated December 20, 2019 indicating that property taxes to the DWV for 2019 in the amount of \$33,170.47 plus penalties of \$3,317.04 had not been paid yet. In addition, there are outstanding municipal utility charges of \$2,390.70, for a total amount owing of \$38,878.21.

The Receiver has requested the code for the Speculation and Vacancy Tax Declaration, as Mr. Nima Ghassemi has advised that he has not received it yet. The Receiver will be exempt from the Speculation and Vacancy Tax as the house is still under construction and not yet complete.

VALUE OF PROPERTY

Property Genie Enterprises Inc. had appraised the Property on behalf of Vancity as of November 18, 2019 at \$2,800,000 including Goods and Services Tax ("GST") (\$2,666,667 before GST) on an "as is, where is" basis. If construction of the House is completed, their recommended list price would be \$6,500,000 excluding GST.

The foregoing is remarkably low against the current assessed value of \$6,179,000 so the Receiver contacted B.C. Assessment to express its concerns about the value of the Building assessment value, in light of the incomplete state of construction. Mr. Michael Brimacombe of B.C. Assessment, who performed the original 2020 assessment, has since advised the Receiver that he will be revising the 2020 Building assessment from \$2,979,000 down to \$1,209,000. The revised assessment will be issued in April 2020.

Anthony Rivard Real Estate Appraisals had appraised the Property on behalf of the Company as of September 6, 2019 at between \$8,825,000 and \$9,225,000, including GST if construction is completed. Backing out the GST would give a range between \$8,404,762 and \$8,785,714, with a midpoint of \$8,595,238.

COST TO COMPLETE CONSTRUCTION

Our Senior Construction Associate, who has significant construction industry experience, has viewed and inspected the Property and prepared an estimate of the costs to complete construction of the House and Property to a standard level of custom-built single-family home specification in the British Properties area of West Vancouver.

This estimate includes Stanhope's construction costs of \$2,885,169 (excluding GST but including a 10% contingency), summarized on their budget attached as **Schedule "C"**. Their estimated schedule for completion of construction to final occupancy is ten (10) months (early February 2020), assuming no delays.

Stanhope is presently investigating the adequacy of the storm water management system. If found to be inadequate, remediation of this could cost an additional \$8,500.

The estimated cost of construction is as follows:

| | \$ |
|---|--|
| Phase I costs | 100,000 including GST |
| Stanhope Projects Ltd. construction costs | 2,885,169* including a 10% contingency |
| Insurance | 65,880 GST exempt |
| Security Patrols | 7,500* |
| Consultant fees, final occupancy fees and related schedules | 9,500* |
| Storm Water Management System | 8,500* |
| Survey costs | 7,000* |
| Interior Design | <u>48,000*</u> |
| | |
| SUBTOTAL | 3,131,549 |
| GST on above* | <u>148,283</u> |
| | |
| TOTAL | <u>3,279,832</u> |

Although the construction costs will be funded with advances from Vancity, the Receiver intends to claim GST ITCs on construction-related invoices.

MARKETING AND SALE OF THE PROPERTY

We have approached two (2) North Shore realtors in order to obtain their proposals for listing the House for sale, based on both "as is, where is" and "completed" construction scenarios, including comparable sales figures on similar properties, and their opinions are summarized as follows, including commission structures:

| | |
|--|--|
| <u>Mr. Haneef Virani, Virani Real Estate Advisors (Schedule "D")</u> | |
| "As is, where is": | \$3,800,000 to \$4,000,000 including GST |
| "Completed": | \$8,400,000 to \$8,800,000 including GST |
| Commission: | 7% on the first \$100,000, 2.5% on the balance |

Mr. Geoff Pershick, EXP Realty (Schedule "E")

"As is, where is": \$3,700,000 to \$3,900,000 including GST
"Completed": \$8,400,000 to \$9,450,000 including GST
Commission: 3.99%

We understand that Mr. Geoff Pershick spoke to three (3) developers in order to come up with his opinion of value on an "as is, where is" basis.

Mr. Haneef Virani recommends making some changes to the design of the house including adding an additional bedroom, increasing the garage space, and moving the indoor pool to the outside. Stanhope's construction budget has incorporated the additional bedroom and increased garage space, but not moving the pool outside.

The Receiver recommends retaining Mr. Haneef Virani of Virani Real Estate Advisors as our listing agent for the Property once construction is complete and the Property is ready for sale. Mr. Virani has provided a summary of his company's experience in marketing and selling real estate in the Lower Mainland, attached as **Schedule "F"**, and his commission is standard for the industry and significantly lower than Mr. Pershick's.

In the meantime, Stanhope recommends consulting Mr. Virani immediately in order to obtain feedback on floor plan changes, interior and exterior design, and landscaping. Mr. Virani would also work with the interior designer to develop the specifications to make the Property as marketable as possible.

Our analysis of net sales proceeds in both the "as is, where is" and "completed" construction scenarios is attached as **Schedule "G"**. For this purpose we are using the lower of the realtors' opinions of value, and the lower real estate commission. Based on these scenarios, the net recovery could be \$3,261,000 "as is where is", and \$4,491,451 "completed". These figures are before interest under Vancity's mortgage, insurance premiums, Receiver's costs and legal costs.

Once construction of the House is complete and it is ready for sale, we will negotiate a listing contract with Mr. Haneef Virani of Virani Real Estate Advisors for the marketing and sale of the Property and determine the list price at that time.

FURTHER ADVANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE HOUSE AND IMPROVEMENTS TO THE PROPERTY

Should the Receiver opt to complete construction of the House and improvements to the Property, the following additional advances will be required under Vancity's mortgage, subject to a Court Order establishing full priority.

| | |
|----------------------------------|-------------------|
| | \$ |
| Property taxes – 2019 | 39,000 GST exempt |
| Property taxes – 2020 | 29,000 GST exempt |
| Property taxes – 2021 (6 months) | 14,500 GST exempt |
| Insurance | 65,880 GST exempt |
| Security patrols | 7,500* |
| Construction costs | 2,885,169* |

| | |
|---|-----------------------------|
| Consultant fees, final occupancy fees and related schedules | 9,500* |
| Storm Water Management System | 8,500* |
| Survey costs | 7,000* |
| Interior Design | 48,000* |
| Staging of House (6 months) | <u>60,000*</u> |
| SUBTOTAL | 3,174,049 |
| GST ON ABOVE* | <u>151,283</u> |
| TOTAL | <u>3,325,332</u> |

Further, the Receiver's costs and legal costs will also be funded by Vancity under their mortgage as a loan advance in priority to all pursuant to a Court Order to that effect.

BOOKS AND RECORDS OF THE COMPANY

The Receiver was only able to obtain limited information about the Company and details about the House from the previous General Contractor, Profix Construction Ltd. We asked Mr. Reza Ghassemi for copies of all bank statements, cancelled cheques, debit and credit memos and other relevant financial documents, however they have not yet been provided.

To date, we have been able to identify GST Input Tax Credits ("ITCs") totalling \$48,573.48 that are claimable. The Receiver has claimed this amount on its GST return for the period ended December 31, 2019.

We determined that the Company did not register with CRA and has not filed any Financial Statements or T2 Corporation Income Tax Returns ("T2") since its incorporation. We applied to CRA for GST registration and received a notice confirming registration effective December 19, 2019 under Business Number 77362 2519 RT0001.

The Receiver has prepared and filed outstanding Financial Statements and T2s for the years ended January 22, 2019 and January 22, 2020 based on available information.

The Receiver retrieved the Company's Minute Book from its registered and records office (Lions Gate Law), and arranged for the Company's 2019 Annual Report to be prepared and filed by Owen Bird Law Corporation ("Owen Bird"), as it was outstanding. Owen Bird has since filed the Company's 2019 and 2020 Annual Reports. We have since returned the Minute Book to Lions Gate Law.

OTHER SECURED CREDITORS

The Notice of Receiver, prepared from information received from the Company, listed the following secured creditors:

| | |
|-----------------------------------|---------------------------------------|
| Dulay Roofing Ltd. | \$28,665.00 as at July 15, 2019 |
| Arona Framing & Construction Inc. | \$124,950.00 as at September 27, 2019 |
| Aloha Pools Ltd. | \$54,180.00 as at November 15, 2019 |

Canada Revenue Agency

\$189,226.43 as at June 26, 2019 plus interest

Information subsequently received from Profix identified the following creditors on a list dated January 8, 2020:

| | |
|-----------------------------------|-------------|
| Arona Framing & Construction Inc. | \$99,750.00 |
| Pars Mechanical | \$14,937.50 |
| Aloha Pools Ltd. | \$42,000.00 |
| Dulay Roofing Ltd. | \$21,741.72 |
| SEL Engineering Ltd. | \$567.00 |
| Profix Construction Ltd. | \$1,394.63 |

For the purposes of this Report, we will use the higher figures where there are discrepancies between the two lists.

PROPOSED TIMELINE

Should the Receiver opt to complete construction of the House and improvements to the Property, the following approximate timeline is anticipated, subject to change due to unforeseen circumstances:

| | |
|--|--------------------------|
| Court hearing for increase in Receiver's powers and borrowings | Early April 2020 |
| Commencement of construction | Mid-April 2020 |
| Completion of construction | Early February 2021 |
| Marketing of Property | Mid-February 2021 |
| Court approval of sale of Property | In or about July 2021 |
| Completion of sale of Property | Following Court approval |

RECOMMENDED COURSES OF ACTION

The Receiver recommends the following courses of action:

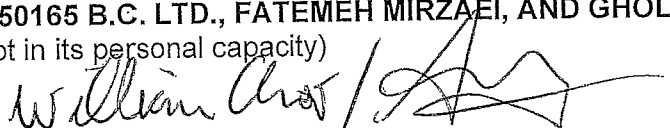
- Prepare and file the Speculation and Vacancy Tax Declaration;
- Complete outstanding minor construction work on Phase I as per Item 3 of Inform's letter and described above under "Advance from Vancity for Phase I Work";
- Arrange for utilities as necessary;
- Prepare and file outstanding and ongoing Financial Statements, T2 Corporation Income Tax Returns and Goods and Services Tax returns of the Company, and arrange for filing of Annual Reports;
- Arrange for payment of annual property taxes to the DWV when due;
- Ensure that we have general liability, builder's risk, wrapup construction liability and property insurance coverage on the Property for the appropriate periods;

- Obtain advances from Vancity in order to pay the ongoing Receivership costs as well as construction costs to complete construction of the House, obtain necessary occupancy permits, and prepare the House for sale;
- Monitor Stanhope's progress in completing construction of the House;
- Consult with Mr. Haneef Virani of Virani Real Estate Advisors regarding his feedback on floor plan changes, interior and exterior design, and landscaping and working with the interior designer to develop the specifications to make the Property as marketable as possible;
- Negotiate a listing contract with Mr. Haneef Virani for the marketing and sale of the Property;
- Source display furniture and accessories for staging;
- Obtain offers for the Property and discuss them with Vancity;
- Obtain Court Approval of the accepted offer;
- Complete the sale of the Property;
- Determine the amounts owing to all creditors ranking in priority higher than those of Vancity, and pay the appropriate amounts owing, if any;
- Make a distribution of net proceeds from the sale of the Property to Vancity to repay their advances under the mortgage;
- Distribute the balance of any net surplus funds pursuant to any Court Order(s);
- All other necessary matters to carry out the administration of the Receivership, as outlined by the Court Order;
- Apply for the Receiver's discharge and passing of accounts;
- Conclude the Receivership and close the file.

We look forward to receiving any comments on our proposed courses of action. In the meantime, should you have any questions, please contact either of the writers.

Yours very truly,

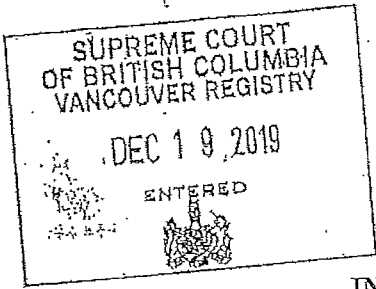
D. MANNING & ASSOCIATES INC.
LICENSED INSOLVENCY TRUSTEE
COURT-APPOINTED RECEIVER AND MANAGER IN RESPECT OF THE ASSETS,
UNDERTAKINGS AND PROPERTY OF
1150165 B.C. LTD., FATEMEH MIRZAEI, AND GHOLAMREZA GHASSEMI GANGAN
(not in its personal capacity)


Per: William Choo, CPA, CGA / Alex E.H. Ng, LIT, CIRP

Attachments

SCHEDULE "A"

ORDER APPOINTING RECEIVER AND MANAGER
DATED DECEMBER 19, 2019



B.C. MODEL RECEIVERSHIP ORDER

No. H190678
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

VANCOUVER CITY SAVINGS CREDIT UNION

Petitioner

AND:

1150165 B.C. LTD.
FATEMEH MIRZAEI
GHOLAMREZA GHASSEMI GANGAN
THE ATTORNEY GENERAL OF CANADA on behalf of HER
MAJESTY THE QUEEN IN RIGHT OF CANADA
DULAY ROOFING LTD.

Respondents

IN THE MATTER OF THE RECEIVERSHIP OF

1150165 B.C. LTD., FATEMEH MIRZAEI and
GHOLAMREZA GHASSEMI GANGAN

ORDER MADE AFTER APPLICATION

BEFORE THE HONOURABLE) THURSDAY, THE 19TH DAY OF
)
MADAM JUSTICE MARZAEI) DECEMBER, 2019
)

ON THE APPLICATION of the Petitioner for an Order pursuant to Section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "BIA") [and/or] Section 39 of the *Law and Equity Act*, R.S.B.C. 1996 c. 253, as amended (the "LEA") appointing D. Manning & Associates Inc. as Receiver and Manager (in such capacity, the "Receiver") without security, of all of the assets, undertakings and property of 1150165 B.C. LTD, FATEMAH MIRZAEI AND GHOLAMREZA GANGAN (collectively the "Debtor") acquired for, or used in relation

to a business carried on by the Debtor in constructing a home at 1437 Chartwell Drive in the District of West Vancouver, in the Province of British Columbia have a legal description of PID 002-885-018 being Lot 8, Block 54, Capilano Estates Extension No. 15, Plan 13758, coming on for hearing this day at Vancouver, British Columbia (the "Lands").

AND ON READING the Affidavits # 1 & 2 of Frank Seminara sworn ~~23 SEP 19~~ and ~~10 DEC 19~~ respectively and the consent of D. Manning & Associates Inc. to act as the Receiver; AND ON HEARING Alan A. Frydenlund QC, Counsel for the Petitioner and other counsel as listed on Schedule "C" hereto, and no one else appearing, although duly served.

THIS COURT ORDERS AND DECLARES that:

APPOINTMENT

1. Pursuant to Section 243(1) of the BIA and Section 39 of the LEA, D. Manning & Associates Inc. is appointed Receiver, without security, of all of the assets, undertakings and property of the Debtor, acquired for, or used in relation to a business carried on by the Debtor in constructing a home at and on the Lands including all proceeds (the "Property").

RECEIVER'S POWERS

2. The Receiver is empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:
 - (a) to take possession of and exercise control over the Property and any and all receipts and disbursements arising out of or from the Property;
 - (b) to receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, changing locks and security codes, relocation of Property, engaging independent security personnel, taking physical inventories and placing insurance coverage;
 - (c) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including, without limitation, those conferred by this Order;
 - (d) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting these amounts, including, without limitation, enforcement of any security held by the Debtor;
 - (e) to settle, extend or compromise any indebtedness owing to the Debtor;
 - (f) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;

- (g) to undertake environmental or workers' health and safety assessments of the Property and operations of the Debtor;
- (h) to initiate, manage and direct all legal proceedings now pending or hereafter pending (including appeals or applications for judicial review) in respect of the Debtor, the Property or the Receiver, including initiating, prosecuting, continuing, defending, settling or compromising the proceedings;
- (i) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;
- (j) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver considers appropriate on all matters relating to the Property and the receivership, and to share information, subject to confidentiality terms as the Receiver considers appropriate;
- (k) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (l) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if considered necessary or appropriate by the Receiver, in the name of the Debtor;
- (m) to enter into agreements with any Licensed Insolvency Trustee appointed in respect of the Debtor, including, without limitation, the ability to enter into occupation agreements for any property owned or leased by the Debtor;
- (n) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and
- (o) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;
- (p) to receive further advances of the Petitioner's loan to the Debtors from the Petitioner for the purpose of carrying out its duties pursuant herein which advances will be in full priority to any and all Claims of Builders' Lien pursuant to paragraph 32(5) of the *Builders Lien Act*.

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

3. Each of (i) the Debtor; (ii) all of the Debtor's current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf; and (iii) all other individuals, firms, corporations,

governmental bodies or agencies, or other entities having notice of this Order (collectively, "Persons" and each a "Person") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.

4. All Persons, other than governmental authorities, shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (collectively, the "Records") in that Person's possession or control. Upon request, governmental authorities shall advise the Receiver of the existence of any Records in that Person's possession or control.
5. Upon request, all Persons shall provide to the Receiver or permit the Receiver to make, retain and take away copies of the Records and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities, provided however that nothing in paragraphs 4, 5 or 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to solicitor client privilege or statutory provisions prohibiting such disclosure.
6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may require including, without limitation, providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. No proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

8. No Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the

Property are stayed and suspended pending further Order of this Court; provided, however, that nothing in this Order shall prevent any Person from commencing a Proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such Proceeding is not commenced before the expiration of the stay provided by this paragraph and provided that no further step shall be taken in respect of the Proceeding except for service of the initiating documentation on the Debtor and the Receiver.

NO EXERCISE OF RIGHTS OR REMEDIES

9. All rights and remedies (including, without limitation, set-off rights) against the Debtor, the Receiver; or affecting the Property, are stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that nothing in this Order shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) affect the rights of any regulatory body as set forth in section 69.6(2) of the BIA, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien. This stay and suspension shall not apply in respect of any "eligible financial contract" as defined in the BIA.

NO INTERFERENCE WITH THE RECEIVER

10. No Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, without written consent of the Receiver or leave of this Court. Nothing in this Order shall prohibit any party to an eligible financial contract from closing out and terminating such contract in accordance with its terms.
11. Any person who has provided policies of insurance or indemnities (including, without limitation, New Home Warranty) at the request of the Receiver shall be required to continue or renew such policy of insurance or indemnity following the date of this Order provided that the Receiver make payment of the premium (on the usual commercial terms) as if this proceeding had not been commenced.

CONTINUATION OF SERVICES

12. All Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever including, without limitation, the sale of all or any of the Property and the collection of any accounts receivable, in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "Post- Receivership Accounts") and the monies standing to the credit of such Post- Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

EMPLOYEES

14. Subject to the employees' right to terminate their employment, all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities of the Debtor, including any successor employer liabilities as referred to in Section 14.06(1.2) of the BIA, other than amounts the Receiver may specifically agree in writing to pay or in respect of obligations imposed specifically on receivers by applicable legislation, including sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C. 2005, c.47. The Receiver shall be liable for any employee-related liabilities, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts relating to any employees that the Receiver may hire in accordance with the terms and conditions of such employment by the Receiver.

PERSONAL INFORMATION

15. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 or Section 18(1)(o) of the *Personal Information Protection Act*, S.B.C. 2003, c. 63, the Receiver may disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "Sale"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. Nothing in this Order shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "Possession") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release, or deposit of a substance contrary to any federal, provincial or other law relating to the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination (collectively "Environmental Legislation"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation.
17. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless the Receiver is actually in possession.
18. Notwithstanding anything in federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arises or environmental damage that occurred:
 - (a) before the Receiver's appointment; or,
 - (b) after the Receiver's appointment, unless it is established that the condition arose or the damage occurred as a result of the Receiver's gross negligence or wilful misconduct.
19. Notwithstanding anything in federal or provincial law, but subject to paragraph 17 of this Order, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, if the Receiver complies with the BIA section 14.06(4), the Receiver is not personally liable for the failure to comply with the order and is not personally liable for any costs that are or would be incurred by any Person in carrying out the terms of the order.

LIMITATION ON THE RECEIVER'S LIABILITY

20. The Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except:
 - (a) any gross negligence or wilful misconduct on its part; or
 - (b) amounts in respect of obligations imposed specifically on receivers by applicable legislation.

Nothing in this Order shall derogate from the protections afforded the Receiver by Section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

21. The Receiver and its legal counsel, if any, are granted a charge (the "Receiver's Charge") on the Property as security for the payment of their fees and disbursements, in each case at their standard rates, in respect of these proceedings, whether incurred before or after the making of this Order. The Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to Sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.
22. The Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are referred to a judge of the Supreme Court of British Columbia and may be heard on a summary basis.
23. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands;
 - (a) against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel in respect of carrying on the foregoing activities (and such amounts will constitute advances against its remuneration and disbursements when approved by this Court),
 - (b) In payment of any charges for taxes, utilities, or insurance premiums with relate to any of the Property,
 - (c) In repayment of the Receiver's interim advances from the Petitioner pursuant to the Petitioner's loan to the Debtor;
 - (d) In reduction of the amount owing under the Petitioner's mortgage.

SERVICE AND NOTICE OF MATERIALS

24. The Receiver shall establish and maintain a website in respect of these proceedings at: www.manning-trustee.com (the "Website") and shall post there as soon as practicable;
 - (a) all materials prescribed by statute or regulation to be made publicly available, including pursuant to Rule 10-2 of the *Supreme Court Civil Rules*; and,
 - (b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.
25. Any Person who is served with a copy of this Order and that wishes to be served with any future application or other materials in these proceedings must provide to counsel for each of the Receiver and the Applicant a demand for notice in the form attached as Schedule A (the "Demand for Notice"). The Receiver and the Applicant need only provide further notice in respect of these proceedings to Persons that have delivered a properly completed

Demand for Notice. The failure of any Person to provide a properly completed Demand for Notice releases the Receiver and the Applicant from any requirement to provide further notice in respect of these proceedings until such Person delivers a properly completed Demand for Notice.

26. The Receiver shall maintain a service list identifying all parties that have delivered a properly completed Demand for Notice (the "Service List"). The Receiver shall post and maintain an up-to-date form of the Service List on the Website.
27. Any interested party, including the Receiver, may serve any court materials in these proceedings by facsimile or by emailing a PDF or other electronic copy of such materials to the numbers or addresses, as applicable, set out on the Service List. Any interested party, including the Receiver, may serve any court materials in these proceedings by mail to any party on the Service List that has not provided a facsimile number or email address, and materials delivered by mail shall be deemed received five (5) days after mailing.
28. Notwithstanding paragraph 31 of this Order, service of the Petition [OR the Notice of Application] and any affidavits filed in support shall be made on the Federal and British Columbia Crowns in accordance with the *Crown Liability and Proceedings Act*, R.S.C. 1985, c.C-50 and its regulations for the Federal Crown and the *Crown Proceedings Act*, R.S.B.C. 1996 c.89 in respect of the British Columbia Crown.
29. The Receiver and its counsel are authorised to serve or distribute this Order, any other orders and any other materials as may be reasonably required in these proceedings, including any notices or other correspondence, by forwarding copies by facsimile or by email to the Debtor's creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of any legal or juridical obligation and notice requirements within the meaning of clause 3(e) of the *Electronic Commerce Protection Regulations*.

GENERAL

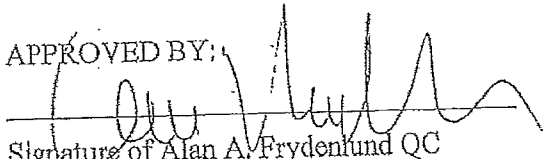
30. Any interested party may apply to this Court to vary or amend this Order on not less than seven (7) clear business days' notice to the Service List and to any other party who may be affected by the variation or amendment, or upon such other notice, if any, as this Court may order.
31. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
32. Nothing in this Order shall prevent the Receiver from acting as a Licensed Insolvency Trustee of the Debtor.
33. This Court requests the aid, recognition and assistance of any court, tribunal, regulatory or administrative body having jurisdiction, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All such courts, tribunals and regulatory and administrative bodies are respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be


necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

34. The Receiver is authorized and empowered to apply to any court, tribunal or regulatory or administrative body, wherever located, for recognition of this Order and for assistance in carrying out the terms of this Order and the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
35. The Petitioner shall have its costs of this motion, up to and including entry and service of this Order, as provided for by the terms of the Petitioner's security or, if not so provided by the Petitioner's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.
36. Endorsement of this Order by counsel appearing on this application other than the Petitioner is dispensed with.

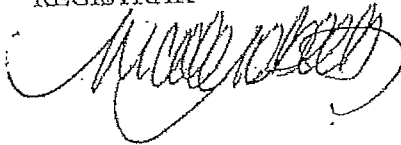
THE FOLLOWING PARTIES APPROVE OF THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

APPROVED BY:


Signature of Alan A. Frydenlund QC
lawyer for Petitioner


BY THE COURT

REGISTRAR





Schedule "A"

Demand for Notice

TO: [Name of Applicant]
c/o [Name of Counsel to the Applicant]
Attention:
Email:

AND TO: D. Manning & Associates Inc.
c/o Owen Bird Law Corporation
Attention: Alan A. Frydenlund QC
Email: afrydenlund@owenbird.com

Re: In the matter of the Receivership of Fatemeh Mirzaei, Gholamreza Ghassemi
Gangan and 1150165 B. C. Ltd.

I hereby request that notice of all further proceedings in the above Receivership be sent to me in
the following manner:

1. By email, at the following address (or addresses):

OR

2. By facsimile, at the following facsimile number (or numbers):

OR

3. By mail, at the following address:

Name of Creditor: _____

Name of Counsel (if any): _____

Creditor's Contact Address: _____

Creditor's Contact Phone Number: _____

Action No. H190678

IN THE SUPREME COURT OF BRITISH
COLUMBIA

BETWEEN:

VANCOUVER CITY SAVINGS CREDIT UNION
Petitioner

- and -

1150165 B.C. LTD.
FATEMIH MIRZADI
GHOLAMREZA GHASSEMI GANGAN ET AL
Respondents

AND:

Action No. H190678
Estate No. [REDACTED]

IN THE MATTER OF THE RECEIVERSHIP OF
FATEMIH MIRZADI
GHOLAMREZA GHASSEMI GANGAN
1150165 B.C. LTD.

SCHEDULE "B"

LETTER FROM IN-FORM ENGINEERING LTD.
DATED JANUARY 14, 2020

in form

engineering ltd.

1407 East Georgia Street

Vancouver British Columbia

Canada V5J 2A9

1407 East Georgia Street
Vancouver British Columbia

Canada V5J 2A9

t (604) 319-3503

e agray@informengineering.com

Jan 14, 2020

Project# 3039

D. Manning and Associates Inc.
520-625 Howe Street, Vancouver, BC.
attn.: Mr. William Choo, CPA, CGA

Subject: Structural Condition Assessment of 1437 Chartwell Drive, West Vancouver

Dear: Mr. Choo,

As requested, Inform Engineering Ltd. has reviewed the current status of structural framing for the new residence and attached garage at 1437 Chartwell Drive. Site visits were performed on December 20, 2019 and Jan 7, 2020 and consisted of a walkthrough of the building structure. Mr. Hamid Behmanesh, P. Eng. is the Engineer of Record (EOR). Mr. Behmanesh provided us with the latest structural drawings dated: May 2018 IFC for our reference for the Jan. 7th walkthrough.

General Observations and Comments:

1. The building consists of a basement, main floor, and second floor. The building is constructed on a sloping lot with a walkout basement at the south side of the building and the grade backfilled up to the main level at the North side of the building. The garage is attached and is located at the North East side of the house at the main floor level.
2. The building structure is substantially completed. The structure consists of conventional wood trusses for roof framing with 2 levels of conventional wood-framing for the main and second floors which consist primarily of plywood sheathed 2x6@16 stud bearing walls and Engineered floor framing (i-joists and Parallam beams). The main floor is supported around the perimeter by a full height reinforced concrete foundation wall. This foundation wall has been backfilled.
3. There is an indoor pool construct in the basement which currently consist of just a concrete shell.
4. The windows appear to be installed. The level of completion of the roofing is not clear from our observation below. While the majority of the building roof appears to be protected from the rain, a number of leaks into the building were noted a various location. It was raining in January 7th during our review.
5. The District of West Vancouver confirmed that the last inspection from the city was March 2018. They have confirmed that the perimeter drains and the damproofing around the foundations were completed prior to the contractor backfilling. The District also confirmed that they have not complete a "district" structural sheathing or framing inspection.
6. Mr. Hamid Behmanesh, P. Eng. (EOR) confirmed that he performed a sheathing inspection in November 2018 and a partial framing in December 2018. Mr. Behmanesh explained that there are framing deficiencies to be completed (shear wall hold downs etc.) and a framing review will be required once all the plumbing and electrical rough-ins have been completed.

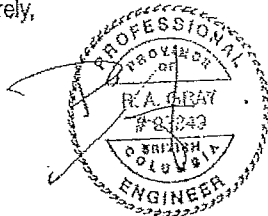
7. The District has confirmed that the HPO has been De-enrolled for the project.

Discussion and Recommendations:

1. Based on our site review of the framing and discussions with the District of West Vancouver and Mr. Behmanesh, P. Eng, we believe the structure to be approximately 85 to 90% complete.
2. The remaining structural framing items that require completion (but not limited to) appear to be:
 - a. Completion of blocking of shearwalls at the exterior of the building especially at the gable roof truss level.
 - b. Completion of the installation of all the hold down anchors for the shearwalls.
 - c. Completion of the interior plywood shearwalls and associated blocking and hold downs.
 - d. Completion of a field review of the engineered roof truss installation for the house and the garage and confirmation of the truss loading (for typical truss and for future solar).
 - e. Completion of the slab on grade at the basement level.
 - f. Completion of a framing review by the EOR once the rough ins are completed.
 - g. Completion of the staircase installation and framing for the elevator.
 - h. Various retaining structures will be required for the grading of the property however there are no landscaping retaining wall details on the structural drawings and may be part of the landscape package.
3. As the building is substantially completed, we recommend that the exterior building paper/cladding be installed, and the roofing leaks repaired (and roofing completed) at the earliest convenience to protect the framing from the elements. For the building paper/cladding to be completed, the EOR will be required to provide a follow up sheathing review to confirm the nailing and blocking and hold down anchors/straps prior to calling the District for their sheathing inspection.
4. As the project HPO has been de-enrolled, the District will require a new HPO before they come out to the site for further building inspections.
5. Once the sheathing has passed and protected, and the roofing has been repaired and or completed, the areas that have been subjected to continuous water exposure should be dried and reviewed by the EOR and Building Envelope Consultant to determine if the framing is adequate or requires remediation. There are areas of plywood floor sheathing that may require replacing due to the extended exposure to rain.
6. Prior to calling the district for their framing inspection and prior to insulating the exterior walls, the moisture content of the wood framing should be checked to be adequate prior to insulating.
7. Once the framing review has been completed by the EOR and the District, any plywood 2 sided shearwalls would need to be reviewed after insulation and prior to finishing with drywall.

We trust the above meets your current requirements. Please don't hesitate to contact the undersigned should you have any questions on the above or require further information.

Sincerely,



Andrew Gray, P. Eng.

in @ form
engineering ltd.

SCHEDULE "C"

STANHOPE PROJECTS LTD.
CONSTRUCTION BUDGET FOR THE HOUSE

stanhope projects

CUSTOM HOME BUILDING + RENOVATIONS

Total 10431 sf
Schedule "A"

1437 Chartwell, West Vancouver
BUDGET

Date: 1/21/2020

Square Footage: 10031 sf finished and 400 sf garage

Description: New house and detached 2 car garage

SUBTRADE/ COMMITMENTS

| | Estimated Budget | Sub-trade | Revised Budget | |
|--|------------------------|------------------------|------------------------|---|
| FIELD SUPERVISION | 85,800.00 | 85,800.00 | 85,800.00 | site supervision |
| PLAN REPRODUCTION & PHOTOS | 750.00 | 750.00 | 750.00 | printing cost for construction plans |
| TEMPORARY HEAT | 2,500.00 | 2,500.00 | 2,500.00 | temporary heat / fans for drywall |
| TEMPORARY WATER & SANITARY SERVICES | 1,800.00 | 1,800.00 | 1,800.00 | temporary toilets |
| CONSTRUCTION FENCING & SIGNS | 1,800.00 | 1,800.00 | 1,800.00 | temporary fencing |
| SITE STORAGE | 2,040.00 | 2,040.00 | 2,040.00 | container rental for site storage |
| GENERAL LABOUR | 46,200.00 | 46,200.00 | 46,200.00 | labour for general clean up / hand digging etc. |
| TRASH DISPOSAL | 8,500.00 | 8,500.00 | 8,500.00 | roll off garbage disposal bins |
| FINAL CLEANING | 5,000.00 | 5,000.00 | 5,000.00 | final cleaning |
| DIVISION 1 EQUIPMENT | 4,500.00 | 4,500.00 | 4,500.00 | specialty tool rentals |
| SUBTOTAL | | | | |
| SITE PREPARATION / EXCAVATION | 22,500.00 | 22,500.00 | 22,500.00 | excavation / trucking for retaining walls |
| BACKFILL & COMPACTION | 2,500.00 | 2,500.00 | 2,500.00 | gravel backfill |
| ASPHALT PAVING | 1,500.00 | 1,500.00 | 1,500.00 | asphalt let down at driveway |
| INTERLOCKING PAVERS | 90,000.00 | 90,000.00 | 90,000.00 | supply and install of paver driveway, on grade patios, and decks |
| SUMPS & DRAINAGE | 10,000.00 | 10,000.00 | 10,000.00 | stormwater drainage including sumps (behind retaining walls only) |
| RETAINING WALLS | 45,000.00 | 45,000.00 | 45,000.00 | labour for retaining walls, curbs, stairs |
| OUTDOOR FURNISHINGS [pter] | 60,000.00 | 60,000.00 | 60,000.00 | allowance for completing pool and hot tub and \$10K for water feature at the front driveway |
| SOFT LANDSCAPING | 227,772.00 | 227,772.00 | 227,772.00 | supply and install of soft landscaping, planting plan, boulder walls, lighting |
| IRRIGATION SYSTEMS | 40,500.00 | 40,500.00 | 40,500.00 | supply and install of irrigation system |
| SUBTOTAL | | | | |
| CONCRETE SUPPLY | 62,500.00 | 62,500.00 | 62,500.00 | supply of concrete for retaining walls, slabs on grade, concrete topping, etc. |
| CONCRETE PLACING, PUMPING & FINISHING | 12,500.00 | 12,500.00 | 12,500.00 | concrete pumping |
| PLACING & FINISHING SUB | 13,500.00 | 13,500.00 | 13,500.00 | labour for concrete placing for concrete slab, topping, retaining walls |
| SUBTOTAL | | | | |
| METAL FABRICATIONS | 35,000.00 | 35,000.00 | 35,000.00 | supply and install of exterior metal guardrails |
| SUBTOTAL | | | | |
| FRAMING & FORMING | 20,000.00 | 20,000.00 | 20,000.00 | framing labour to complete structural framing / stairs / deck parapets etc |
| ROUGH CARPENTRY | 20,000.00 | 20,000.00 | 20,000.00 | labour for backframing for closets / drop ceilings / fireplaces |
| GLUELAM / WOOD TRUSSES | 13,000.00 | 13,000.00 | 13,000.00 | supply of prefabricated curved stairs |
| FINISH CARPENTRY | 40,400.00 | 40,400.00 | 40,400.00 | labour for int. door install, casings, baseboard, hardware |
| MILLWORK | 20,000.00 | 20,000.00 | 20,000.00 | supply and install of closet-millwork |
| KITCHEN & BATHROOM CABINETS | 29,000.00 | 29,000.00 | 29,000.00 | supply and install of millwork for kitchens, bathrooms, laundry etc. |
| COUNTERTOPS | 115,000.00 | 115,000.00 | 115,000.00 | supply and install of countertops for kitchens, bathrooms, laundry etc. |
| LUMBER & MATERIALS | 35,000.00 | 35,000.00 | 35,000.00 | supply of building materials for forming of retaining walls, completing framing, int. finishing |
| | 75,750.00 | 75,750.00 | 75,750.00 | |
| SUBTOTAL | | | | |
| WATER PROOFING (Foundation Dampproofing) | 5,000.00 | 5,000.00 | 5,000.00 | supply and install of foundation dampproofing / drainmat for retaining walls |
| INSULATION | 26,550.00 | 26,550.00 | 26,550.00 | supply and install of insulation, vapour barrier, firestopping |
| WALL SIDING & SOFFITS | 120,000.00 | 120,000.00 | 120,000.00 | supply and install of all rainscreen, siding |
| METAL ROOFING & CLADDING | 45,860.00 | 45,860.00 | 45,860.00 | supply and install of metal roofing |
| GUTTERS AND DOWNSPOUTS | 7,500.00 | 7,500.00 | 7,500.00 | supply and install of downspouts |
| SUBTOTAL | | | | |
| DOORS & FRAMES (Interior) | 48,000.00 | 48,000.00 | 48,000.00 | supply of interior doors and remaining exterior doors |
| SPECIAL DOORS [garage] | 4,500.00 | 4,500.00 | 4,500.00 | supply and install of garage door |
| DOOR HARDWARE (Interior + exterior) | 16,500.00 | 16,500.00 | 16,500.00 | supply of int. and ext. door hardware |
| MISCELLANEOUS GLAZING & MIRRORS | 50,000.00 | 50,000.00 | 50,000.00 | supply and install of interior guardrails, shower glass, and bathroom mirrors |
| SUBTOTAL | | | | |
| DRYWALL | 95,000.00 | 95,000.00 | 95,000.00 | supply and install drywall (level 4 finish) |
| TILE & TERRAZZO | 60,600.00 | 60,600.00 | 60,600.00 | supply and install of all tile |
| FLOORINGS | 120,000.00 | 120,000.00 | 120,000.00 | supply and install of all hardwood flooring |
| PAINTING & WALL COVERINGS | 45,450.00 | 45,450.00 | 45,450.00 | supply and install of all int. and ext. painting |
| SUBTOTAL | | | | |
| KITCHEN EQUIPMENT | 75,000.00 | 75,000.00 | 75,000.00 | supply and install kitchen and laundry appliances |
| SUBTOTAL | | | | |
| ELEVATORS / ESCALATORS | 36,480.00 | 36,480.00 | 36,480.00 | supply and install garaventa lift -1 stop |
| SUBTOTAL | | | | |
| HVAC MECHANICAL SUBCONTRACT | 65,185.00 | 65,185.00 | 65,185.00 | supply and install of 3 HRV's, bathrooms fans and kit. exhaust fans, gas |
| PLUMBING | 157,500.00 | 157,500.00 | 157,500.00 | supply and install of plumbing, heating (in-floor radiant with high efficiency boiler) |
| PLUMBING FIXTURES | 30,000.00 | 30,000.00 | 30,000.00 | supply of plumbing fixtures: bathtubs, sinks, faucets, water, etc. |
| FIRE PROTECTION SYSTEMS | 22,500.00 | 22,500.00 | 22,500.00 | fire sprinklers |
| FIREPLACES | 24,000.00 | 24,000.00 | 24,000.00 | supply and install of 3 gas fireplaces |
| SUBTOTAL | | | | |
| ELECTRICAL SUBCONTRACT | 150,000.00 | 150,000.00 | 150,000.00 | supply and install of base electrical incl. 400 amp service, potlights |
| ELECTRICAL FIXTURES | 30,000.00 | 30,000.00 | 30,000.00 | supply of surface mount electrical fixtures |
| SECURITY | 10,000.00 | 10,000.00 | 10,000.00 | supply and install security system |
| TEL / DATA COMMUNICATION SYSTEMS | 17,500.00 | 17,500.00 | 17,500.00 | supply and install of low voltage wiring (tel, cable, audio etc) |
| SUBTOTAL | | | | |
| Total | \$ 2,384,437.00 | \$ 2,384,437.00 | \$ 2,384,437.00 | |
| 10% MGMT Fee | \$ 238,443.70 | \$ 238,443.70 | \$ 238,443.70 | |
| Subtotal | \$ 2,622,880.70 | \$ 2,622,880.70 | \$ 2,622,880.70 | Does not include 5% GST or minimum 10% Contingency |

SCHEDULE "D"

OPINION OF VALUE FROM
MR. HANEEF VIRANI, VIRANI REAL ESTATE ADVISORS



January 20th, 2020

D. Manning and Associates

Dear Mr. Douglas Chysik,

Re: 1437 Chartwell Drive, West Vancouver,

Further to our discussions please find enclosed an Opinion of Value for your property, as of January 20th, 2020.

The value derived was based on:

- a. Physical attendance at the property -- overview.
- b. Archive Retrieval information.
- c. Data Research.
- d. Analysis of Information, and thus

The Valuation Prices attained should be of benefit to you in calculations as needed.

I thank you for the opportunity of being able to supply the enclosed, and should there be any other way that we could be of assistance, please do not hesitate to call.

Respectfully,

Virani Real Estate Advisors

Per:

Haneef Virani



Underlying Assumptions and Contingent Conditions

Re: Opinion of Value

1. Information for this Opinion of Value was gathered from sources believed to be reliable, but it is in no sense a guarantee.
2. It is also assumed that the Title to the subject property is good and marketable and that there are no encumbrances that cannot be cleared through regular processes.
3. No liability is assumed on matters of a legal character affecting the property.
4. All information is assumed to be correct, and that the herein signatories are not responsible for any errors.

Certification:

I/We hereby certify that we have no interest present or contemplated in the property, and that neither employment to make the Opinion of Value nor any compensation (if any) is contingent on the value arrived at.

I/We certify that we have personally attended at the premises and that according to our knowledge and belief, that all statements and information in this report are true and correct, subject to the above-mentioned underlying assumptions and contingent conditions.

Dated this January 20th, 2020.

Virani Real Estate Advisors,

Per:

Haneef Virani



Opinion of Value

The investigation and Opinion of Value herewith was made for the purpose of estimating a Market Value as at January 20th, 2020 assuming satisfactory conditions of title of ownership, and continuance of the existing use as the highest and best use.

Market Value, as defined by the courts, is the highest price estimated in terms of money, which a property will bring if exposed for sale in the open market, by a willing Seller, allowing reasonable time to find a willing Buyer, neither Buyer or Seller acting under compulsion, both having full knowledge of all the uses and purposes to which the property is adapted, or for which it is capable of being used.

After consideration of the location of the property, its environment, neighborhood characteristics, including the occupational and income groups represented, the then current selling prices of similar properties, the physical description and the possible opportunity of sub-division, it is our opinion that the value of the subject property, in fee simple and in accordance with the definition stated above, as of January 20th, 2020 is as follows:

a) As is condition;

Marketing Range: \$3,800,000 - \$4,000,000 Inc GST if applicable

b) Finished product based on recent sales, to high Standard with minimum of the following changes

- Addition of 1-2 Bedrooms. (existing plan only with 4 Bedrooms)
- Increasing the garage space
- Eliminating the indoor Pool and adding a pool outside

Marketing Range: \$8,400,000 - \$8,800,000 Inc GST if applicable

Remuneration:

- Total payable commission 7% on the 1st \$100,000 Plus 2.5% on Balance Plus applicable tax
- If there is a cooperative Brokerage, the listing Brokerage will pay to the Cooperating Brokerage 3.22% on the 1st 100K + 1.15% on Balance

Virani Real Estate Advisors,

Per:

Haneef Virani

Attached to and forming part of this Opinion of Value are: "Underlying Assumptions and Contingent Conditions."

Virani Real Estate Advisors is a division of Virani Holdings Ltd.



Presented by:
Haneef Virani PREC*

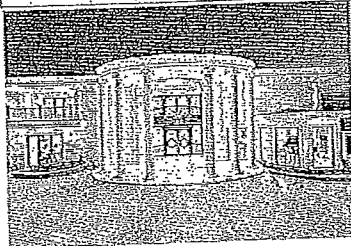
Virani Real Estate Advisors
 Phone: 604-913-1000
 haneef@virani.ca
 http://www.virani.ca



Sold
 R2329986

950 FAIRMILE ROAD
 West Vancouver

\$9,980,000 (LP)
\$6,000,000 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|------------------|
| Total Rooms: | 15 | Total Floor Area: | 8,826 | Exterior Finish: | Brick, Mixed |
| Bedrooms: | 6 | Year Built: | 2019 | Style of Home: | 2 Storey w/Bsmt. |
| Bathrooms: | 7 | Lot Size (sq.ft.): | 16,768.00 | Basement Area: | Fully Finished |
| Parking Spaces: | 6 | Frontage (feet): | 200.00 | Type of Roof: | Metal |
| | | Depth: | 80 | Sold Date: | 3/17/2019 |

World Class Luxury brand-new European Estate with Stunning City/Ocean View in Prestigious BP!! Situated on a beautiful 17,000 sq.ft. lot with nearly 10,000 sq.ft. 6bed/7bath lavish living space. Exceptional quality and the finest workmanship is found throughout this spectacular home, featuring divinely designed foyer with circular staircase, gourmet chef kitchen and wok kitchen fully equipped with Miele appliances, elegant living/dining room, 4 large south facing ensuite upstairs boasting spectacular views of the City's skyline & inner harbour. Enjoy having theatre room, game room, gym, wine cellar, sauna, elevator, guest suite, Smart Home automation, air-conditioning, outdoor pool & hot tub, car spinner and so much more! Top catchment schools.

Rear Yard Exposure: South
 Taxes: \$10,808.45
 Suite:
 List Broker 1: Sutton Group-West Coast Realty

Sold
 R2369204

738 PARKSIDE ROAD
 West Vancouver

\$7,980,000 (LP)
\$6,190,476 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|------------------|
| Total Rooms: | 19 | Total Floor Area: | 8,826 | Exterior Finish: | Wood |
| Bedrooms: | 7 | Year Built: | 2017 | Style of Home: | 2 Storey w/Bsmt. |
| Bathrooms: | 8 | Lot Size (sq.ft.): | 20,908.00 | Basement Area: | Full |
| Parking Spaces: | 10 | Frontage (feet): | 140.00 | Type of Roof: | Asphalt |
| | | Depth: | 150IRREG | Sold Date: | 11/20/2019 |

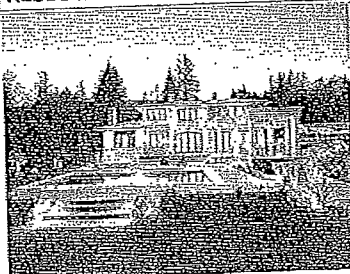
VIEWSH! A grand residence constructed by Maskeen Property Group situated on prestigious Parkside Road in the lower British Properties. Features of this 10,024 sq ft luxurious home include 7 bedrooms (4 on the top floor) 9 bathrooms, massive chef's kitchen with pantry and wok kitchen. This level lot 20,908 sq ft. completely private estate includes a swimming pool, numerous park like gardens, large balconies, multimedia and TV room, walk out lower floor. Other details include radiant heating, air-conditioning, high ceiling, open floor plan, two double garage, smart home system. VIEWS OF CITY AND HARBOUR. Easy access, close Park Royal Shopping Centre, walk distance to all schools. PLEASURE TO SHOW!!

Rear Yard Exposure: South
 Taxes: \$11,878.05
 Suite:
 List Broker 1: RE/MAX Masters Realty

Sold
 R2358490

670 KENWOOD ROAD
 West Vancouver

\$7,388,000 (LP)
\$6,200,000 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|-----------|
| Total Rooms: | 22 | Total Floor Area: | 8,009 | Exterior Finish: | Mixed |
| Bedrooms: | 7 | Year Built: | 2017 | Style of Home: | 3 Storey |
| Bathrooms: | 9 | Lot Size (sq.ft.): | 32,000.00 | Basement Area: | Full |
| Parking Spaces: | 8 | Frontage (feet): | 135.00 | Type of Roof: | Other |
| | | Depth: | 0.00 | Sold Date: | 5/28/2019 |

THE MOST INCREDIBLY DESIGNED HOME IN ALL OF WEST VANCOUVER. SIMPLY STUNNING. This FRENCH COUNTRY transitional modern ESTATE (32,000 flat lot) is the nicest designed home I've ever seen. MIND you I LOVE French Country. Designed by Nicole Mah of Kelly Deck design simply outdid herself and the firm. For example, the pattern in the backsplash tile follows the diagonal lines of the coffered ceiling; the warm whites and parchment toned paint colours contrast precisely with the black-framed doors and windows, which then contrast precisely with the limestone-clad exterior of the house-designed precisely right? That's just the beginning. Stunningly quiet, private and tranquil with SUNSHINE EVERYWHERE! STOP READING. STOP LOOKING AND COME SEE THIS PLACE! 3 car garage. Incredible EVERYTHING.

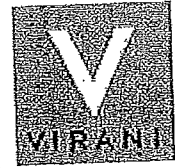
Rear Yard Exposure:
 Taxes: \$12,497.58
 Suite:
 List Broker 1: Angell, Hasman & Associates Realty Ltd.



Presented by:

Haneef Virani PREC*

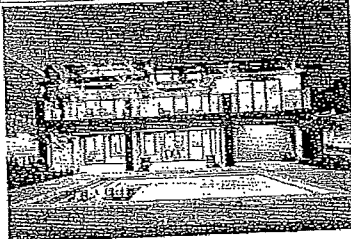
Virani Real Estate Advisors
Phone: 604-913-1000
haneef@virani.ca
http://www.virani.ca



Sold
R2365305

1343 WHITBY ROAD West Vancouver

\$8,900,000 (LP)
\$6,500,000 (SP)



Total Rooms: 23
Bedrooms: 5
Bathrooms: 7
Parking Spaces: 6
Total Floor Area: 6,900
Year Built: 2018
Lot Size (sq.ft.): 13,648.00
Frontage (feet): 80.00
Depth: 170

Exterior Finish: Stone, Stucco
Style of Home: 2 Storey w/Bsm.
Basement Area: Fully Finished
Type of Roof: Tile - Concrete
Sold Date: 8/10/2019

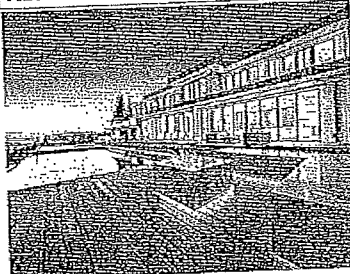
A sensational custom built new home on West Vancouver's most sought after & prestigious Whitby neighbourhood. With breathtaking views of the City, water, from Mt. Baker to Vancouver Island, this almost 7000SF dream home boasts exceptional quality & solidity incorporated by extensive concrete, steel beam and stone. Offering all top notch German-engineered hardwood floors throughout, state of the art LED lighting system, Smart Home System, Surround Audio System, two Eneready HRV, A/C, top line of appliances, charge in garage, outdoor swimming pool, waterfall, etc.

Rear Yard Exposure: South
Taxes: \$16,019.84
Suite:
List Broker 1: Sutton Group-West Coast Realty

Sold
R2354265

1417 CHARTWELL DRIVE West Vancouver

\$8,888,000 (LP)
\$7,000,000 (SP)



Total Rooms: 23
Bedrooms: 5
Bathrooms: 7
Parking Spaces: 3
Total Floor Area: 8,163
Year Built: 2017
Lot Size (sq.ft.): 14,390.00
Frontage (feet): 100.00
Depth:

Exterior Finish: Concrete, Wood
Style of Home: 3 Storey
Basement Area: Full, Fully Finished, Separate Entry
Type of Roof: Metal
Sold Date: 4/10/2019

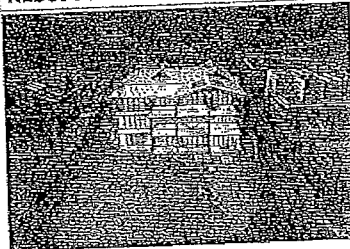
An absolutely stunning, luxurious masterpiece with clear, unobstructed ocean and city views in the most prestigious Chartwell area. This high quality custom built home offers lavish interiors, finished with superb materials, and workmanship, designed to maximize supreme, sweeping view. Open and exceedingly comfortable living spaces exude warmth while offering a modern sensibility, Enormous picture windows infusing the home with brilliant natural light. Enjoy spending time with loved ones in the open and spacious sun-drenched family room. This home offers the highest standard of living imaginable. Close to top rated catchment schools, Chartwell Elementary and Sentinel Secondary school, as well as shopping, golf courses, Cypress Mountain and much more.

Rear Yard Exposure:
Taxes: \$16,129.05
Suite:
List Broker 1: Royal LePage Sussex

Sold
R2369635

780 GREENWOOD ROAD West Vancouver

\$7,798,000 (LP)
\$7,000,000 (SP)



Total Rooms: 28
Bedrooms: 5
Bathrooms: 8
Parking Spaces: 8
Total Floor Area: 9,278
Year Built: 2015
Lot Size (sq.ft.): 21,335.00
Frontage (feet): 98.00
Depth: 220

Exterior Finish: Stone, Wood
Style of Home: 3 Storey
Basement Area: Fully Finished
Type of Roof: Metal
Sold Date: 5/17/2019

Beautiful 9,000+ sq ft, 5 bed, 8 bath home with sensational panoramic views of the ocean & city. Exceptional quality & the finest workmanship is found throughout this fabulous home with classic contemporary finishings. Featuring gourmet chef's kitchen fully equipped with top appliances, 2nd kitchen, expansive rooms including living & dining areas that open to outdoor areas with sweeping ocean views. Entertain outdoors on 853 sf covered deck! Enjoy having theatre room, games room, gym, sauna, wine cellar, & the list goes on. This home is truly faultless! Close to shopping, recreation, ski hill & golf course. Top catchment schools: Chartwell Elementary, Sentinel Secondary. Also near to Private International Collingwood School campuses & Private International University-Prep Muirgrave School.

Rear Yard Exposure:
Taxes: \$17,176.91
Suite:
List Broker 1: Royal LePage Sussex



Presented by:
Haneef Virani PREC*

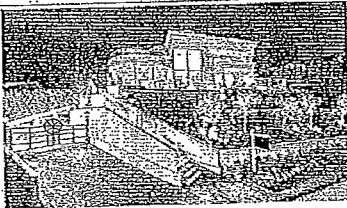
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 haneef@virani.ca
 http://www.virani.ca



Sold
 R2354970

795 ANDOVER CRESCENT
 West Vancouver

\$8,980,000 (LP)
\$7,428,571 (SP)



| | | |
|------------------------|-------------------------------------|--|
| Total Rooms: 20 | Total Floor Area: 8,286 | Exterior Finish: Mixed, Wood |
| Bedrooms: 6 | Year Built: 2019 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 13,912.00 | Basement Area: Fully Finished |
| Parking Spaces: | Frontage (feet): 110.00 | Type of Roof: Asphalt |
| | Depth: 131 | Sold Date: 4/6/2019 |

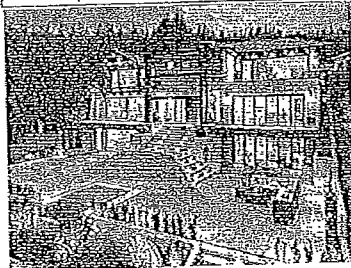
Truly spectacular view lot!! Absolutely gorgeous ocean & city views!! Sunrise to sunset, Mt. Baker to Vancouver Island. This magnificent north side mansion situated in prime British Properties with privacy & easy driveway. Quality throughout. Features are : grand foyer, high ceiling, open concept, piano bar, large living and family rooms open to paradise balcony, outdoor pool, hot tub, BBQ, 4 large ensuite bedrooms upstairs, lower floor media room, MJ room, wine cellar, cigar room, 2 guest berms, gym, recreation room, bar, in house elevator, heated driveway. Close to Collingwood School and transportation, shopping. Pleasure to show this amazing home..

Rear Yard Exposure:
 Taxes: \$9,185.76
 Suite:
 List Broker 1: RE/MAX Masters Realty

Sold
 R2267600

1449 CHARTWELL DRIVE
 West Vancouver

\$7,880,000 (LP)
\$7,480,000 (SP)



| | | |
|------------------------|-------------------------------------|--------------------------------|
| Total Rooms: 23 | Total Floor Area: 6,522 | Exterior Finish: Mixed |
| Bedrooms: 5 | Year Built: 2016 | Style of Home: 3 Storey |
| Bathrooms: 7 | Lot Size (sq.ft.): 12,281.00 | Basement Area: None |
| Parking Spaces: | Frontage (feet): 102.00 | Type of Roof: Metal |
| | Depth: | Sold Date: 4/17/2019 |

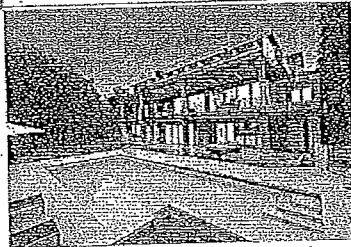
Reduced over \$2 million to sell!!! Now the lowest priced New Home in the most prestigious Chartwell location with unobstructed city & ocean views. This 6,522 SQF 5 bedroom, 7 bathroom home has every luxury feature you would expect including Smart Home automation, air conditioning, power shades, imported kitchen, separate Chinese Kitchen, Home Theatre, Wet Bar, 500 bottle wine display, large entertainment room, sauna and 2 bedroom in-law suite plus walk out view side terraces with built in BBQ and jetted spa.

Rear Yard Exposure:
 Taxes: \$14,925.10
 Suite:
 List Broker 1: Royal LePage Sussex

Sold
 R2386967

1407 CHARTWELL DRIVE
 West Vancouver

\$9,980,000 (LP)
\$7,618,095 (SP)



| | | |
|--------------------------|-------------------------------------|--------------------------------------|
| Total Rooms: 21 | Total Floor Area: 8,100 | Exterior Finish: Mixed |
| Bedrooms: 6 | Year Built: 2019 | Style of Home: 3 Storey |
| Bathrooms: 8 | Lot Size (sq.ft.): 15,942.00 | Basement Area: Fully Finished |
| Parking Spaces: 6 | Frontage (feet): 142.00 | Type of Roof: Asphalt |
| | Depth: 112.27 | Sold Date: 8/20/2019 |

Amazing, spectacular, unobstructed, sensational panoramic views of ocean and city and Lion Gate Bridge. Chartwell best location most picturesque executive 8100 sf house on 15942 sf lot with functional layout all en-suited south facing bedrooms upstairs, and main level opening design of below recreation room, wine room, theater, swimming pool. Boasting 3 levels, 6 bdrm with the finest craftsmanship & luxury features. Top quality materials throughout including meticulous millwork, high-end stone counter-tops, and hardwood floor. An impressive gourmet kitchen with top of line appliances Gaggenau. Throughout with radiant heat, a/c, & 5 gas fireplaces! Walking distance to Chartwell Elementary & Sentinel Secondary School. open house Saturday 2-4pm

Rear Yard Exposure:
 Taxes: \$40,094.44
 Suite:
 List Broker 1: Sutton Group - 1st West Realty



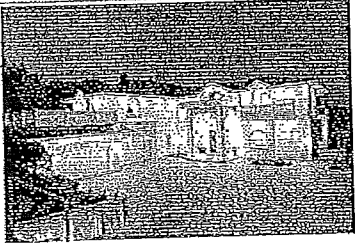
Presented by:
Haneef Virani PREC*
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Sold
R2389956

890 KENWOOD ROAD
West Vancouver

\$8,980,000 (LP)
\$7,900,000 (SP)



| | | |
|---------------------------|-------------------------------------|--------------------------------------|
| Total Rooms: 25 | Total Floor Area: 8,672 | Exterior Finish: Mixed |
| Bedrooms: 7 | Year Built: 2018 | Style of Home: 3 Storey |
| Bathrooms: 8 | Lot Size (sq.ft.): 26,007.00 | Basement Area: Fully Finished |
| Parking Spaces: 12 | Frontage (feet): 120.00 | Type of Roof: Asphalt |
| | Depth: | Sold Date: 9/27/2019 |

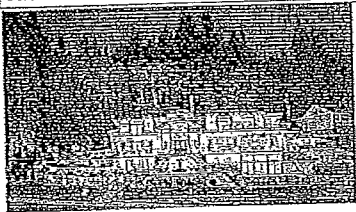
Magnificent Grand Scale Luxury Estate Residence with City, water & mountain views on a large 26,000 sq ft lot in the prestigious British Properties. This approx. 10,000 sq ft gracious mansion defines an Ultra Luxurious Elegance with large principal formal rooms, Grande Entrance, marble floors and extensive details throughout. Many features include: 7 bedrooms, 9 Bathroom, library, main level guest suite, elevator, media room, wine cellar, bar, wok kitchen, air condition, Heated Driveway and resort style swimming pool and spa. Park-like garden, 4 car garage and courtyard for many cars. Pleasure to show!

Rear Yard Exposure:
 Taxes: \$13,108.63
 Suite:
 List Broker 1: RE/MAX Masters Realty

Sold
R2320715

1175 EYREMOUNT DRIVE
West Vancouver

\$13,800,000 (LP)
\$8,000,000 (SP)



| | | |
|---------------------------|-------------------------------------|--------------------------------------|
| Total Rooms: 23 | Total Floor Area: 10,269 | Exterior Finish: Mixed, Stone |
| Bedrooms: 6 | Year Built: 2015 | Style of Home: 3 Storey |
| Bathrooms: 10 | Lot Size (sq.ft.): 19,130.00 | Basement Area: None |
| Parking Spaces: 12 | Frontage (feet): 152.00 | Type of Roof: Other |
| | Depth: 129.3 | Sold Date: 5/14/2019 |

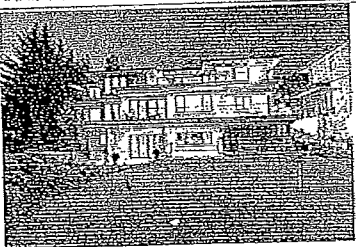
SUMPTUOUS LUXURY is yours in this magnificent 19,130 SF gated estate residence. Panoramic OCEAN, city and bridge views. Featuring: 10,000+ SF of elegant living, marble floors, air conditioning, home theater, indoor and outdoor pool, hot tub, wok kitchen, triple garage plus ample additional parking for guests. All bedrooms enjoy an ensuite. 6 deck areas. Exquisitely designed for entertaining and comfortable living, superior finishings, fabulous lighting, meticulous landscaping. Inspirational, architectural details throughout. A tribute to you and your family, this property is for the sophisticated home owner. All measurements are to be independently verified by the buyer if important.

Rear Yard Exposure: North
 Taxes: \$23,770.72
 Suite:
 List Broker 1: Royal LePage Sussex

Sold
R2330038

1411 CHARTWELL DRIVE
West Vancouver

\$9,880,000 (LP)
\$8,050,000 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 19 | Total Floor Area: 6,330 | Exterior Finish: Other, Stucco |
| Bedrooms: 6 | Year Built: 2017 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 14,224.00 | Basement Area: Fully Finished |
| Parking Spaces: 6 | Frontage (feet): 0.00 | Type of Roof: Other |
| | Depth: | Sold Date: 1/7/2019 |

Welcome to this amazing West Vancouver home in the most sought after & prestigious Chartwell neighbourhood in West Vancouver. With BREATHTAKING and SWEEPING VIEWS of the city, water, Mt. Baker to Vancouver Island, this beautiful dream home is exquisitely designed for the most picky buyers. This 6,330 sf home boasts of hardwood floors throughout, Control 4 Smart Home System, HRV, A/C, radiant heating, elevator, Sub-Zero and Bosch appliances, and a walk out basement leading to a huge putting green for the avid golf players. Currently the BEST VALUE in the market for an exceptional quality built home on a 14,224 sf view lot.

Rear Yard Exposure: East
 Taxes: \$18,048.17
 Suite: None
 List Broker 1: Regent Park Realty Inc.



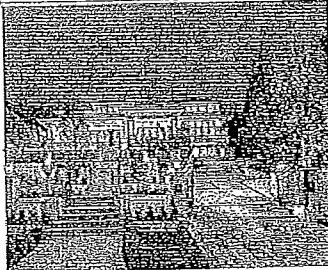
Presented by:
Haneef Virani PREC*
 Virani Real Estate Advisors
 Phone: 604-913-1000
 haneef@virani.ca
 http://www.virani.ca



Sold
 R2355453

1421 BRAMWELL ROAD
 West Vancouver

\$11,888,000 (LP)
\$8,380,952 (SP)



| | | |
|------------------------|-------------------------------------|--|
| Total Rooms: 28 | Total Floor Area: 9,620 | Exterior Finish: Stucco |
| Bedrooms: 5 | Year Built: 2018 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 19,653.00 | Basement Area: Full, Fully Finished, Separate Entry |
| Parking Spaces: | Frontage (feet): 96.00 | Type of Roof: Tile - Composite |
| | Depth: | Sold Date: 8/23/2019 |

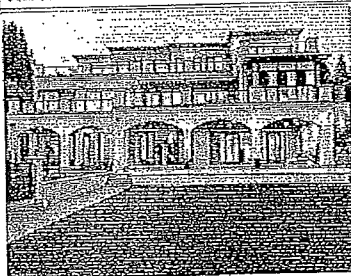
Beautiful 9,600+ sqft, 5 bed, 9 bath home with sensational panoramic views of the ocean and city. Exceptional quality and the finest workmanship is found throughout this fabulous home with classic contemporary finishings. Grand at its very best featuring gourmet chef's kitchen fully equipped with top appliances, 2nd kitchen, expansive rooms including living and dining areas, divinely designed circular staircases, and impressive outdoor pool with sweeping ocean views. Enjoy having theatre room, games room, gym, sauna, wine cellar, full outdoor living and the list goes on. This home is truly faultless! Close to shopping, recreation, ski hill and golf course. Top catchment schools: Chartwell Elementary, Sentinel Secondary. Also close to Collingwood & Mulgrave International Private Schools.

Rear Yard Exposure:
 Taxes: \$21,328.82
 Suite:
 List Broker 1: Royal LePage Sussex

Sold
 R2403525

791 EYRE MOUNT DRIVE
 West Vancouver

\$17,980,000 (LP)
\$13,780,000 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 24 | Total Floor Area: 12,027 | Exterior Finish: Mixed, Stone, Stucco |
| Bedrooms: 7 | Year Built: 2015 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 11 | Lot Size (sq.ft.): 25,035.00 | Basement Area: Fully Finished |
| Parking Spaces: 8 | Frontage (feet): 117.31 | Type of Roof: Tile - Concrete |
| | Depth: | Sold Date: 1/8/2020 |

VIEW, VIEW, VIEW. Concrete 3 level. Unobstructed view of city, ocean & bridge, luxury mansion in BP on FLAT lot, highest standard of quality for luxury living & entertaining incl limestone ext., heated driveway, 19.5m indoor pool, elevator, A/C, crystal chandeliers custom mldg & millwork, Silk wallpaper, marble bths. Offers 7 bdrm 11 bath, vast marble foyer, richly finished LR w. sculptured marble fireplace, formal dining, 2 nooks & huge FAMRM off amazing KIT w granite counter, wok KIT, 2 offices, gym. Elegant curved stairs lead, to lux master suite w. sitting area & ultra-lux onyx BTH. Lower lvl fears huge RECRM. home theatre, wine cellar, fountain and fall in front, fish pond & lawn in back yard. Extraordinary & unique ESTATE!

Rear Yard Exposure: South
 Taxes: \$62,033.43
 Suite:
 List Broker 1: Luxmore Realty

Area (Minor)=VWV AND Class=RD AND S/A=VWVBP,VWVCW AND Age<=5 AND Listing Visibility Type=ML Listing AND Price>7000000 AND Status=A

CMA Summary Report

Residential Detached Summary Statistics

| High | Low | Average | Median |
|-----------------|-------------|--------------|--------------|
| LP:\$18,800,000 | \$7,999,000 | \$12,280,449 | \$10,399,000 |
| SP:\$0 | \$0 | \$0 | \$0 |

Residential Detached - Active

Number of Properties: 20

| Num | Address | List Date | CDOM | DOM | Lot Sz(SF) | TotFlArea | LP | LP/TotFlArea |
|-----|-------------------------|------------|------|-----|------------|-----------|--------------|--------------|
| 1 | 1265 QUEENS AVENUE | 1/7/2020 | 711 | 17 | 13,831.00 | 7,529 | \$7,999,000 | \$1,062.43 |
| 2 | 1102 HILLSIDE ROAD | 11/28/2019 | 305 | 57 | 17,134.00 | 8,675 | \$8,580,000 | \$989.05 |
| 3 | 1097 HILLSIDE ROAD | 10/22/2019 | 94 | 94 | 17,067.00 | 8,720 | \$8,880,000 | \$1,018.35 |
| 4 | 1145 CHARTWELL CRESCENT | 11/20/2019 | 155 | 65 | 37,962.00 | 9,873 | \$8,998,000 | \$911.37 |
| 5 | 1545 CAMELOT ROAD | 11/18/2019 | 841 | 67 | 12,508.00 | 7,750 | \$9,199,999 | \$1,187.10 |
| 6 | 1350 CAMMERAY ROAD | 3/1/2019 | 651 | 327 | 12,999.00 | 6,952 | \$9,380,000 | \$1,349.25 |
| 7 | 1065 GROVELAND ROAD | 5/6/2019 | 263 | 263 | 25,971.00 | 8,750 | \$9,680,000 | \$1,106.29 |
| 8 | 1095 CRESTLINE ROAD | 8/21/2019 | 518 | 156 | 19,751.00 | 10,100 | \$9,988,000 | \$988.91 |
| 9 | 1036 MILLSTREAM ROAD | 11/1/2019 | 388 | 84 | 14,966.00 | 8,179 | \$9,998,000 | \$1,222.40 |
| 10 | 197 NORMANBY CRESCENT | 1/15/2020 | 303 | 9 | 22,172.00 | 9,870 | \$9,998,000 | \$1,012.97 |
| 11 | 1421 CHARTWELL DRIVE | 11/4/2019 | 186 | 81 | 14,040.00 | 8,042 | \$10,800,000 | \$1,342.95 |
| 12 | 1112 GILSTON ROAD | 10/14/2019 | 102 | 102 | 16,830.00 | 8,688 | \$10,980,000 | \$1,263.81 |
| 13 | 1526 CHARTWELL DRIVE | 11/25/2019 | 60 | 60 | 17,056.00 | 6,958 | \$13,880,000 | \$1,994.83 |
| 14 | 941 EYREMOUNT DRIVE | 4/23/2019 | 276 | 276 | 32,164.00 | 10,677 | \$14,880,000 | \$1,393.65 |
| 15 | 1116 MILLSTREAM ROAD | 1/6/2020 | 18 | 18 | 24,787.00 | 8,860 | \$15,880,000 | \$1,792.33 |
| 16 | 719 EYREMOUNT DRIVE | 7/5/2019 | 203 | 203 | 27,985.00 | 11,322 | \$16,000,000 | \$1,413.18 |
| 17 | 815 KING GEORGES WAY | 9/23/2019 | 444 | 123 | 19,166.00 | 9,779 | \$16,800,000 | \$1,717.97 |
| 18 | 735 KING GEORGES WAY | 1/21/2020 | 3 | 3 | 22,694.00 | 12,610 | \$16,888,000 | \$1,339.25 |
| 19 | 1337 CAMBRIDGE ROAD | 10/30/2019 | 86 | 86 | 12,873.00 | 7,049 | \$18,000,000 | \$2,553.55 |
| 20 | 830 KING GEORGES WAY | 1/13/2020 | 11 | 11 | 21,344.00 | 9,031 | \$18,800,000 | \$2,081.72 |
| Avg | | | 280 | 105 | 20165.00 | 8970.70 | \$12,280,450 | \$1,387.07 |
| Min | | | 3 | 3 | 12508.00 | 6952.00 | \$7,999,000 | \$911.37 |
| Max | | | 841 | 327 | 37962.00 | 12610.00 | \$18,800,000 | \$2,553.55 |
| Med | | | 233 | 82 | 18150.00 | 8735.00 | \$10,399,000 | \$1,301.53 |



Presented by:
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Active
R2426871

1265 QUEENS AVENUE
West Vancouver

\$7,999,000 (LP)
(SP)



Total Rooms: 28
Bedrooms: 6
Bathrooms: 8
Parking Spaces: 10

Total Floor Area: 7,529
Year Built: 2019
Lot Size (sq.ft.): 13,831.00
Frontage (feet): 95.00
Depth: 141.18

Exterior Finish: Mixed
Style of Home: 3 Storey
Basement Area: Fully Finished, Separate Entry
Type of Roof: Metal
Sold Date:

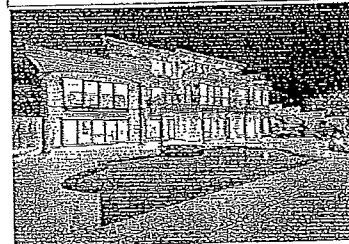
Magnificent contemporary modern style luxury mansion with OCEAN, BRIDGE, CITY, & UBC VIEWS in BP's. Main flr boasts grand gourmet kitchen, granite island w/breakfast bar, custom Miele appli, wok/spice kitch w/Wolf gas range, granite counters, hardwood flrs, blt-in coffee m, urban cultivator, high ceilings, 2 gas f/p, elevator, huge patios/decks, outdoor lap pool & bath. Radiant heat, air conditioner, HRV, blt-in vacuum, control 4 smart system. Upper lvl master w/w-in closet, ensuite soaker tub, w/2 spa showers, 2 Juliet sinks. Total 6-8 bedrooms, 8 baths 7,500sf+ of luxury. Lower lvl huge rec rm, media/theatre, gym/dance/yoga,sauna, steam shower, wine rm, & separate legal suit. Triple garage & electric car charger & lots of parking. Close to Mulgrave, Collingwood schools. OH Sun 2-4pm.

Rear Yard Exposure:North
Taxes: \$21,832.59
Suite: Legal Suite
List Broker 1: Behroyan & Associates Real Estate Services

Active
R2422458

1102 HILLSIDE ROAD
West Vancouver

\$8,580,000 (LP)
(SP)



Total Rooms: 22
Bedrooms: 8
Bathrooms: 10
Parking Spaces: 5

Total Floor Area: 8,675
Year Built: 2019
Lot Size (sq.ft.): 17,134.00
Frontage (feet): 91.00
Depth: 0.00

Exterior Finish: Mixed, Stucco
Style of Home: 2 Storey w/Bsmt.
Basement Area: Fully Finished
Type of Roof: Metal
Sold Date:

This newly completed grand-scale luxury residence is located in the confines of West Vancouver's sought after and most prestigious British Properties neighbourhood boasting breathtaking Mountain, Harbour & City views. This 8,675 sq.ft. mansion features 8 bedrooms, 10 bathrooms, an entertainment sized formal living room with 14 ft. ceilings, dining room, chef's gourmet kitchen, wok kitchen, 2 guest bedrooms. Additional features include control 4 automation, heated driveway, heated swimming pool, custom cabinetry, 6 surveillance cameras, Wifi boosters, CO2 detectors, zoned climate control for each room, versatile tiles in all bathrooms... every luxury feature you can think of puts this estate in a class of it's own! A must see. OPEN HOUSE JANUARY 26, 2-4 PM.

Rear Yard Exposure:Southeast
Taxes: \$18,259.79
Suite:
List Broker 1: Angell, Hasman & Associates Realty Ltd.

Active
R2415193

1097 HILLSIDE ROAD
West Vancouver

\$8,880,000 (LP)
(SP)



Total Rooms: 16
Bedrooms: 6
Bathrooms: 8
Parking Spaces: 6

Total Floor Area: 7,910
Year Built: 2016
Lot Size (sq.ft.): 17,067.00
Frontage (feet): 154.00
Depth: 46.94

Exterior Finish: Stone
Style of Home: 2 Storey w/Bsmt.
Basement Area: Full
Type of Roof: Asphalt
Sold Date:

Located in the confines of West Vancouver's sought after and most prestigious British Properties neighbourhood, this luxurious residence sits on a private 17,067 sqft lot with city and water views offering 6 bedrooms, 8 bathrooms across 8,500 sqft of expansive living across three levels. Designed by Sterling Pacific Developments known for their attention to detail and one-of-a-kind designs. Enter to a massive grand entry featuring solid walnut flooring throughout, large entertainment size formal living, dining and family rooms leading-out to a private terrace and infinity edge pool. Above includes 4 south facing bedrooms including a luxurious master suite with a private terrace, huge walk-in marble closet/bathroom. Downstairs includes a movie room, bar and two bedrooms.

Rear Yard Exposure:
Taxes: \$29,871.47
Suite: None
List Broker 1: Angell, Hasman & Associates Realty Ltd.



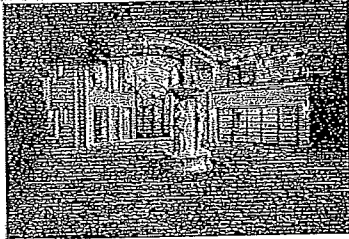
Presented by:
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 http://www.virani.ca



Active
 R2421001

1145 CHARTWELL CRESCENT
 West Vancouver

\$8,998,000 (LP)
 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 25 | Total Floor Area: 9,873 | Exterior Finish: Stucco |
| Bedrooms: 5 | Year Built: 2019 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 37,962.00 | Basement Area: Full, Fully Finished |
| Parking Spaces: 6 | Frontage (feet): 175.00 | Type of Roof: Tile - Composite |
| | Depth: | Sold Date: |

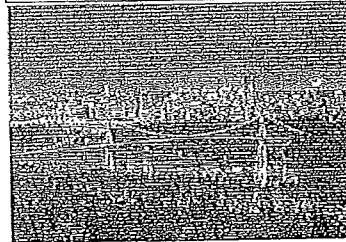
THIS LUXURIOUS HOME OFFERS SERENITY AT ITS FINEST! ALMOST 38,000 SF LOT in prestigious Chartwell PEACEFUL VIEWS OF RUNNING WATER, FOLIAGE & LUSH GREENERY. Beautifully appointed, the main level features a sprawling floorplan including an elegant double height foyer with a curved marble floating staircase, a sensational custom kitchen with a second kitchen & all top grade appliances, an adjoining eating area and large family room with media centre & fireplace, spacious living and dining areas all open to an ornate bridgetway overlooking the tranquil view! Upstairs offers 4 generous bedrooms including a spectacular master suite. The lower level features an indoor pool, hot tub, steam room, theatre, bedroom plus a water feature perfected with koi fish! THIS ESTATE IS BEYOND IMPRESSIVE!

Rear Yard Exposure:
 Taxes: \$31,697.00
 Suite:
 List Broker 1: Royal LePage Sussex

Active
 R2420688

1545 CAMELOT ROAD
 West Vancouver

\$9,199,999 (LP)
 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 24 | Total Floor Area: 7,286 | Exterior Finish: Wood |
| Bedrooms: 6 | Year Built: 2017 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 12,508.00 | Basement Area: Full |
| Parking Spaces: 6 | Frontage (feet): 108.00 | Type of Roof: Wood |
| | Depth: | Sold Date: |

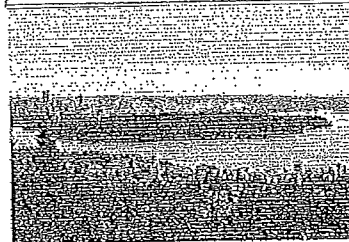
A gated magnificent masterpiece nestled on a lush private corner lot setting in prime British Properties location with breathtaking city and ocean views. Newly built with open design and high ceiling with 4 large unsuited bedrooms upstairs. Designer's fabulous glass railing staircase, wonderful home theatre, wine cellar, recreation room, amazing floor-to ceiling windows overlooking the infinity edge pool/spa. A rare entertainment size balcony. Other features includes: wok kitchen, fully automated smart home system- control 4. A/C, radiant in-floor heating and so much more. Walking distance to Sentinel & Chartwell Schools, Hollyburn Country, Park Royal Shopping. Minute drive to Collingwood & Mulgrave Schools.

Rear Yard Exposure:
 Taxes: \$30,940.72
 Suite:
 List Broker 1: RE/MAX Masters Realty

Active
 R2344873

1350 CAMMERAY ROAD
 West Vancouver

\$9,380,000 (LP)
 (SP)



| | | |
|------------------------|-------------------------------------|---------------------------------------|
| Total Rooms: 19 | Total Floor Area: 6,952 | Exterior Finish: Stone, Stucco |
| Bedrooms: 5 | Year Built: 2018 | Style of Home: 3 Storey |
| Bathrooms: 7 | Lot Size (sq.ft.): 12,999.00 | Basement Area: None |
| Parking Spaces: | Frontage (feet): 100.00 | Type of Roof: Metal |
| | Depth: | Sold Date: |

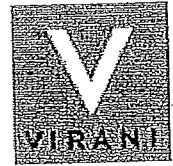
NEW upscale home with all the essentials for living & entertaining. Prime lower Chartwell CDS, with spectacular ocean & city view from all major rooms, stunning custom design & finishing are notables of this near 7,000 SF home. Open flow, high ceilings thruout, walls of windows & superb synthesis of natural stones, crystal chandeliers, wide plank oak floor, & classic color palette are sure to impress. Main feats LR with exquisite porcelain slab feature over crackling F/P merging seamlessly to the DR with B.I. buffet, FAMRM & Miele equipped kitchen. Down feats huge RECRM merging to bar room, glass wine cooler, media room & gym all opening to private level lush lawn & O.P. Other notables: Impressive luxurious master suite & 3 BR up, elevator, A.C, fenced yard & privacy gate.

Rear Yard Exposure: South
 Taxes: \$16,963.13
 Suite:
 List Broker 1: Team 3000 Realty Ltd.

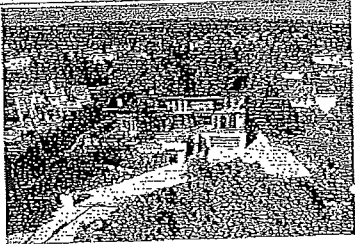


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Active R2366406 **1065 GROVELAND ROAD** \$9,680,000 (LP) (SP)

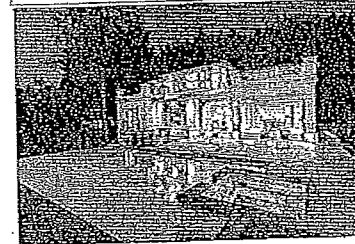


| | | |
|---------------------------|-------------------------------------|--|
| Total Rooms: 20 | Total Floor Area: 7,723 | Exterior Finish: Mixed |
| Bedrooms: 5 | Year Built: 2016 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 25,971.00 | Basement Area: Fully Finished |
| Parking Spaces: 10 | Frontage (feet): 150.00 | Type of Roof: Wood |
| | Depth: 200 | Sold Date: |

VIEW ESTATE IN ORIME BRITISH PROPERTIES Location on Groveland 1 Lot 26,000 sq ft 150frontage. Extremely bright, extremely private! Easy driveway, outdoor pool. This grand residence features. 7600sq ft living space plus 4 car garage. The contemporary and yet timeless design exposes itself to the southern view and sun at every opportunity. 6 bedrooms, den & 8 bathrooms, media room, gym. This home incorporates an open concept design with the rooms effortlessly flowing from one space to another and a truly magnificent Estate. Properties of this magnitude are rarely available in this prime and proven location. This home took over two years to meticulously construct. the detailing and quality is the best. Huge private backyard. Closet Sentinel, Mulgrave & Collingwood schools.

Rear Yard Exposure:
Taxes: \$18,984.50
Suite:
List Broker 1: RE/MAX Masters Realty

Active R2398671 **1095 CRESTLINE ROAD** \$9,988,000 (LP) (SP)

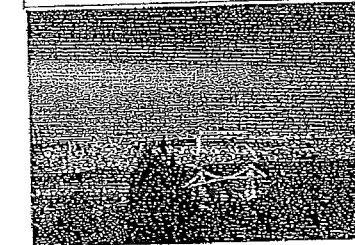


| | | |
|------------------------|-------------------------------------|--|
| Total Rooms: 28 | Total Floor Area: 8,918 | Exterior Finish: Stucco |
| Bedrooms: 7 | Year Built: 2018 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 19,751.00 | Basement Area: Full, Fully Finished, Separate Entry |
| Parking Spaces: | Frontage (feet): 117.89 | Type of Roof: Asphalt |
| | Depth: | Sold Date: |

Beautiful 10,000+ sq ft, 7 BED, 10 BATH home with SENSATIONAL PANORAMIC VIEWS OF THE OCEAN & CITY. Exceptional quality & the finest workmanship is found throughout this fabulous home with classic traditional finishings. Grand at its very best featuring gourmet chef's kitchen fully equipped with top MIELE appliances, 2nd kitchen plus pantry, expansive rooms including living & dining areas, millwork details throughout & impressive outdoor pool with sweeping ocean views. Enjoy having 4 car garage, games room, gym, sauna, temperature controlled wine cellar, heated driveway & the list goes on. This home is truly faultless! Close to shopping, recreation, ski hill & golf course. Top catchment schools: Chartwell Elementary, Sentinel Secondary. Also close to Collingwood & Mulgrave Private Schools.

Rear Yard Exposure:
Taxes: \$44,404.01
Suite:
List Broker 1: Royal LePage Sussex

Active R2417293 **1036 MILLSTREAM ROAD** \$9,998,000 (LP) (SP)



| | | |
|--------------------------|-------------------------------------|--------------------------------------|
| Total Rooms: 28 | Total Floor Area: 8,179 | Exterior Finish: Mixed |
| Bedrooms: 6 | Year Built: 2019 | Style of Home: 3 Storey |
| Bathrooms: 9 | Lot Size (sq.ft.): 14,966.00 | Basement Area: Fully Finished |
| Parking Spaces: 6 | Frontage (feet): 105.00 | Type of Roof: Metal |
| | Depth: 168 | Sold Date: |

Stunning ocean, city & mtn views from this brand new custom 6 beds/9 bath home w/+8,000sqft of space on a +14,900sqft lot w/gorgeous infinity edge hot tub, double infinity edge pool, nest control, A/C, built-in speakers, security cameras & smart home automation. Main lv features gourmet kitchen w/all stainless steel Miele app., wok kitch., dining w/Swarovski chandelier & floating bar w/ back lit onyx feature wall. Addition., fam. room w/eclipse doors, wine cellar, custom cabinetry & storage. Upper lv boasts 2 masters complete w/walk in closet, gas fireplace & ensuite w/Juliet sinks, steam shower, hand held & soaker tub. Enjoy modern theatre w/concrete walls, bar w/wine fridge, rec room, wine cellar & cigar/cognac room on lower lv perfect for entertaining. Open House Sat + Sun 2-4pm.

Rear Yard Exposure:
Taxes: \$19,029.11
Suite:
List Broker 1: Behroyan & Associates Real Estate Services



Presented by:
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Active **197 NORMANBY CRESCENT** **\$9,998,000 (LP)**
R2429377 **West Vancouver** **(SP)**

| | | | |
|--|--------------------------|-------------------------------------|--|
| | Total Rooms: 18 | Total Floor Area: 9,227 | Exterior Finish: Stone, Stucco |
| | Bedrooms: 6 | Year Built: 2018 | Style of Home: 2 Storey w/Bsmt. |
| | Bathrooms: 9 | Lot Size (sq.ft.): 22,172.00 | Basement Area: Full |
| | Parking Spaces: 8 | Frontage (feet): 110.00 | Type of Roof: Tile - Composite |
| | | Depth: 203 | Sold Date: |

Designed by Award Winning Architect David Christopher and built by luxury developer Future Living, this European inspired custom masterpiece is situated on an estate-sized half-acre lot with beautiful views. Boasting over 9,800 SF of living space and an additional 2 double-stacked garages that can house 8 cars, this 6 Bedroom and 9 Bathroom home is finished at the highest appointed standards. Custom Marble and Herringbone Oak flooring span the entire home while Custom Walnut Cabinetry and Millwork while a Schonbek Chandelier and a gold-leaf designer ceilings extenuates this Luxury lifestyle. Additional features include a custom Lift, Outdoor Pool with Hot Tub, Putting Surface, and an impressive Dolby Media Room.

Rear Yard Exposure:
Taxes: \$11,291.72
Suite:
List Broker 1: Angell, Hasman & Associates Realty Ltd.

Active **1421 CHARTWELL DRIVE** **\$10,800,000 (LP)**
R2417815 **West Vancouver** **(SP)**

| | | | |
|--|--------------------------|-------------------------------------|--|
| | Total Rooms: 27 | Total Floor Area: 8,042 | Exterior Finish: Mixed |
| | Bedrooms: 7 | Year Built: 2019 | Style of Home: 2 Storey w/Bsmt. |
| | Bathrooms: 9 | Lot Size (sq.ft.): 14,040.00 | Basement Area: Fully Finished |
| | Parking Spaces: 4 | Frontage (feet): 100.00 | Type of Roof: Other |
| | | Depth: 140 | Sold Date: |

Located in the prestigious Chartwell with Panoramic Views. David Christopher design Architectural elegance & grandeur with bold Classic exterior beautiful landscape create a majestic presence. This masterpiece endured 3 yrs w/ superb materials & workmanship sourcing the best in custom finishes & luxury amenities. Spanning 8,000+ sqft over 3 spacious levels plus a massive amount of outdr living allowing optimal entertainment value. Custom build entertainment-sized formal living & dining rms, gourmet kitchen & generous family rm with direct walk-out access to a heated terrace with fireside lounge, a resort style swimming pool & spa. A large lower level incl. a w/l wine room, billiard rm, wet bar, games area w/ gym, home theatre, sauna & steam.

Rear Yard Exposure: South
Taxes: \$37,558.26
Suite:
List Broker 1: Sutton Group-West Coast Realty

Active **1112 GILSTON ROAD** **\$10,980,000 (LP)**
R2413418 **West Vancouver** **(SP)**

| | | | |
|--|--------------------------|-------------------------------------|--------------------------------------|
| | Total Rooms: 25 | Total Floor Area: 8,688 | Exterior Finish: Mixed |
| | Bedrooms: 6 | Year Built: 2019 | Style of Home: 3 Storey |
| | Bathrooms: 10 | Lot Size (sq.ft.): 16,830.00 | Basement Area: Fully Finished |
| | Parking Spaces: 6 | Frontage (feet): 100.00 | Type of Roof: Torch-On |
| | | Depth: 162 | Sold Date: |

A beautiful new build in the British Properties by renowned Homes by Valentino! This 3 level home, WITH an elevator, features 6 bedrooms, 10 bathrooms. A family's dream home or perfect for someone who enjoys entertaining. This house features a built in bbq, wet bar and wine cellar with a wet bar, pool, putting green and 180 views of the ocean, mountains and city from upstairs. The 4 bedrooms upstairs all have ensuite bathrooms and walk in closets; 2 additional bedrooms with bathrooms downstairs. Enjoy a spa day in your own home! Spa room featuring hot tub, steam shower and dry sauna; there is also a mud room! A dream kitchen with all stainless Steeje Gaggenau appliances, wok kitchen with 6 burner wolf stove, telescoping doors that lead to patio. Come see in person!

Rear Yard Exposure:
Taxes: \$22,243.35
Suite:
List Broker 1: Behroyan & Associates Real Estate Services



Presented by:
Haneef Virani PREC*

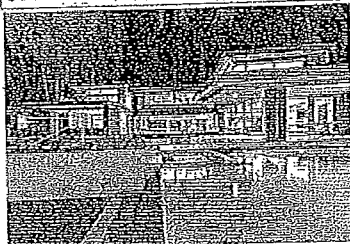
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 Phone: 604-913-1000
 haneef@virani.ca
 http://www.virani.ca



Active
 R2421706

1526 CHARTWELL DRIVE
 West Vancouver

\$13,880,000 (LP)
 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|------------------|
| Total Rooms: | 17 | Total Floor Area: | 6,958 | Exterior Finish: | Mixed |
| Bedrooms: | 8 | Year Built: | 2018 | Style of Home: | 2 Storey w/Bsmt. |
| Bathrooms: | 9 | Lot Size (sq.ft.): | 17,056.00 | Basement Area: | Fully Finished |
| Parking Spaces: | 7 | Frontage (feet): | 92.00 | Type of Roof: | Other |
| | | Depth: | 155 | Sold Date: | |

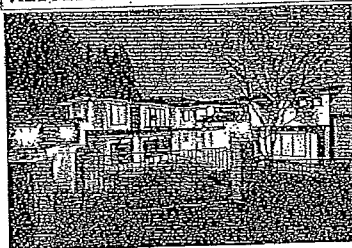
This Magnificent newly completed grand-scale luxury estate residence is situated on a 17,000 sq.ft. beautiful lot and located in West Vancouver's ultra- exclusive and most prestigious Chartwell with UNOBSTRUCTED stunning VIEWS of the city, Stanley Park and ocean. Exceptional quality & the finest workmanship is found throughout this exceptional home with contemporary design on three expansive levels. Enjoying incredible open concept layout, spacious 8bed/9bath, infinity outdoor Swimming Pool, Jacuzzi, Private elevator, Wine room, Home Theatre, even a 7 CAR GARAGE every luxury feature imaginable...

Rear Yard Exposure: North
 Taxes: \$36,306.47
 Suite:
 List Broker 1: Sutton Group-West Coast Realty

Active
 R2361363

941 EYRE MOUNT DRIVE
 West Vancouver

\$14,880,000 (LP)
 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|----------------------|
| Total Rooms: | 26 | Total Floor Area: | 10,677 | Exterior Finish: | Mixed, Stone, Stucco |
| Bedrooms: | 6 | Year Built: | 2015 | Style of Home: | 2 Storey w/Bsmt. |
| Bathrooms: | 9 | Lot Size (sq.ft.): | 32,164.00 | Basement Area: | Fully Finished |
| Parking Spaces: | 8 | Frontage (feet): | 0.00 | Type of Roof: | Tile - Composite |
| | | Depth: | | Sold Date: | |

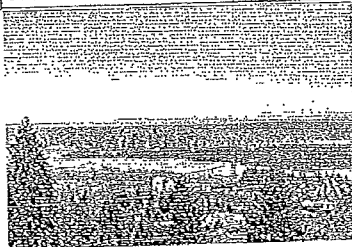
Truly magnificent over 12000 sf mansion designed by Mason Kent with detached swimming building with 39' long pool and one full bath set on the 32,000 sf lot in BP. It has 6 bedrooms, 10 bathrooms, 5 gas fireplaces, 2 large laundry rooms, 2 wet bars, steam room, gym, 2 kitchens with high end appliances, detailed woodworks throughout, triple glazed European windows and doors, backup generator, control 4 smart home, custom made walnut staircase, enjoy full of view from mountain to ocean and city on the huge covered sundeck all year long, gentle sloped driveway. Too many to be mentioned, come in experience yourself.

Rear Yard Exposure: East
 Taxes: \$16,349.00
 Suite:
 List Broker 1: Selmak Realty Limited

Active
 R2426372

1116 MILLSTREAM ROAD
 West Vancouver

\$15,880,000 (LP)
 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|----------------|
| Total Rooms: | 17 | Total Floor Area: | 8,860 | Exterior Finish: | Concrete, Wood |
| Bedrooms: | 6 | Year Built: | 2016 | Style of Home: | 4 Level Split |
| Bathrooms: | 8 | Lot Size (sq.ft.): | 24,787.00 | Basement Area: | Fully Finished |
| Parking Spaces: | 6 | Frontage (feet): | 120.00 | Type of Roof: | Asphalt, Metal |
| | | Depth: | 190 | Sold Date: | |

A Magnificent custom built luxury home situated on a large private estate property in West Vancouver's most exclusive British Properties. Offering spectacular south facing city and ocean views, this 4 level 8800 SF, 6 Bedroom, 8 Bathroom home features extensive concrete construction with the highest level of quality throughout. Many additional features include: Private Elevator, In floor Heating, Air Con, resort style swimming pool, outdoor BBQ, 5 large walk out terraces with Waterfall, night lighting.

Rear Yard Exposure: South
 Taxes: \$50,310.91
 Suite:
 List Broker 1: Sutton Group-West Coast Realty



Presented by:
Haneef Virani PREC*

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Active
R2386458

719 EYREMOUNT DRIVE
West Vancouver

\$16,000,000 (LP)
(SP)



Total Rooms: 24
Bedrooms: 7
Bathrooms: 8
Parking Spaces:

Total Floor Area: 11,322
Year Built: 2016
Lot Size (sq.ft.): 27,985.00
Frontage (feet): 0.00
Depth:

Exterior Finish: Mixed
Style of Home: 3 Storey
Basement Area: Fully Finished
Type of Roof: Other
Sold Date:

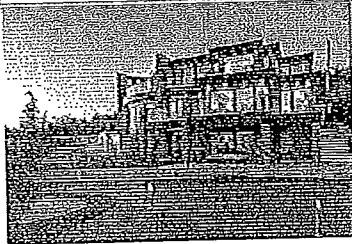
Custom built well designed house, this home sets a new benchmark for quality & contemporary design in West Vancouver. 64 acre gated estate in the most prestigious British Properties, offering unobstructed south facing city and water views. This European inspired 7 bedroom, 8 bathroom family residence features an indoor-outdoor lifestyle with landscaped grounds and a resort style swimming pool and spa. Features include a grand entrance marble foyer, elevator, entertainment size formal rooms, a library and study, kitchen & entertaining space that combines ultra modern details and sustainability concepts. A large lower level space includes a walk-in wine room, billiard room, wet bar, games area with gym and home theatre.

Rear Yard Exposure:
Taxes: \$68,390.20
Suite:
List Broker 1: Pacific Place - Arc Realty Ltd.

Active
R2408357

815 KING GEORGES WAY
West Vancouver

\$16,800,000 (LP)
(SP)



Total Rooms: 26
Bedrooms: 5
Bathrooms: 8
Parking Spaces: 8

Total Floor Area: 9,779
Year Built: 2018
Lot Size (sq.ft.): 19,166.00
Frontage (feet): 200.00
Depth: 181.2

Exterior Finish: Aluminum, Stone, Wood
Style of Home: 3 Storey
Basement Area: None
Type of Roof: Torch-On
Sold Date:

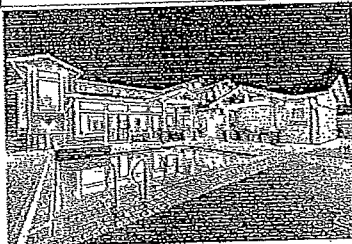
A luxury estate situated on the British Properties Golden Mile w/ stunning unobstructed views of city, water & mtns! Brand new 5 beds 8 baths modern style extravagant home featuring gorgeous courtyard & driveway waterfall, marble & hardwood flooring, Control4 smart home automation, 6 surveillance cameras, CO2 detectors, surround sound, wi-fi boosters & zoned air conditioning to allow climate control for each room separately. Enjoy gourmet kitch w/ large breakfast bar & all Miele appl., wok kitchen w/ gas stove, microwave, oven, d/w & fridge. Relish in lower lvl activities from the massive theatre, wine bar, sauna, gym & rec room & bach, suite w/ full kitchen & 3pc bath. Take pleasure in indoor/outdoor living year round w/ gorgeous pool, sun lounge, hot tub & golf area, OH Sat + Sun 2-4pm.

Rear Yard Exposure:
Taxes: \$48,570.13
Suite:
List Broker 1: Behroyan & Associates Real Estate Services

Active
R2430276

735 KING GEORGES WAY
West Vancouver

\$16,888,000 (LP)
(SP)



Total Rooms: 24
Bedrooms: 8
Bathrooms: 8
Parking Spaces:

Total Floor Area: 12,610
Year Built: 2015
Lot Size (sq.ft.): 22,694.00
Frontage (feet): 0.00
Depth:

Exterior Finish: Concrete, Stucco, Wood
Style of Home: 2 Storey w/Bsmt.
Basement Area: Full
Type of Roof: Tile - Composite
Sold Date:

Absolutely stunning grand scale luxury home in West Vancouver's prestigious British Properties. Situated on a .521 acre lot, this home possesses panoramic, unobstructed views of Downtown Vancouver, Lion's Gate Bridge and the inner harbour. Expansive millwork borders this brilliantly designed, custom-built David Poskitt home. Ingenious architectural design offers 12,610 sqft, 8 bedrooms including two masters, 14 bathrooms, first-rate dining and living areas, massive recreation and theatre rooms, and private swimming pool/spa. Additional features include putting green, covered cabana lounge with fireplace, five car garage, two heated driveway systems, exercise room and Smart Home automation. Meet the extraordinary estate of your dreams!

Rear Yard Exposure:
Taxes: \$36,260.83
Suite:
List Broker 1: Angell, Hasman & Associates Realty Ltd.



Presented by:

Haneef Virani PREC*

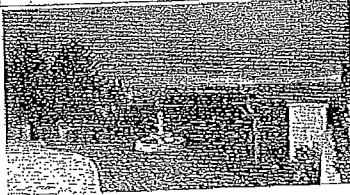
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Active
R2416873

1337 CAMBRIDGE ROAD
West Vancouver

\$18,000,000 (LP)
(SP)



Total Rooms: 13
Bedrooms: 6
Bathrooms: 8
Parking Spaces: 7

Total Floor Area: 7,049
Year Built: 2019
Lot Size (sq.ft.): 12,873.00
Frontage (feet): 102.00
Depth: 120

Exterior Finish: Mixed
Style of Home: 3 Storey
Basement Area: Full
Type of Roof: Torch-On
Sold Date:

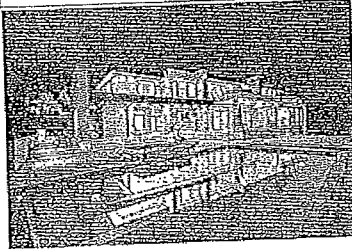
SPECTACULAR over 180 degree plus panoramic Lions Gate Bridge, water, city & mountain views! All 3 levels have great water and city view. This UNIQUE FAMILY HOME with Flat driveway, grand foyer, entrance 19' vaulted ceiling, stunning great room w/ dining room, gorgeous living room, incredible gourmet kitchen with high end appliances. The upper floor consists of 4 ensuite bdrms & 2 master bdrm with stylish and unique features including European finishes, custom cabinetry, elevator, special order Chandelier & rare marble. Truly an architectural masterpiece with fantastic views in all main rooms. Close to shopping, recreation, ski hill and golf course. Top catchment schools: Chartwell Elementary, Sentinel Secondary. Also close to Collingwood & Mulgrave Private Schools. MUST COME TO SEE!

Rear Yard Exposure:
Taxes: \$28,078.53
Suite: None
List Broker 1: Multiple Realty Ltd.

Active
R2428924

830 KING GEORGES WAY
West Vancouver

\$18,800,000 (LP)
(SP)



Total Rooms: 26
Bedrooms: 6
Bathrooms: 8
Parking Spaces: 12

Total Floor Area: 9,031
Year Built: 2020
Lot Size (sq.ft.): 21,344.00
Frontage (feet): 150.00
Depth: 155 IRR

Exterior Finish: Metal, Stone, Wood
Style of Home: 3 Storey
Basement Area: Fully Finished
Type of Roof: Torch-On
Sold Date:

Walk into your dream home in the highly sought after British Properties! This 3 lvl masterpiece boasts 6 beds/8 baths. Enjoy HRV, smart home system, security syst, elevator to all lvls & 2 double garages. Main floor consists of 20ft ceiling foyer, breathtaking living/dining area, kitch. & wok kitch. w/ Miele s/s appl. & a massive island w/built in breakfast bar. Main lvl features beautiful guest bed w/ W.I.C, office w/ built in cabinetry & so much more- come see for yourself! Walk upstairs to find add. beds including 2 stunning master beds w/ private balconies, W.I.C & luxurious ensuite baths w/ jetted tubs & rainfall showers. Head below to a wet bar, rec/gym room, theatre room & a back up Tesla generator. Relish in Indoor/outdoor living w/covered decks, outdoor pool, balconies & hot tubs.

Rear Yard Exposure:
Taxes: \$39,462.03
Suite:
List Broker 1: Behroyan & Associates Real Estate Services

Area (Minor)=VWV AND Class=RD AND S/A=VWVBP,VWVCW AND Age>=10 AND Listing Visibility Type=ML Listing AND Price=3000000-5000000 AND Status=A

CMA Summary Report

| Residential Detached Summary Statistics | | | |
|---|-------------|-------------|-------------|
| High | Low | Average | Median |
| LP:\$4,998,000 | \$3,180,000 | \$4,209,291 | \$4,289,000 |
| SP:\$0 | \$0 | \$0 | \$0 |

Residential Detached - Active

Number of Properties: 24

| Num | Address | List Date | CDOM | DOM | Lot Sz(SF) | TotFlArea | LP | LP/TotFlArea |
|-----|-------------------------|------------|------|-----|------------|-----------|-------------|--------------|
| 1 | 641 KENWOOD ROAD | 10/15/2019 | 101 | 101 | 12,790.00 | 2,523 | \$3,180,000 | \$1,260.40 |
| 2 | 580 BARNHAM PLACE | 6/24/2019 | 214 | 214 | 21,780.00 | 4,731 | \$3,298,000 | \$697.10 |
| 3 | 620 GREENWOOD ROAD | 1/20/2020 | 4 | 4 | 17,600.00 | 5,910 | \$3,398,000 | \$574.96 |
| 4 | 1195 CHARTWELL CRESCENT | 9/30/2019 | 116 | 116 | 39,976.00 | 3,638 | \$3,495,000 | \$960.69 |
| 5 | 935 HIGHLAND DRIVE | 4/23/2019 | 276 | 276 | 17,859.00 | 6,071 | \$3,499,000 | \$576.35 |
| 6 | 1145 GROVELAND COURT | 10/31/2019 | 317 | 85 | 28,648.00 | 5,016 | \$3,499,000 | \$697.57 |
| 7 | 316 MOYNE DRIVE | 9/19/2019 | 312 | 127 | 13,297.00 | 6,317 | \$3,798,000 | \$601.23 |
| 8 | 475 EASTCOT ROAD | 10/10/2019 | 236 | 106 | 16,533.00 | 5,547 | \$3,880,000 | \$699.48 |
| 9 | 660 KING GEORGES WAY | 11/14/2019 | 179 | 71 | 26,136.00 | 3,100 | \$3,880,000 | \$1,251.61 |
| 10 | 1380 CAMMERAY ROAD | 1/14/2020 | 242 | 10 | 12,066.00 | 4,567 | \$3,898,000 | \$853.51 |
| 11 | 1107 GILSTON ROAD | 4/1/2019 | 852 | 298 | 15,679.00 | 3,212 | \$3,998,000 | \$1,244.71 |
| 12 | 1112 MILLSTREAM ROAD | 8/1/2019 | 176 | 176 | 20,165.00 | 5,098 | \$4,280,000 | \$839.54 |
| 13 | 628 GLENMARCOON ROAD | 12/6/2019 | 290 | 49 | 43,120.00 | 4,298 | \$4,298,000 | \$1,000.00 |
| 14 | 1110 HIGHLAND PLACE | 10/29/2019 | 171 | 87 | 18,180.00 | 4,926 | \$4,380,000 | \$889.16 |
| 15 | 1102 HIGHLAND DRIVE | 1/5/2020 | 145 | 19 | 14,880.00 | 2,034 | \$4,480,000 | \$2,202.56 |
| 16 | 980 EYREMOUNT DRIVE | 1/24/2020 | 331 | 0 | 20,020.00 | 4,196 | \$4,488,000 | \$1,069.59 |
| 17 | 1348 CAMWELL DRIVE | 11/4/2019 | 105 | 81 | 12,099.00 | 4,613 | \$4,580,000 | \$992.85 |
| 18 | 1107 EYREMOUNT DRIVE | 1/15/2020 | 9 | 9 | 16,410.00 | 2,124 | \$4,880,000 | \$2,297.55 |
| 19 | 1380 BURNSIDE ROAD | 10/18/2019 | 98 | 98 | 15,165.00 | 3,086 | \$4,888,000 | \$1,583.93 |
| 20 | 1469 CAMELOT ROAD | 12/16/2019 | 39 | 39 | 12,762.00 | 4,984 | \$4,980,000 | \$999.20 |
| 21 | 1165 QUEENS AVENUE | 1/1/2020 | 380 | 23 | 12,577.00 | 6,313 | \$4,980,000 | \$788.85 |
| 22 | 1051 MILLSTREAM ROAD | 9/3/2019 | 143 | 143 | 16,795.00 | 4,874 | \$4,980,000 | \$1,021.75 |
| 23 | 1262 CHARTWELL CRESCENT | 1/23/2020 | 1 | 1 | 16,607.00 | 4,801 | \$4,988,000 | \$1,038.95 |
| 24 | 910 KING GEORGES WAY | 5/16/2019 | 331 | 253 | 21,780.00 | 3,411 | \$4,998,000 | \$1,465.26 |
| Avg | | | 211 | 99 | 19288.50 | 4391.25 | \$4,209,292 | \$1,066.95 |
| Min | | | 1 | 0 | 12066.00 | 2034.00 | \$3,180,000 | \$574.96 |
| Max | | | 852 | 298 | 43120.00 | 6317.00 | \$4,998,000 | \$2,297.55 |
| Med | | | 177 | 86 | 16701.00 | 4672.00 | \$4,289,000 | \$996.03 |



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Active
R2413051

641 KENWOOD ROAD
West Vancouver

\$3,180,000 (LP)
(SP)



| | | |
|--------------------------|-------------------------------------|---------------------------------------|
| Total Rooms: 10 | Total Floor Area: 2,523 | Exterior Finish: Wood |
| Bedrooms: 4 | Year Built: 1958 | Style of Home: 2 Storey |
| Bathrooms: 3 | Lot Size (sq.ft.): 12,790.00 | Basement Area: None |
| Parking Spaces: 4 | Frontage (feet): 99.00 | Type of Roof: Tile - Composite |
| | Depth: 136 | Sold Date: |

Newly renovation done by 2017. Located in British Properties with 12790 SF lot, spacious garden and backyard, easy driveway and extra parking for guest. Good for living and also an excellent investment opportunity.

Rear Yard Exposure: North
Taxes: \$5,510.46

Suite:
List Broker 1: Sutton Group-West Coast Realty

Active
R2383269

580 BARNHAM PLACE
West Vancouver

\$3,298,000 (LP)
(SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 19 | Total Floor Area: 4,731 | Exterior Finish: Wood |
| Bedrooms: 4 | Year Built: 1969 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 6 | Lot Size (sq.ft.): 21,780.00 | Basement Area: Fully Finished |
| Parking Spaces: 2 | Frontage (feet): 121.00 | Type of Roof: Wood |
| | Depth: | Sold Date: |

Beautifully remodeled residence situated in British Properties on 1/2 acre offering a child-friendly backyard & complete privacy. Approx 4600 sf on 3 levels, recently reno'd & offers a bright open firpln w/spacious formal & informal entertainment areas opening to a sun-filled backyard, patio & BBQ centre. Main fir offers a private office, custom island kitchen w/top-of-the-line appl, brkfst bar, eating area & adj family rm w/signature stone fireplace & media centre, hardwood flooring, south facing deck surrounded by landscaped gardens w/illumination, irrigation & jungle gym playgrnd. Upstairs, the home offers 4 ensuited bedrms incl a fantastic master & spa-like ensuite. Features include rec area downstairs, guest rm, 6 bathrms, generous motor-court & 2-car garage. A spectacular family home!

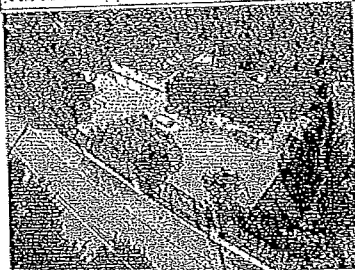
Rear Yard Exposure:
Taxes: \$7,420.69

Suite:
List Broker 1: Royal LePage Sussex - Jason Soprovich

Active
R2430596

620 GREENWOOD ROAD
West Vancouver

\$3,398,000 (LP)
(SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 18 | Total Floor Area: 5,910 | Exterior Finish: Mixed |
| Bedrooms: 8 | Year Built: 1959 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 8 | Lot Size (sq.ft.): 17,600.00 | Basement Area: Full |
| Parking Spaces: 6 | Frontage (feet): 170.00 | Type of Roof: Other |
| | Depth: IRR | Sold Date: |

Fully renovated and meticulously maintained 6000 Sf 8 bedroom and 9 bathroom house with fully fenced huge lot, gated circular drive way, swimming pool and 170' frontage. Very comfortable living with two master bedrooms, huge kitchen, bright living room, big south facing balconies, smart home with control 4, Nanny's quarter, beautiful landscaping and view. You will love entertaining your guests in this private setting one of a kind spacious home. A must see. First showing agent Open house Thursday May 3, 2018. 10 Am- 12 Pm. public open house on Saturday and Sunday May 5 & 6, 2018 from 2-4 pm. Very well maintained and upgraded three level south facing house with an open & bright concept, wrapped around with windows, placed in a large lot, with huge frontage & wide circular driveway.

Rear Yard Exposure:
Taxes: \$8,630.46

Suite: Other
List Broker 1: Royal Pacific Lions Gate Realty Ltd.



Presented by:
Haneef Virani PREC*

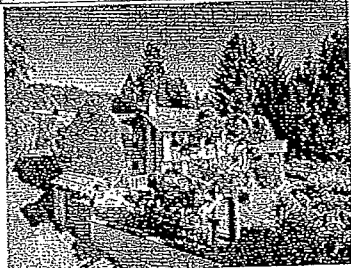
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Active
R2409819

1195 CHARTWELL CRESCENT
West Vancouver

\$3,495,000 (LP)
(SP)



Total Rooms: 15
Bedrooms: 4
Bathrooms: 4
Parking Spaces: 6
Total Floor Area: 3,211
Year Built: 1967
Lot Size (sq.ft.): 39,876.00
Frontage (feet): 0.00
Depth:

Exterior Finish: Other
Style of Home: 2 Storey
Basement Area: Fully Finished
Type of Roof: Other
Sold Date:

There is a saying that "there is a time and place for everything, you just have to wait for the right moment". Well, this may just be the time, the place and the everything you've been looking for, now you just need to decide that it's the right moment! It's rare to find a property of this size (almost 1 acre) so beautifully sited in lower Chartwell. A fantastic building lot which is extremely accessible and a quick stroll to Hollyburn C/C, Chartwell and Sentinel schools or a short drive to Collingwood and Mulgrave campus. If you're not looking to build, the existing house would be a great renovation project or a rental holding property. There's a creek on the property and though this will require setbacks in a new build, it provides lovely tranquility and privacy from neighbouring homes.

Rear Yard Exposure:
Taxes: \$17,849.04
Suite:
List Broker 1: Royal LePage Sussex

Active
R2362279

935 HIGHLAND DRIVE
West Vancouver

\$3,499,000 (LP)
(SP)



Total Rooms: 22
Bedrooms: 6
Bathrooms: 8
Parking Spaces: 8
Total Floor Area: 6,071
Year Built: 1956
Lot Size (sq.ft.): 17,859.00
Frontage (feet): 152.00
Depth:

Exterior Finish: Stucco
Style of Home: 2 Storey w/Bsmt.
Basement Area: Fully Finished
Type of Roof: Wood
Sold Date:

Very unique style property in Central location of BO. Wide south-facing frontage and high vaulted ceilings allow sufficient natural light and sunshine into the whole house. Convenient transportation, close to schools, water front facilities, Hollyburn Country Club, Golf club, community centre etc. Park-like backyard provides wonderful outdoor activities for the family. All five bedrooms on the main floor suites with full ensuites - easily accommodate the extended family or turn into income-earning dwelling. New dishwasher and cloth washer & dryer. Approximate 4000 sq. ft. addition and significant renovation to the old house was done in the year of 2000. There is a lot potential of this house for a mindful buyer to explore. School catchment: Westcot Elementary; Sentinel Secondary

Rear Yard Exposure: North
Taxes: \$10,192.75
Suite:
List Broker 1: Metro Edge Realty

Active
R2416963

1145 GROVELAND COURT
West Vancouver

\$3,499,000 (LP)
(SP)



Total Rooms: 13
Bedrooms: 4
Bathrooms: 5
Parking Spaces: 6
Total Floor Area: 5,016
Year Built: 1966
Lot Size (sq.ft.): 28,648.00
Frontage (feet): 0.00
Depth:

Exterior Finish: Mixed
Style of Home: 2 Storey
Basement Area: None
Type of Roof: Asphalt
Sold Date:

Beautifully kept and well maintained half acre lot home located in British Properties situated high on the hill in a private cul-de-sac. This property offers expansive views of Downtown Vancouver, Stanley Park, and the Burrard Inlet. The main floor is perfect for entertaining guests with a spacious living and family room plus an open kitchen. The second floor offers 4 spacious bedrooms with stunning views.

Rear Yard Exposure:
Taxes: \$9,670.00
Suite:
List Broker 1: Regent Park Realty Inc.



Presented by:
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 http://www.virani.ca



Active
 R2406769

316 MOYNE DRIVE
 West Vancouver

\$3,798,000 (LP)
 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 17 | Total Floor Area: 6,317 | Exterior Finish: Mixed, Wood |
| Bedrooms: 5 | Year Built: 2007 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 6 | Lot Size (sq.ft.): 13,297.00 | Basement Area: Fully Finished |
| Parking Spaces: 6 | Frontage (feet): 98.00 | Type of Roof: Asphalt |
| | Depth: 140 | Sold Date: |

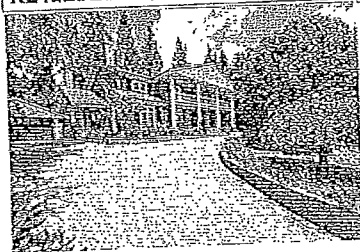
PRIME BRITISH PROPERTY - this timeless elegant residence filled with charm and luxurious living, over 6,300sf, 4 large ensuite bedrooms. Huge master bedroom with its own sitting/lounging area, big ensuite and walk-in closet. Large inviting open kitchen with high ceiling in the eating area, bright, adjacent to cozy family room with walk out to a covered terrace to relax, entertain with gas BBQ. Large grand entrance, dramatic curve stair case to upstairs. Expansive crystal chandeliers in both dining and living rooms. Quality detailed finishing throughout. Downstairs are fully equipped with first class home theatre, bar room, pool table, foos ball table. In addition to 3 car garage, flat lot, close to best schools - private/public and only minutes to PR amenities. Priced to sell.

Rear Yard Exposure:
 Taxes: \$11,089.21
 Suite: None
 List Broker 1: Interlink Realty

Active
 R2412920

475 EASTCOT ROAD
 West Vancouver

\$3,880,000 (LP)
 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 15 | Total Floor Area: 5,547 | Exterior Finish: Brick, Wood |
| Bedrooms: 5 | Year Built: 1964 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 5 | Lot Size (sq.ft.): 16,533.00 | Basement Area: Fully Finished |
| Parking Spaces: 4 | Frontage (feet): 100.00 | Type of Roof: Other |
| | Depth: 150 | Sold Date: |

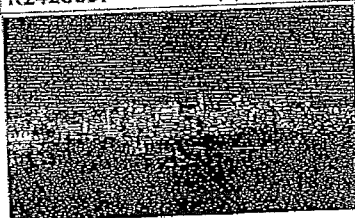
This beautifully updated Colonial home backs onto the 7th hole of the Capilano Golf & Country Club in the British Properties. Situated on a large 100 x 150 foot property w/a circular driveway, huge covered back patio, outdoor cooking area, decks off both levels & a pleasant views to Downtown Vancouver. This charming home features approx 5547 sq ft over three levels. It boasts spacious rooms and a grand entrance foyer, 5 bedrooms with an elegant master suite with sitting area, large walk in closet and beautiful ensuite. The main features an incredible culinary kitchen with an attached sitting area and fireplace. Downstairs has a kids area and beautiful wine cellar. This is undoubtedly, the perfect family home. Open house on Sat 2-4pm, Nov 23rd.

Rear Yard Exposure:
 Taxes: \$11,062.10
 Suite:
 List Broker 1: Sutton Group-West Coast Realty

Active
 R2420097

660 KING GEORGES WAY
 West Vancouver

\$3,880,000 (LP)
 (SP)



| | | |
|--------------------------|-------------------------------------|----------------------------------|
| Total Rooms: 9 | Total Floor Area: 3,100 | Exterior Finish: Wood |
| Bedrooms: 3 | Year Built: 1954 | Style of Home: 2 Storey |
| Bathrooms: 4 | Lot Size (sq.ft.): 26,136.00 | Basement Area: Unfinished |
| Parking Spaces: 4 | Frontage (feet): 111.00 | Type of Roof: Wood |
| | Depth: 237 | Sold Date: |

Over 26,000sqft of land with incredible views of the water, city and mountains located on the highly sought after King Georges Way in the prestigious neighbourhood of the British Properties! Currently housing a 3 bedroom, 4 bathroom home with 3,100sqft of living space. Rare opportunity to hold, rent or build your dream home on this massive lot. Open House Sat 2-4pm.

Rear Yard Exposure: South
 Taxes: \$9,240.18
 Suite:
 List Broker 1: Behroyan & Associates Real Estate Services

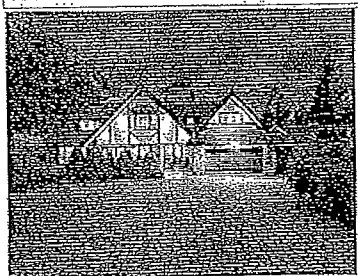


Presented by:
Haneef Virani PREC*

Virani Real Estate Advisors
Phone: 604-913-1000
haneef@virani.ca
http://www.virani.ca



Active R2428783 **1380 CAMMERAY ROAD** **\$3,898,000 (LP)**
West Vancouver (SP)

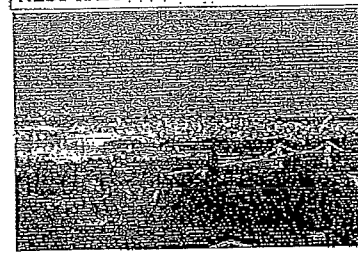


| | | |
|------------------------|-------------------------------------|--|
| Total Rooms: 19 | Total Floor Area: 4,567 | Exterior Finish: Brick, Metal |
| Bedrooms: 6 | Year Built: 1982 | Style of Home: 3 Storey |
| Bathrooms: 5 | Lot Size (sq.ft.): 12,066.00 | Basement Area: Full, Fully Finished |
| Parking Spaces: | Frontage (feet): 81.00 | Type of Roof: Wood |
| | Depth: | Sold Date: |

STUNNING tudor home almost fully renovated on a private cul-de-sac in a GREAT NEIGHBOURHOOD. The renovation is very well done and it's a WONDERFUL 6 bedroom WITH A PERFECTLY level BACKYARD offering lots of sunshine with a south facing backyard. If you are looking for a great house, solid VIEW in a great area you need to have a look at 1380 Cammeray Road.

Rear Yard Exposure:
Taxes: \$15,078.13
Suite:
List Broker 1: Angell, Hasman & Associates Realty Ltd.

Active R2354924 **1107 GILSTON ROAD** **\$3,998,000 (LP)**
West Vancouver (SP)

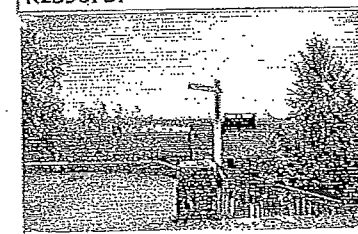


| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 14 | Total Floor Area: 3,212 | Exterior Finish: Brick, Wood |
| Bedrooms: 4 | Year Built: 1969 | Style of Home: 2 Storey |
| Bathrooms: 3 | Lot Size (sq.ft.): 15,679.00 | Basement Area: Full, Fully Finished, Separate Entry |
| Parking Spaces: 2 | Frontage (feet): 110.00 | Type of Roof: Other |
| | Depth: | Sold Date: |

A great home located in the prestigious British Properties! Enjoy the UNINTERRUPTED stunning, end to end view of Lionsgate Bridge, Downtown City and Mount Baker over the elongated front facing balcony. A very well kept home with bright large picture windows facing the city and ocean view. Central to shopping, golf courses, ski hills and much more! Close to top catchment schools: Chartwell Elementary and Sentinel Secondary; and elite private schools: Collingwood and Mulgrave School.

Rear Yard Exposure:
Taxes: \$8,725.39
Suite: None
List Broker 1: Royal LePage Sussex

Active R2396737 **1112 MILLSTREAM ROAD** **\$4,280,000 (LP)**
West Vancouver (SP)



| | | |
|--------------------------|-------------------------------------|--------------------------------|
| Total Rooms: 10 | Total Floor Area: 5,098 | Exterior Finish: Mixed |
| Bedrooms: 5 | Year Built: 1968 | Style of Home: 3 Storey |
| Bathrooms: 5 | Lot Size (sq.ft.): 20,165.00 | Basement Area: Part |
| Parking Spaces: 4 | Frontage (feet): 109.00 | Type of Roof: Asphalt |
| | Depth: 185 | Sold Date: |

newly renovated in British Properties of a modern 5 bdrm/4.5 bathrm, 5,098 sf home on an estate-sized lot with one of a kind, unobstructed views of Grouse Mnt, Straight of Georgia and Washington State. Engineered plans available that target a Net Zero energy profile and include seismic stabilization, engineered for 67 panels of modern folding sliding doors and tasteful assembly of concrete, glass, metal and wood construction. The 20,166 sf lot maximizes the view and livable areas. Enjoy leisurely hikes right in your backyard along Baden Powell Trail or take a short drive to Cypress Mnt ski hill. Take advantage of this opportunity and turn this home into your own! Chartwell elementary and Sentinel secondary catchment.

Rear Yard Exposure:
Taxes: \$8,788.65
Suite:
List Broker 1: Pacific Evergreen Realty Ltd.



Presented by:
Haneef Virani PREC*

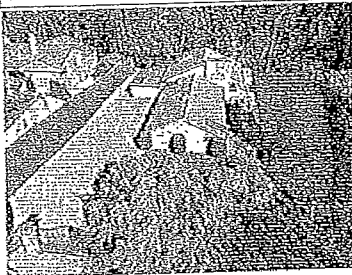
Virani Real Estate Advisors
Phone: 604-913-1000
haneef@virani.ca
http://www.virani.ca



Active
R2423776

628 GLENMAROON ROAD
West Vancouver

\$4,298,000 (LP)
(SP)



| | | |
|------------------------|-------------------------------------|--------------------------------------|
| Total Rooms: 18 | Total Floor Area: 4,298 | Exterior Finish: Mixed |
| Bedrooms: 4 | Year Built: 1956 | Style of Home: 2 Storey |
| Bathrooms: 3 | Lot Size (sq.ft.): 43,120.00 | Basement Area: Fully Finished |
| Parking Spaces: | Frontage (feet): 100.00 | Type of Roof: Other |
| | Depth: | Sold Date: |

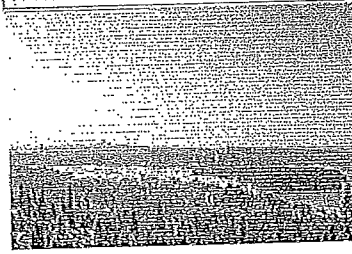
Rare oppy to acquire spectacular gated British Properties estate approx. 0.98 acre (property approximately 43,120 sq.ft., RS-3 Zone) w/ south-facing exposure, 100' of front, pleasant views & privacy. One of prettiest streets in this lux neighbourhood, this property allows boundless options to dev custom res. in excess of 12,000 sq. ft. on private, park-like oasis. Value of this property is enhanced by a Restrictive Covenant over a major portion of the adjacent southern lot - protects against building any dwelling which would impede view. Now a 4,298 sq.ft., 4 bedroom vintage home exists w/ potential rental income while you plan construction. Minutes to Park Royal, Hollyburn Country Club & Collingwood School. **VALUE IN THE LAND ONLY!** Strictly by appt! Do not walk property! 24 hours notice!

Rear Yard Exposure:
Taxes: \$11,821.42
Suite:
List Broker 1: Royal LePage Sussex - Jason Soprovich

Active
R2416309

1110 HIGHLAND PLACE
West Vancouver

\$4,380,000 (LP)
(SP)



| | | |
|--------------------------|-------------------------------------|---------------------------------------|
| Total Rooms: 16 | Total Floor Area: 4,926 | Exterior Finish: Other, Stucco |
| Bedrooms: 5 | Year Built: 1966 | Style of Home: 3 Storey |
| Bathrooms: 6 | Lot Size (sq.ft.): 18,180.00 | Basement Area: Part |
| Parking Spaces: 4 | Frontage (feet): 52.00 | Type of Roof: Other, Wood |
| | Depth: 279 | Sold Date: |

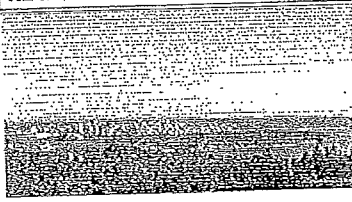
VIEW HOME with Over \$800,000 in RENO and UPGRADES spent (in recent years), A CHARMING PRIVATE CLASSIC FAMILY VIEW DREAM home, with east and west wings, for each family member's privacy. UNIQUE Setting next to PARK trail, and fully Gated Tudor style home is located on a HUGE WIDE 279*52 (18,180 sq ft) lot; COZY MODERN updated home has over 4,827 sq ft + over 3,000 sqft of exterior deck and patio, perfect to entertain FAMILY & Friends on British Properties. Main floor features VIEW living room (acoustic design for Piano), MODERN KITCHEN, with lots of dining space, family room, & leading to the WEST WING: media room, garden view garage, mud room, 2 piece powder room, with access to large covered deck, leading to private trail and park: WESTWING. Only minutes to best schools and Park Royal.

Rear Yard Exposure:
Taxes: \$14,021.93
Suite: None
List Broker 1: eXp Realty

Active
R2426756

1102 HIGHLAND DRIVE
West Vancouver

\$4,480,000 (LP)
(SP)



| | | |
|--------------------------|-------------------------------------|--------------------------------|
| Total Rooms: 9 | Total Floor Area: 2,034 | Exterior Finish: Mixed |
| Bedrooms: 3 | Year Built: 1967 | Style of Home: 1 Storey |
| Bathrooms: 3 | Lot Size (sq.ft.): 14,880.00 | Basement Area: None |
| Parking Spaces: 3 | Frontage (feet): 83.99 | Type of Roof: Wood |
| | Depth: 150 | Sold Date: |

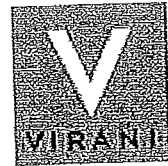
VIEWSI VIEWSI VIEWSI Great location with City & Ocean and water views, UBC, Point Grey, Islands & fantastic sunset & sunrise views. Well kept house 3 bedrooms and 3 bathrooms, garden area, with private backyard, in British Properties. Fairly flat level property over 14,800sq ft, with flat driveway. Many newer homes and mansions in immediate area, great for investment and/or build your dream home. Short driving distance to Collingwood private schools, Mulgrave private school & Sentinel high school and Chartwell elementary school, and more top schools nearby. Short drive to beach, seawall, downtown, highway, transit, community ctr, HBCC, Park Royal, shops, Cap Golf. Pleasure and easy to show with 24 hour notice, currently tenanted, need 24 hours to show house or walk the property, call now!

Rear Yard Exposure: South
Taxes: \$7,988.66
Suite:
List Broker 1: Behroyan & Associates Real Estate Services



Presented by:
Haneef Virani PREC*

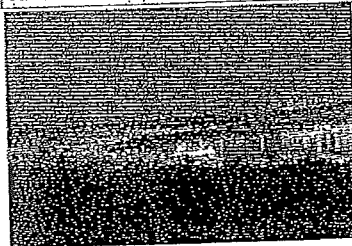
Virani Real Estate Advisors
 Phone: 604-913-1000
 haneef@virani.ca
 http://www.virani.ca



Active
 R2431025

980 EYREMOUNT DRIVE
 West Vancouver

\$4,488,000 (LP)
 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|----------|
| Total Rooms: | 12 | Total Floor Area: | 4,196 | Exterior Finish: | Mixed |
| Bedrooms: | 5 | Year Built: | 1959 | Style of Home: | 2 Storey |
| Bathrooms: | 3 | Lot Size (sq.ft.): | 20,020.00 | Basement Area: | Full |
| Parking Spaces: | | Frontage (feet): | 100.00 | Type of Roof: | Asphalt |
| | | Depth: | | Sold Date: | |

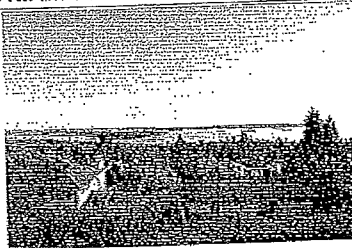
Very desirable 20,000 plus square foot level lot in prime British Properties neighbourhood. This extremely favourable lot offers a private ambience in a gorgeous setting with lovely city and ocean views. A fantastic opportunity to build (PLANS AVAILABLE on request). The full sunny flat backyard is southerly facing with views of the ocean and the downtown Vancouver city. Value is in the land. Conveniently and centrally located close to shopping including Park Royal Shopping Centre, West Vancouver Recreation Centre, Hollyburn Country Club, golf courses, Cypress Ski Hill, top ranked catchment schools: Chartwell Elementary and Sentinel Secondary. Also near to Private International Collingwood School campuses and Private International University-Prep Mulgrave School and much more!

Rear Yard Exposure:
 Taxes: \$11,053.06
 Suite:
 List Broker 1: Royal LePage Sussex

Active
 R2417565

1348 CAMWELL DRIVE
 West Vancouver

\$4,580,000 (LP)
 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|------------------|
| Total Rooms: | 19 | Total Floor Area: | 4,613 | Exterior Finish: | Brick, Wood |
| Bedrooms: | 5 | Year Built: | 1972 | Style of Home: | 2 Storey w/Bsmt. |
| Bathrooms: | 5 | Lot Size (sq.ft.): | 12,099.00 | Basement Area: | Full |
| Parking Spaces: | 4 | Frontage (feet): | 85.75 | Type of Roof: | Wood |
| | | Depth: | | Sold Date: | |

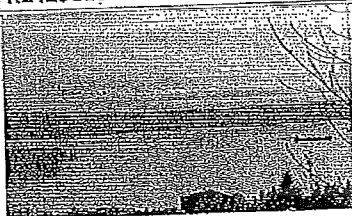
Forever unobstructed views of OCEAN, CITY, STANLEY PARK and LION'S GATE BRIDGE. This home is in great living condition. Appreciate the wide driveway and flat manicured back yard and gardens. This 3 level home has not been on the market for 32 years. It features 4 bedrooms and 4 bathrooms and walk out basement to rear gardens. Many renovations have been done throughout the years including the kitchen, roof, driveway and landscaping. This home has been lovingly maintained and could be yours! OPEN SUN. Jan. 26 @2-4PM.

Rear Yard Exposure:
 Taxes: \$14,745.62
 Suite:
 List Broker 1: Royal LePage Sussex

Active
 R2429559

1107 EYREMOUNT DRIVE
 West Vancouver

\$4,880,000 (LP)
 (SP)



| | | | | | |
|-----------------|---|--------------------|-----------|------------------|----------|
| Total Rooms: | 1 | Total Floor Area: | 2,124 | Exterior Finish: | Mixed |
| Bedrooms: | 0 | Year Built: | 1960 | Style of Home: | 1 Storey |
| Bathrooms: | 1 | Lot Size (sq.ft.): | 16,410.00 | Basement Area: | None |
| Parking Spaces: | | Frontage (feet): | | Type of Roof: | Asphalt |
| | | Depth: | | Sold Date: | |

View Property with approved custom house design, located on the high-side of Road, Panoramic view from Mountain Baker, Fraser Valley, Downtown Vancouver, Lions Gate Bridge and Ocean. The finished house design is about 8800 square feet. Good chance to build your fantastic home in British Properties.

Rear Yard Exposure: North
 Taxes: \$8,048.76
 Suite:
 List Broker 1: RA Realty Alliance Inc.



Presented by:
Haneef Virani PREC*

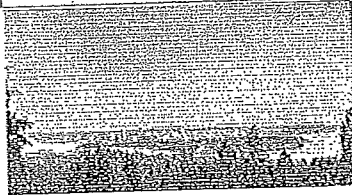
Virani Real Estate Advisors
 Phone: 604-913-1000
 haneef@virani.ca
 http://www.virani.ca



\$4,888,000 (LP)
 (SP)

Active
 R2414841

1380 BURNSIDE ROAD
 West Vancouver



| | | |
|------------------------|-------------------------------------|--------------------------------------|
| Total Rooms: 14 | Total Floor Area: 3,086 | Exterior Finish: Mixed |
| Bedrooms: 4 | Year Built: 1967 | Style of Home: 2 Storey |
| Bathrooms: 4 | Lot Size (sq.ft.): 15,165.00 | Basement Area: Fully Finished |
| Parking Spaces: | Frontage (feet): 96.00 | Type of Roof: Other |
| | Depth: 159.6 | Sold Date: |

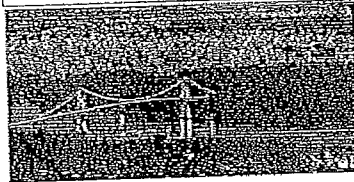
Location, Location, Location. This south facing rectangular shape lot has great views of Downtown, Stanley Park, Lion's gate Bridge and the Ocean. It is located in the sought after Chartwell area as well as being close to Hollyburn Country Club, Capilano Country Club, Park Royal Shopping Centre and Cypress Ski Hill. Mulgrave Private School and Collingwood Private School are nearby in addition to the top school catchment schools: Chartwell Elementary and Sentinel Secondary.

Rear Yard Exposure:
 Taxes: \$15,130.29
 Suite: None
 List Broker 1: Behroyan & Associates Real Estate Services

Active
 R2424743

1469 CAMELOT ROAD
 West Vancouver

\$4,980,000 (LP)
 (SP)



| | | |
|--------------------------|-------------------------------------|---------------------------------------|
| Total Rooms: 12 | Total Floor Area: 4,984 | Exterior Finish: Other, Stucco |
| Bedrooms: 5 | Year Built: 1996 | Style of Home: 2 Storey |
| Bathrooms: 6 | Lot Size (sq.ft.): 12,762.00 | Basement Area: Fully Finished |
| Parking Spaces: 2 | Frontage (feet): 90.00 | Type of Roof: Other |
| | Depth: 145 | Sold Date: |

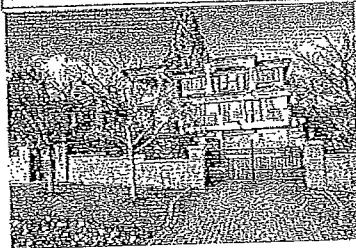
VIEWS!! A beautiful well maintained family residence in lower British Properties overlooking sensational panoramic ocean & city view. Walking distance to Chartwell & Sentinel Schools. Open floor plan, 5 ensuite bedrooms, park like landscaped backyard. This fabulous home has been exquisitely appointed & offers superb quality & detail throughout. 4 bedrooms upstairs and two bedrooms main floor. Perfect home for entertainment. Allow 48 hours for showing.

Rear Yard Exposure: South
 Taxes: \$12,472.11
 Suite:
 List Broker 1: RE/MAX Masters Realty

Active
 R2426172

1165 QUEENS AVENUE
 West Vancouver

\$4,980,000 (LP)
 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 16 | Total Floor Area: 6,313 | Exterior Finish: Glass, Stone, Stucco |
| Bedrooms: 5 | Year Built: 2007 | Style of Home: 3 Storey |
| Bathrooms: 6 | Lot Size (sq.ft.): 12,577.00 | Basement Area: None |
| Parking Spaces: 6 | Frontage (feet): 0.00 | Type of Roof: Tile - Concrete |
| | Depth: 0 | Sold Date: |

Magnificent luxury mansion with city, water and ocean views. Architecturally designed 5 bedrooms/6 bathrooms situated on a large 12,577 sqft property in British Properties. Open living room area with 11 ft ceiling and gorgeous hardwood flooring. Gourmet kitchen with high end appliances. Sub Zero Miele and Dacor. Central West Vancouver location near the Hollyburn Country Club and Sentinel Secondary and Chartwell Elementary Schools.

Rear Yard Exposure: Northeast
 Taxes: \$14,289.25
 Suite:
 List Broker 1: Macdonald Realty Westmar



Presented by:
Haneef Virani PREC*

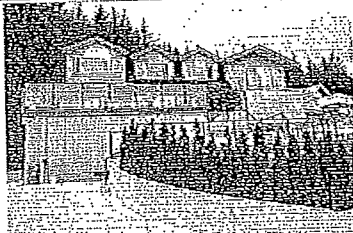
Virani Real Estate Advisors
Phone: 604-913-1000
haneef@virani.ca
http://www.virani.ca



Active
R2401606

1051 MILLSTREAM ROAD
West Vancouver

\$4,980,000 (LP)
(SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 15 | Total Floor Area: 4,874 | Exterior Finish: Wood |
| Bedrooms: 8 | Year Built: 1970 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 5 | Lot Size (sq.ft.): 16,795.00 | Basement Area: Partly Finished |
| Parking Spaces: 4 | Frontage (feet): 128.00 | Type of Roof: Other |
| | Depth: 175 | Sold Date: |

Absolutely stunning panoramic view home, North side, south facing almost 17,000 sq ft lot just completed beautiful renovation!! Featuring 6 bdrms, 5 baths, 3 ensuites, 2 family rooms! All generous room sizes with incredible formal living/dining rooms leading to huge deck accessible from all principle main level rooms. Gorgeous family, kitchen with family room adjacent, extra large office on main. Totally private setting, well landscaped. This is a very special home, reminiscent of old shaungnessy in design. Hurry to view. This is a home you will love! Open house on Sun 2-4pm, Jan 5th.

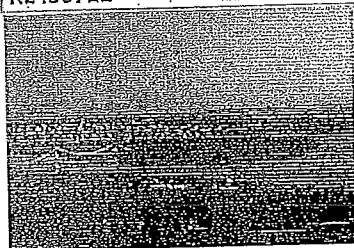
Rear Yard Exposure:
Taxes: \$9,909.55
Suite:

List Broker 1: Sutton Group-West Coast Realty

Active
R2430722

1262 CHARTWELL CRESCENT
West Vancouver

\$4,988,000 (LP)
(SP)



| | | |
|---------------------------|-------------------------------------|--|
| Total Rooms: 12 | Total Floor Area: 4,801 | Exterior Finish: Wood |
| Bedrooms: 5 | Year Built: 1966 | Style of Home: 2 Storey |
| Bathrooms: 6 | Lot Size (sq.ft.): 16,607.00 | Basement Area: Full |
| Parking Spaces: 10 | Frontage (feet): 169.00 | Type of Roof: Asphalt, Torch-On |
| | Depth: 130 | Sold Date: |

Location ! Location ! This MAGNIFICENT home totally RENOVATED inside and out. The highest quality renovation, as over 1 MILLION dollar has been invested in this contemporary design home over the past 5 years. VIEW OF DOWNTOWN, LIONS GATE AND OCEAN ARE STUNNING. The main floor boasts a chef's dream kitchen with the finest appliances. Large open concept living area with gleaming hardwood, gorgeous tiles. Huge master bedroom with luxurious en-suite. Second floor offers 3 great bedrooms, large entertaining & fitness area that opens onto the patio that surrounds the pool and hot tub. All rooms HAVE GREAT VIEWS. Walking distance to Chartwell & Sentinel Schools, Hollyburn Country Club. Minutes away from Mulgrave and Collingwood Schools.

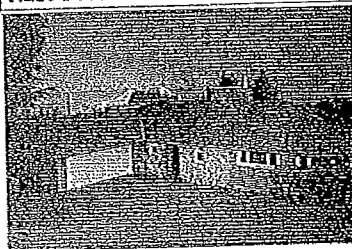
Rear Yard Exposure:
Taxes: \$21,376.23
Suite:

List Broker 1: RE/MAX Masters Realty

Active
R2370379

910 KING GEORGES WAY
West Vancouver

\$4,998,000 (LP)
(SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 14 | Total Floor Area: 3,359 | Exterior Finish: Other, Stone |
| Bedrooms: 4 | Year Built: 1953 | Style of Home: 2 Storey |
| Bathrooms: 3 | Lot Size (sq.ft.): 21,780.00 | Basement Area: Full, Fully Finished, Separate Entry |
| Parking Spaces: 6 | Frontage (feet): 102.88 | Type of Roof: Wood |
| | Depth: 202 | Sold Date: |

IMPRESSIVE & RARE LOCATION, nestled on WEST VANCOUVER'S WORLD CLASS STREETS, an ample 21,000+ square foot, perfectly rectangular lot in the heart of the MOST SOUGHT AFTER BRITISH PROPERTIES AREAS with PANORAMIC VIEWS OF THE OCEAN, DOWNTOWN CITY & LIONSGATE BRIDGE. The floor plan encompasses FOUR SPACIOUS BEDROOMS with plenty of room for study, sleep & storage, THREE BATHROOMS, & a kitchen that flows through to the eating area. IDEAL FOR RENOVATION/INVESTMENT OR HOLD AND BUILD YOUR DREAM HOME. Perfect for a family or as a holiday retreat, this home is ideally positioned to enjoy the proximity to beaches, cafes & restaurants, Park Royal Shopping Centre, golf courses, Cypress skihill, Grouse Mountain & more! Top catchment schools: Chartwell Elementary & Sentinel Secondary.

Rear Yard Exposure:
Taxes: \$16,023.49
Suite:

List Broker 1: Royal LePage Sussex

Area (Minor)=VWV AND Class=RD AND Sold Date=01/01/2019-06/06/2019 AND S/A=VWVBP,VWVCW AND Listing Visibility Type=ML Listing AND Price=3000000-5000000 AND Status=S

CMA Summary Report

| Residential Detached Summary Statistics | | | |
|---|-------------|-------------|-------------|
| High | Low | Average | Median |
| LP:\$5,990,000 | \$3,288,000 | \$4,549,777 | \$4,486,500 |
| SP:\$5,000,000 | \$3,000,000 | \$3,889,388 | \$3,800,000 |

Residential Detached - Sold

Number of Properties: 18

| Num | Address | Sold Date | CDOM | Lot Sz(SF) | TotFlArea | DOM | LP | LP/TotFlArea | SP | SP/TotFlArea |
|-----|------------------------|------------|------|------------|-----------|-----|-------------|--------------|-------------|--------------|
| 1 | 1315 TYROL ROAD | 1/29/2019 | 147 | 13,553.00 | 3,550 | 59 | \$3,380,000 | \$952.11 | \$3,000,000 | \$845.07 |
| 2 | 311 STEVENS DRIVE | 12/21/2019 | 93 | 22,650.00 | 4,463 | 93 | \$3,488,000 | \$781.54 | \$3,050,000 | \$683.40 |
| 3 | 336 MOYNE DRIVE | 5/28/2019 | 18 | 11,900.00 | 3,912 | 18 | \$3,288,000 | \$840.49 | \$3,288,000 | \$840.49 |
| 4 | 1368 WHITBY ROAD | 4/22/2019 | 328 | 13,058.00 | 4,512 | 84 | \$4,488,000 | \$994.68 | \$3,325,000 | \$736.92 |
| 5 | 727 PARKSIDE ROAD | 11/27/2019 | 120 | 24,394.00 | 4,122 | 120 | \$4,498,000 | \$1,091.22 | \$3,600,000 | \$873.36 |
| 6 | 684 SOUTHBOROUGH DRIVE | 1/2/2020 | 34 | 27,007.00 | 3,300 | 34 | \$4,780,000 | \$1,448.48 | \$3,750,000 | \$1,136.36 |
| 7 | 756 SOUTHBOROUGH DRIVE | 2/27/2019 | 303 | 14,854.00 | 6,347 | 84 | \$4,188,000 | \$659.84 | \$3,765,000 | \$593.19 |
| 8 | 1344 CAMWELL DRIVE | 9/12/2019 | 9 | 12,851.00 | 4,390 | 9 | \$4,380,000 | \$997.72 | \$3,780,000 | \$861.05 |
| 9 | 1350 CAMBRIDGE ROAD | 3/27/2019 | 56 | 12,540.00 | 3,552 | 56 | \$4,280,000 | \$1,204.95 | \$3,800,000 | \$1,069.82 |
| 10 | 394 MOYNE DRIVE | 2/3/2019 | 20 | 19,000.00 | 5,867 | 20 | \$4,299,000 | \$732.74 | \$3,800,000 | \$647.69 |
| 11 | 153 STEVENS DRIVE | 5/22/2019 | 349 | 37,996.60 | 5,533 | 21 | \$4,485,000 | \$810.59 | \$3,850,000 | \$695.83 |
| 12 | 580 SOUTHBOROUGH DRIVE | 9/25/2019 | 475 | 37,420.00 | 3,593 | 114 | \$4,188,000 | \$1,165.60 | \$3,950,000 | \$1,099.36 |
| 13 | 1521 CHARTWELL DRIVE | 11/18/2019 | 1 | 15,008.00 | 6,600 | 1 | \$4,988,000 | \$755.76 | \$4,200,000 | \$636.36 |
| 14 | 1046 EYREMOUNT DRIVE | 1/6/2019 | 164 | 37,460.00 | 6,221 | 164 | \$4,800,000 | \$771.58 | \$4,250,000 | \$683.17 |
| 15 | 1565 VINSON CREEK ROAD | 8/20/2019 | 337 | 17,204.00 | 5,187 | 147 | \$5,388,000 | \$1,038.75 | \$4,450,000 | \$857.91 |
| 16 | 1391 CHARTWELL DRIVE | 12/1/2019 | 181 | 16,100.00 | 4,650 | 181 | \$5,990,000 | \$1,288.17 | \$4,500,000 | \$967.74 |
| 17 | 215 NORMANBY CRESCENT | 10/26/2019 | 9 | 22,414.98 | 8,604 | 9 | \$5,188,000 | \$602.98 | \$4,651,000 | \$540.56 |
| 18 | 940 KING GEORGES WAY | 1/4/2019 | 245 | 19,602.00 | 4,675 | 2 | \$5,800,000 | \$1,240.64 | \$5,000,000 | \$1,069.52 |
| Avg | | | 160 | 20834.03 | 4948.78 | 67 | \$4,549,778 | \$965.44 | \$3,889,389 | \$824.32 |
| Min | | | 1 | 11900.00 | 3300.00 | 1 | \$3,288,000 | \$602.98 | \$3,000,000 | \$540.56 |
| Max | | | 475 | 37996.60 | 8604.00 | 181 | \$5,990,000 | \$1,448.48 | \$5,000,000 | \$1,136.36 |
| Med | | | 133 | 18102.00 | 4581.00 | 57 | \$4,486,500 | \$973.40 | \$3,800,000 | \$842.78 |



Presented by:

Haneef Virani PREC*

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Sold
R2326113

1315 TYROL ROAD
West Vancouver

\$3,380,000 (LP)
\$3,000,000 (SP)



Total Rooms: 13
Bedrooms: 4
Bathrooms: 3
Parking Spaces: 4

Total Floor Area: 3,550
Year Built: 1974
Lot Size (sq.ft.): 13,553.00
Frontage (feet): 85.44
Depth: 158.7

Exterior Finish: Wood
Style of Home: 2 Storey w/Bsmt.
Basement Area: Fully Finished
Type of Roof: Torch-On
Sold Date: 1/29/2019

First time on the market. This is a must see! Stunning architecturally designed home that's 3550 sq ft located in one of the finest neighbourhoods in West Van. A few minutes' walk to Hollyburn Club, Chartwell Elementary & Sentinel High School & a short drive to the private schools; Collingwood & Muirgrave. The outside living space is lush and private w/over 2300 sq ft of decks & patio's to take in the breathtaking 180 degree views of Ocean, City, Lions Gate Bridge & Vancouver Island. It offers floor to ceiling windows on all 3 levels, 4 beds, 3 baths, library, updated kitchen & family room, formal dining & living rooms & a cozy rec room. Well maintained home with lovely refinished hardwood floors throughout. This is a magnificent home! Open House Jan 20, Sun 2-4 pm.

Rear Yard Exposure: North

Taxes: \$9,017.11

Suite:

List Broker 1: Sutton Group-West Coast Realty

Sold
R2406980

311 STEVENS DRIVE
West Vancouver

\$3,488,000 (LP)
\$3,050,000 (SP)



Total Rooms: 10
Bedrooms: 5
Bathrooms: 5
Parking Spaces: 6

Total Floor Area: 3,954
Year Built: 1956
Lot Size (sq.ft.): 22,650.00
Frontage (feet): 170.00
Depth:

Exterior Finish: Mixed
Style of Home: 2 Storey w/Bsmt.
Basement Area: Full
Type of Roof: Asphalt
Sold Date: 12/21/2019

A magnificent Luxury Home situated on a private 22,650 SF estate in West Vancouver's prestigious British Properties. This luxury residence has been completely & tastefully renovated in 2019 with high end finishing & materials under supervision of Inspired Architecture. Clean & contemporary with incredible landscape which is inviting, private & warm. Amazing open concept luxury living space with windows opening to oversized deck and entertainment centre including large outdoor pool, jacuzzi, Gazebo with fire pit for exceptional comfort & ambiance. Entertainment size principal rooms, featuring spacious dining and living areas. A state of the art Chef kitchen boasting all MIEIE appliances. An exceptional large Master suite with oversized walk in closet. An Exceptional home.

Rear Yard Exposure: West

Taxes: \$6,642.09

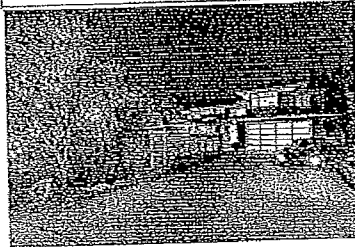
Suite:

List Broker 1: Angell, Hasman & Associates Realty Ltd.

Sold
R2368696

336 MOYNE DRIVE
West Vancouver

\$3,288,000 (LP)
\$3,288,000 (SP)



Total Rooms: 17
Bedrooms: 5
Bathrooms: 4
Parking Spaces: 6

Total Floor Area: 3,912
Year Built: 2014
Lot Size (sq.ft.): 11,900.00
Frontage (feet): 89.00
Depth:

Exterior Finish: Wood
Style of Home: 2 Storey
Basement Area: None
Type of Roof: Asphalt
Sold Date: 5/28/2019

Looking for a GREAT house on a 12,000 square foot SUN DRENCHED lot in the lower BRITISH PROPERTIES, look no further than this PERFECT 2 level transitional contemporary MASTERPIECE. The open concept main level is SIMPLY STUNNING! The living and dining areas are positioned perfectly with the stunning gourmet kitchen all with the highest end appliances, 2 dishwashers (love this) wine coolers, breakfast nook, gym, office and INCREDIBLE INDOOR/OUTDOOR space. The lot is so perfectly flat for the kids to be running in and out all day. The yard you could seriously have a soccer match with all your kids friends or a perfect outdoor birthday party. Upper level boasts 4 fully ensuite bedrooms and a large family room. Master bedroom features a large walk-in-closet and a 6 pc ensuite bath.

Rear Yard Exposure: Southwest

Taxes: \$8,155.15

Suite:

List Broker 1: Angell, Hasman & Associates Realty Ltd.



Presented by:
Haneef Virani PREC*

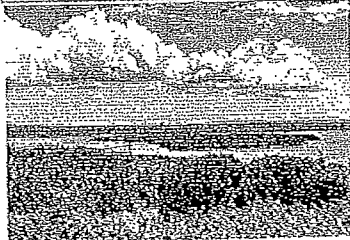
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http://www.virani.ca



Sold
R2335850

1368 WHITBY ROAD
West Vancouver

\$4,498,000 (LP)
\$3,325,000 (SP)



Total Rooms: 14
Bedrooms: 5
Bathrooms: 4
Parking Spaces: 6

Total Floor Area: 4,512
Year Built: 1973
Lot Size (sq.ft.): 13,058.00
Frontage (feet): 80.00
Depth: 142 IRR

Exterior Finish: Mixed
Style of Home: 3 Level Split
Basement Area: Crawl, Fully Finished, Separate
Type of Roof: Asphalt
Sold Date: 4/22/2019

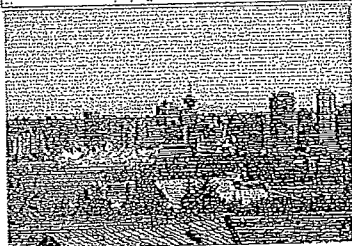
Stunning panoramic views from Mt Baker to Vancouver Island from this sunny south side property located at the quiet cul-de-sac end of Whitby Road in Lower Chartwell. A very private and tranquil 13,000 square foot lot featuring an architectural 4,500 square foot 5 bedroom, 4 bathroom home ideal for short term as rental or holding property. This home is surrounded by many new lavish mansions and is walking distance to both Chartwell Elementary and Sentinel High School as well as Hollyburn Country Club. A lovely opportunity in this highly desired location!

Rear Yard Exposure:
Taxes: \$13,022.18
Suite:
List Broker 1: Virani Real Estate Advisors

Sold
R2393341

727 PARKSIDE ROAD
West Vancouver

\$4,498,000 (LP)
\$3,600,000 (SP)



Total Rooms: 3
Bedrooms: 1
Bathrooms: 4
Parking Spaces: 3

Total Floor Area: 4,122
Year Built: 1954
Lot Size (sq.ft.): 24,394.00
Frontage (feet): 155.00
Depth: 180 IRR

Exterior Finish: Wood
Style of Home: 2 Storey
Basement Area: None
Type of Roof: Asphalt
Sold Date: 11/27/2019

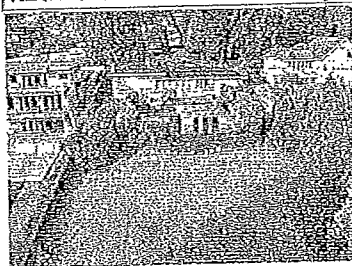
One of the most accessible and prestigious streets in the Lower British Properties! Do not miss this opportunity to purchase a prime BUILDING LOT to hold or re-develop. Nestled among modern mansions on a quiet street this 24,393 SF SOUTH facing lot offers a CITY AND WATER outlook with good sun exposure. The home is livable and has a lovely studio built in 1997, but VALUE is in the LAND. Prime schools, great neighbourhood, accessible transit, and many benefits!

Rear Yard Exposure:
Taxes: \$11,301.64
Suite:
List Broker 1: Royal LePage Sussex

Sold
R2422827

684 SOUTHBOROUGH DRIVE
West Vancouver

\$4,780,000 (LP)
\$3,750,000 (SP)



Total Rooms: 12
Bedrooms: 5
Bathrooms: 3
Parking Spaces: 8

Total Floor Area: 3,300
Year Built: 1954
Lot Size (sq.ft.): 27,007.00
Frontage (feet): 100.00
Depth: 272.5

Exterior Finish: Mixed
Style of Home: 3 Level Split
Basement Area: Part
Type of Roof: Other
Sold Date: 1/2/2020

Rare massive and spectacular .62 acre property in the PRIME ultra-exclusive & most prestigious lower British Properties. One of the last remaining large lots available in this neighbourhood, surrounded by beautiful new mansions. This site is located across from a park, has pleasant views and enjoys all day sun with its southern exposure. The lot has a very gradual slope making it all usable and perfect for redevelopment. Don't delay, lots like these are a rarity. GREAT POTENTIAL - LIVE-IN, RENT OUT & HOLD, OR BUILD NEW. Call for your private viewing.

Rear Yard Exposure:
Taxes: \$13,375.15
Suite:
List Broker 1: Royal LePage Sussex



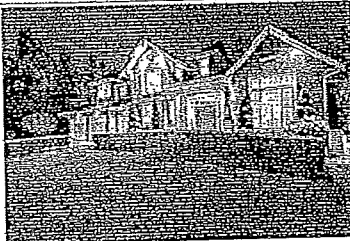
Presented by:
Haneef Virani PREC*
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Sold
 R2327272

756 SOUTHBOROUGH DRIVE
 West Vancouver

\$4,188,000 (LP)
\$3,765,000 (SP)



| | | |
|--------------------------|-------------------------------------|--------------------------------|
| Total Rooms: 19 | Total Floor Area: 6,347 | Exterior Finish: Mixed |
| Bedrooms: 5 | Year Built: 2006 | Style of Home: 3 Storey |
| Bathrooms: 5 | Lot Size (sq.ft.): 14,854.00 | Basement Area: Full |
| Parking Spaces: 8 | Frontage (feet): 125.00 | Type of Roof: Wood |
| | Depth: 122 | Sold Date: 2/27/2019 |

Pictures perfect 5 bedrooms plus den with over 6,300 square feet of gorgeous living space. The dramatic entry leads you to a very spacious main level with beautiful dark hardwood floors, granite and stainless kitchen and with PERFECT access to the backyard and patio area. The upper level offers 4 large bedrooms including an over sized master bedroom. The lower level has rec room, media room, gym, plus nanny's room. Other features include a 3 car garage and a fully landscaped 1/3 acre lot. A very special home in this perfect location steps to Hollyburn Country Club.

Rear Yard Exposure:
 Taxes: \$11,986.13
 Suite:
 List Broker 1: Angell, Hasman & Associates Realty Ltd.

Sold
 R2401165

1344 CAMWELL DRIVE
 West Vancouver

\$4,380,000 (LP)
\$3,780,000 (SP)



| | | |
|------------------------|-------------------------------------|--|
| Total Rooms: 16 | Total Floor Area: 4,390 | Exterior Finish: Stucco, Wood |
| Bedrooms: 4 | Year Built: 1976 | Style of Home: 2 Storey w/Bsmt. |
| Bathrooms: 4 | Lot Size (sq.ft.): 12,851.00 | Basement Area: Full |
| Parking Spaces: | Frontage (feet): 86.00 | Type of Roof: Wood |
| | Depth: 176/152 | Sold Date: 9/12/2019 |

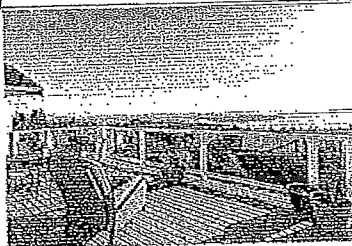
View! View! Unobstructed Ocean and City View. Magnificent stately Tudor prominently sited on a south-side lot in sought after Lower Chartwell looking out to one of the most spectacular view of the city & ocean. Sunny south facing backyard with outdoor pool & fish-pond w/fountain. This gorgeous house feats on the main formal living, dining, family room off an open oak kitchen, and on the upper floor 4 large bedrooms w/lovely spacious master room & a study. On the lower level there is recreation room with wet bar & billiard area as well as a huge workshop which opens out to the splendid backyard. A rare offering!

Rear Yard Exposure: South
 Taxes: \$17,327.44
 Suite:
 List Broker 1: RE/MAX Real Estate Services

Sold
 R2336719

1350 CAMBRIDGE ROAD
 West Vancouver

\$4,280,000 (LP)
\$3,800,000 (SP)



| | | |
|--------------------------|-------------------------------------|--|
| Total Rooms: 14 | Total Floor Area: 3,552 | Exterior Finish: Wood |
| Bedrooms: 4 | Year Built: 1974 | Style of Home: Rancher/Bungalow w/Bsmt. |
| Bathrooms: 4 | Lot Size (sq.ft.): 12,540.00 | Basement Area: Fully Finished |
| Parking Spaces: 4 | Frontage (feet): 86.00 | Type of Roof: Wood |
| | Depth: | Sold Date: 3/27/2019 |

STUNNING VIEW from Mt. Baker to Point Grey from this sold two level bungalow in excellent condition. Gorgeous gently sloping south side lot with a level backyard in a convenient lower Chartwell location with same owner since 1987. The large main floor has an updated kitchen/family room area that opens out to a large deck overlooking the yard and incredible views. The main floor master bedroom has a five piece ensuite and private den. Downstairs is walkout to the backyard with three additional bedrooms, a rec room, two full bathrooms plus a large flex room and studio both with outside accesses. This one gives you all the options - very livable, easily rent-able or build... you decide!

Rear Yard Exposure: South
 Taxes: \$11,912.07
 Suite:
 List Broker 1: Royal LePage Sussex



Presented by:
Haneef Virani PREC*

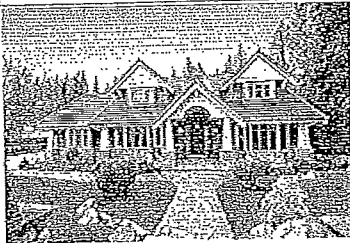
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http://www.virani.ca



Sold
R2331759

394 MOYNE DRIVE
West Vancouver

\$4,299,000 (LP)
\$3,800,000 (SP)



Total Rooms: 15
Bedrooms: 6
Bathrooms: 5
Parking Spaces: 6

Total Floor Area: 5,867
Year Built: 2002
Lot Size (sq.ft.): 19,000.00
Frontage (feet): 98.00
Depth: 191

Exterior Finish: Stone, Wood
Style of Home: 2 Storey w/Bsmt.
Basement Area: Fully Finished
Type of Roof: Other
Sold Date: 2/3/2019

This stunning custom family mansion bordering the ever popular Capilano Golf & Country Club offers a wonderful 6 bedroom floor plan with 2 beds on the lower level, 3 fireplaces and a vaulted master suite. It's renovated with the finest quality materials and finishings. Featuring sub zero, Wolf and Miele appliances in the gourmet kitchen and hardwood flooring with Radiant Heating System through the house. There are fantastic Media and Entertainment Rooms on the lower level. A custom Built Gazebo, BBQ and a hot tub in the backyard make an absolute resort like home! This luxury home is a pleasure to show! Call or txt today for private viewing. PUBLIC OPEN HOUSE SAT/SUN Feb 2/3 2:00 - 4:00 PM

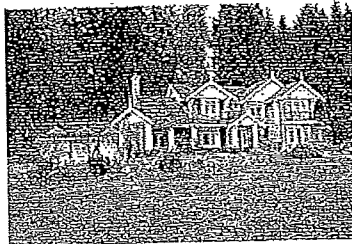
Rear Yard Exposure: South
Taxes: \$10,794.52
Suite:

List Broker 1: Coldwell Banker Prestige Realty

Sold
R2365294

153 STEVENS DRIVE
West Vancouver

\$4,485,000 (LP)
\$3,850,000 (SP)



Total Rooms: 14
Bedrooms: 5
Bathrooms: 5
Parking Spaces:

Total Floor Area: 5,533
Year Built: 2001
Lot Size (sq.ft.): 37,996.60
Frontage (feet): 177.50
Depth: 219.2

Exterior Finish: Wood
Style of Home: 3 Storey
Basement Area: Full
Type of Roof: Other, Wood
Sold Date: 5/22/2019

A magnificent estate size flawless flat property in heart of British Properties. The location doesn't get any better; less than a minute drive to Collingwood BP campus, Hollyburn Country Club & backing onto famous Capilano Golf & Country Club. Almost 38000 SF 0.87 acre of flat completely usable land. This property is truly one of a kind & opportunities are endless whether you want to keep for investment. Live in or build your dream mansion. Please allow time for showing. Property is tenanted / small children. Tenancy expires July 1, 2019.

Rear Yard Exposure:
Taxes: \$11,091.91
Suite:

List Broker 1: Amex Broadway West Realty

Sold
R2377928

580 SOUTHBOROUGH DRIVE
West Vancouver

\$4,188,000 (LP)
\$3,950,000 (SP)



Total Rooms: 12
Bedrooms: 4
Bathrooms: 3
Parking Spaces:

Total Floor Area: 3,593
Year Built: 1952
Lot Size (sq.ft.): 37,420.00
Frontage (feet): 107.00
Depth: 332

Exterior Finish: Wood
Style of Home: Rancher/Bungalow
Basement Area: Crawl
Type of Roof: Wood
Sold Date: 9/25/2019

Gorgeous British Properties estate, custom built by Lauder Const., on .84 acre of lush, landscaped grounds (designed by award winning landscape architects Bill Reid/John Minty) backs the prestigious Capilano Golf course. Private, gated level driveway leads to lovely 3500sf home, casually elegant and immaculate throughout (continually updated by Zwada Home) - a hidden gem. Spacious, airy rooms allow for gracious entertaining surrounding spectacular pool and outdoor area. Secret pathway leads directly to 5th hole on golf course. Exquisite separate wing features Ledingham/Fed D'Alia Lana designed master/bath. Very comfortable, relaxing family home, private well appointed office, open kitchen a "Chefs" delight. Exceptionally maintained, this kind of home is very special, rarely available.

Rear Yard Exposure:
Taxes: \$18,064.19
Suite:

List Broker 1: Angell, Hasman & Associates (The Angell Group) Realty Ltd.



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Sold
R2420958

1521 CHARTWELL DRIVE West Vancouver

\$4,988,000 (LP)
\$4,200,000 (SP)



| | | | | | |
|-----------------|----|--------------------|-----------|------------------|------------------|
| Total Rooms: | 16 | Total Floor Area: | 6,600 | Exterior Finish: | Wood |
| Bedrooms: | 6 | Year Built: | 1978 | Style of Home: | 2 Storey w/Bsmt. |
| Bathrooms: | 7 | Lot Size (sq.ft.): | 15,008.00 | Basement Area: | Fully Finished |
| Parking Spaces: | | Frontage (feet): | 103.30 | Type of Roof: | Wood |
| | | Depth: | 145.28 | Sold Date: | 11/18/2019 |

Situated in chartwell this estate has BREATHTAKING CITY & WATER VIEW. This home offers 6 BEDROOMS & DEN, on 3 levels. Easy, efficient floorplan, boasts spacious airy feeling & abundance of light. The beautifully maintained tranquil, parklike garden connects seamlessly with the expansive view. RARE OPPORTUNITY!

Rear Yard Exposure:
Taxes: \$18,135.91
Suite:
List Broker 1: Royal LePage Sussex

Sold
R2292925

1046 EYREMOUNT DRIVE West Vancouver

\$4,800,000 (LP)
\$4,250,000 (SP)



| | | | | | |
|-----------------|----|--------------------|--------------|------------------|----------|
| Total Rooms: | 15 | Total Floor Area: | 6,221 | Exterior Finish: | Wood |
| Bedrooms: | 6 | Year Built: | 1957 | Style of Home: | 3 Storey |
| Bathrooms: | 8 | Lot Size (sq.ft.): | 37,460.00 | Basement Area: | Full |
| Parking Spaces: | 8 | Frontage (feet): | 128.76 | Type of Roof: | Wood |
| | | Depth: | 240.48/241.2 | Sold Date: | 1/6/2019 |

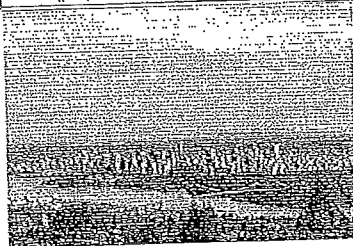
This spectacular 37,460 square feet lot is one of the largest in West Vancouver's prestigious area, British Properties. Priced below the 2017 assessment, the 6,200 sq. ft. house has views of the city, Lion's Gate Bridge, the Stanley Park and the ocean. Enjoy the sunlit gardens, a private tennis court and an outdoor swimming pool. Close to West Vancouver's top catchment schools Chartwell Elementary and Sentinel Secondary and a short drive to private schools Mulgrave and Collingwood. This property is a rare find with nice level lot, great potential, hold the property or rent it out, renovate or build your dream home. The house is sold as is where it is.

Rear Yard Exposure: Southwest
Taxes: \$14,222.65
Suite:
List Broker 1: LeHomes Realty

Sold
R2352328

1565 VINSON CREEK ROAD West Vancouver

\$5,388,000 (LP)
\$4,450,000 (SP)



| | | | | | |
|-----------------|----|--------------------|------------|------------------|----------------|
| Total Rooms: | 22 | Total Floor Area: | 5,187 | Exterior Finish: | Wood |
| Bedrooms: | 4 | Year Built: | 1986 | Style of Home: | 3 Storey |
| Bathrooms: | 5 | Lot Size (sq.ft.): | 17,204.00 | Basement Area: | Fully Finished |
| Parking Spaces: | 8 | Frontage (feet): | 102.82 | Type of Roof: | Other |
| | | Depth: | 189.79 IRR | Sold Date: | 8/20/2019 |

Enjoy PANORAMIC views of Lions Gate Bridge, City, Water & Mountains from main & upper level. This newly renovated home features 4 beds & 5 baths w/an open concept floor plan, a sun soaked grand entrance w/soaring 24ft ceiling & several skylights, formal dining room, living room & family room w/gas fireplaces, gourmet kitchen w/gas range, breakfast bar & eating area & large manicured back & yard perfect for entertaining. Lower lvl has separate entry to a large office space & potential to make separate nanny suite if needed. Upper floor features large bedrooms all over looking the breath taking views & master bedroom boasting a large walk in closet w/ vanity & ensuite w/ Juliet sinks & a large jetted soaker tub. First time this home has been on the market!

Rear Yard Exposure:
Taxes: \$17,242.69
Suite:
List Broker 1: Behroyan & Associates Real Estate Services



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Sold **1391 CHARTWELL DRIVE** **\$5,990,000 (LP)**
R2375820 **West Vancouver** **\$4,500,000 (SP)**

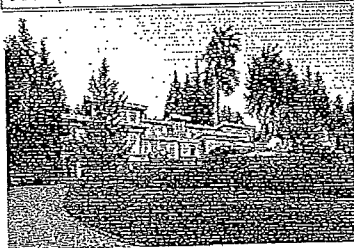


| | | |
|--------------------------|-------------------------------------|--------------------------------------|
| Total Rooms: 19 | Total Floor Area: 4,650 | Exterior Finish: Wood |
| Bedrooms: 6 | Year Built: 1968 | Style of Home: 4 Level Split |
| Bathrooms: 5 | Lot Size (sq.ft.): 16,100.00 | Basement Area: Fully Finished |
| Parking Spaces: 6 | Frontage (feet): 100.00 | Type of Roof: Asphalt |
| | Depth: 161 | Sold Date: 12/1/2019 |

Panoramic view in desirable Chartwell area British Property! Tastefully renovated and remodeled in 3 split level with exceptional quality of material and workmanship. Gorgeous living room, open kitchen, formal dining room & eating area all overlooking the beautiful views of Harbour & Ocean. The home also boasts beautiful backyard, front outdoor patio and a gorgeous swimming pool. Short walking distance to Chartwell Elementary School and Sentinel Secondary School. Designs and drawings are ready to be built! Great opportunity! Open house Canceled.

Rear Yard Exposure: North
 Taxes: \$14,360.93
 Suite:
 List Broker 1: Sutton Group-West Coast Realty

Sold **215 NORMANBY CRESCENT** **\$5,188,000 (LP)**
R2413989 **West Vancouver** **\$4,651,000 (SP)**

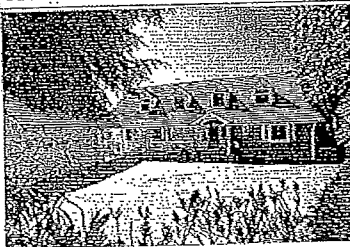


| | | |
|------------------------|-------------------------------------|--|
| Total Rooms: 23 | Total Floor Area: 8,604 | Exterior Finish: Mixed, Wood |
| Bedrooms: 5 | Year Built: 1997 | Style of Home: 3 Storey |
| Bathrooms: 8 | Lot Size (sq.ft.): 22,414.98 | Basement Area: Full, Fully Finished, Separate Entry |
| Parking Spaces: | Frontage (feet): 107.00 | Type of Roof: Tile - Composite |
| | Depth: 0 | Sold Date: 10/26/2019 |

This stunning family home features an abundance of light, privacy and beautiful views. Offering approximately 8600 sq. feet of living space, this warm contemporary 3 level home features 5 bedrooms, 8 bathrooms, gourmet kitchen and family room with separate living and dining area...perfect for entertaining. The above ground lower level boasts a generous sized rec room, media room, exercise area, steam room, indoor pool, and hot tub. You will love its close proximity to West Vancouver's top schools, Hollyburn Country Club, Capilano Golf Course and public transit.

Rear Yard Exposure:
 Taxes: \$15,775.74
 Suite: None
 List Broker 1: Sotheby's International Realty Canada

Sold **940 KING GEORGES WAY** **\$5,800,000 (LP)**
R2328946 **West Vancouver** **\$5,000,000 (SP)**



| | | |
|--------------------------|-------------------------------------|---|
| Total Rooms: 18 | Total Floor Area: 4,675 | Exterior Finish: Brck, Mixed, Wood |
| Bedrooms: 4 | Year Built: 1961 | Style of Home: 3 Storey |
| Bathrooms: 5 | Lot Size (sq.ft.): 19,602.00 | Basement Area: Full |
| Parking Spaces: 2 | Frontage (feet): 100.00 | Type of Roof: Wood |
| | Depth: 233 | Sold Date: 1/4/2019 |

Outstanding approx 20,000 SF estate on one of most prestigious streets in British Properties with exquisite garden & spec city & ocean views from all 3 levels. This residence is impeccably & lovingly painted with quality finishing incl. oak & slate floors, marble baths, filtration system. This elegant home feats stunning high cell foyer w/slate fir leading to richly paneled den, formal large LR, DR, open kitchen with family room & nook. Master suite paved terrace, huge O/pool W/cabana & miniature waterfall cascading to pond & expansive green lawn & mature plantings. Legal in-law suite on lower level with view. Truly magnificent!!

Rear Yard Exposure: South
 Taxes: \$13,273.56
 Suite:
 List Broker 1: RE/MAX Masters Realty

SCHEDULE "E"

OPINION OF VALUE FROM
MR. GEOFF PERSHICK, EXP REALTY

From: Geoff Pershick <gpershick@gmail.com>
Sent: January 22, 2020 2:35 PM
To: Warren Stanhope <warren@stanhopeprojects.com>
Cc: doug@chysikprojectmanagement.com
Subject: Valuation of 1437 Chartwell Drive

Hi Doug Chysik,

As promised, here is my valuation of 1437 Chartwell Drive.

The land, as is, is worth \$3.8m (give or take \$100,000 and GST is not required), however with a newly finished product - as you're doing the value of the home finished is worth \$8,400,000 - 9,450,000 (5% GST has been included).

My fee is 3.99% + GST of the final selling price.

Let me know if you require a sit-down to go over any of the info in more detail.

Respectfully,
Geoff Pershick

OWNER | REALTOR @ EXP Realty
North Vancouver Property Specialist
NorthVancouverHomes.com
Office 604-770-1676
Direct 604-988-7653 (SOLD)

I would love to apply for the job of helping your friends & family with their next move. Referrals from friends & colleagues like you, are always treated with care. Thank you!

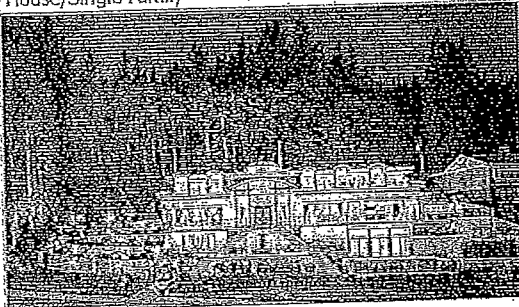


Presented by:
Geoff Pershick PREC*
 eXp Realty
 Phone: 604-988-7653
<http://www.northvancouverhomes.com>
gpershick@gmail.com

Sold
R2320715
 Board: V
 House/Single Family

1175 EYREMOUNT DRIVE
 West Vancouver
 British Properties
 V7S 2C4

Residential Detached
\$13,800,000 (LP)
\$8,000,000 (SP)



Sold Date: **5/14/2019** Frontage (feet): **152.00** Original Price: **\$13,800,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2015**
 Depth / Size: **129.3** Bathrooms: **10** Age: **4**
 Lot Area (sq.ft.): **19,130.00** Full Baths: **8** Zoning: **SFD**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$23,770.72**
 Rear Yard Exp: **North** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-490-210**
 Tour: **Virtual Tour URL**

View: **Yes: OCEAN/CITY/HARBOUR/MOUNTAIN**

Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type: **Community**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **4**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **12** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP9481 LT 23 BLK 35 DL CE LD 36**

Amenities:
 Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Swimming**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------------|-------------|-------|------------|------------|
| Main | Foyer | 23'3 x 22'8 | Above | Bedroom | 13'8 x 10'4 | Below | Steam Room | 8'1x 7'4 |
| Main | Living Room | 31'10 x 18'6 | Above | Bedroom | 18'5 x 13'7 | Below | Other | 5'7x 5'4 |
| Main | Dining Room | 32'7 x 16'11 | Below | Media Room | 18'4 x 15'6 | Below | Other | 45'9x 31'8 |
| Main | Family Room | 18'4 x 9'1 | Below | Bedroom | 18'2 x 17'9 | | | x |
| Main | Kitchen | 20'10 x 12'2 | Below | Bedroom | 14'6 x 12'8 | | | x |
| Main | Eating Area | 21'9 x 12'3 | Below | Bar Room | 10'3 x 8'11 | | | x |
| Main | Wok Kitchen | 9'4 x 9'3 | Below | Recreation | 31'7 x 25'2 | | | x |
| Main | Den | 14'5 x 9'3 | Below | Laundry | 9'8 x 6'11 | | | x |
| Above | Master Bedroom | 20'8 x 16'8 | Below | Utility | 10'2 x 6'1 | | | x |
| Above | Bedroom | 16'4 x 13'7 | Below | Storage | 39'7' x 2'8 | | | x |

| Finished Floor (Main): | 3,448 | # of Rooms: 23 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
|----------------------------|----------------|---------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above): | 2,670 | # of Kitchens: 2 | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 4,151 | # of Levels: 3 | 2 | Main | 2 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | Above | 5 | Yes | Pool: |
| Finished Floor (Total): | 10,269 sq. ft. | Crawl/Bsmt. Height: | 4 | Above | 3 | Yes | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | 5 | Above | 3 | Yes | Grg Dr Ht: |
| Grand Total: | 10,269 sq. ft. | Basement: None | 6 | Above | 3 | Yes | |
| | | | 7 | Below | 3 | Yes | |
| | | | 8 | Below | 3 | Yes | |

Listing Broker(s): **Royal LePage Sussex**

SUMPTUOUS LUXURY is yours in this magnificent 19,130 SF gated estate residence. Panoramic OCEAN, city and bridge views. Featuring: 10,000+ SF of elegant living, marble floors, air conditioning, home theater, indoor and outdoor pool, hot tub, wok kitchen, triple garage plus ample additional parking for guests. All bedrooms enjoy an ensuite. 6 deck areas. Exquisitely designed for entertaining and comfortable living, superior finishings, fabulous lighting, meticulous landscaping. Inspirational, architectural details throughout. A tribute to you and your family, this property is for the sophisticated home owner. All measurements are to be independently verified by the buyer if important.

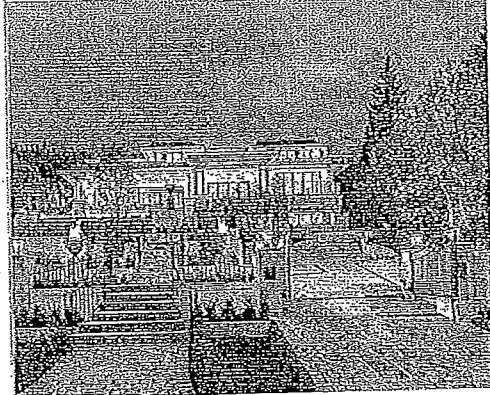


Presented by:
Geoff Pershick PREC*
 eXp Realty
 Phone: 604-988-7653
<http://www.northvancouverhomes.com>
gpershick@gmail.com

Sold
R2355453
 Board: V
 House/Single Family

1421 BRAMWELL ROAD
 West Vancouver
 Chartwell
 V7S 2N8

Residential Detached
\$11,888,000 (LP)
\$8,380,952 (SP)



Sold Date: **8/23/2019** Frontage (feet): **96.00** Original Price: **\$11,888,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**
 Depth / Size: Bathrooms: **8** Age: **1**
 Lot Area (sq.ft.): **19,653.00** Full Baths: **6** Zoning: **RS3**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$21,328.82**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST Inc?: P.I.D.: **007-923-121**
 Tour:

View: **Yes: Pano Ocean, City & Lionsgate**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **4**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Composite**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **Covered Parking: 3** Parking Access:
 Parking: **Garage; Triple**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **LOT 12, BLOCK 52, PLAN VAP13758, DISTRICT LOT CE #15, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|----------------|-------|----------------|----------------|-------|------------|---------------|
| Main | Office | 16' x 12'10" | Above | Walk-In Closet | 6'7 x 4'10" | Below | Sauna | 12' x 9'1" |
| Main | Kitchen | 28'1 x 14'10" | Above | Laundry | 8'7 x 8'1" | Below | Bar Room | 11' x 8'5" |
| Main | Wok Kitchen | 12'1 x 8'4" | Above | Bedroom | 16'8 x 14'7" | Below | Recreation | 35'10 x 22'1" |
| Main | Family Room | 31'10 x 22'1" | Above | Walk-In Closet | 5'4 x 4'11" | Below | Media Room | 21'2 x 14'3" |
| Main | Mud Room | 12'9 x 8'2" | Above | Bedroom | 13' x 12'11" | Below | Flex Room | 23'5 x 20'1" |
| Main | Foyer | 19'7 x 14'7" | Above | Walk-In Closet | 5'8 x 4'3" | Below | Laundry | 11'7 x 7'9" |
| Main | Dining Room | 23'10 x 17'10" | Above | Master Bedroom | 20'11 x 20'4" | Below | Games Room | 31'5 x 20'2" |
| Main | Living Room | 20'11 x 14'7" | Above | Walk-In Closet | 8'5 x 6'6" | Below | Storage | 11'10 x 4'6" |
| Main | Bar Room | 5'11 x 2'4" | Above | Walk-In Closet | 12'11 x 11'11" | | | x |
| Above | Bedroom | 21'1 x 12'1" | Below | Bedroom | 18'9 x 11'8" | | | x |

| | | | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
|----------------------------|----------------|--|------|-------|-------------|----------|----------------|
| Finished Floor (Main): | 3,577 | # of Rooms: 28 | 1 | Below | 3 | Yes | Barn: |
| Finished Floor (Above): | 2,450 | # of Kitchens: 2 | 2 | Below | 3 | No | Workshop/Shed: |
| Finished Floor (Below): | 3,593 | # of Levels: 3 | 3 | Below | 3 | No | Pool: |
| Finished Floor (Basement): | 0 | Suite: | 4 | Main | 2 | No | Garage Sz: |
| Finished Floor (Total): | 9,620 sq. ft. | Crawl/Bsmt. Height: | 5 | Main | 2 | No | Grg Dr Ht: |
| Unfinished Floor: | 800 | Beds in Basement: 0 | 6 | Above | 5 | Yes | |
| Grand Total: | 10,420 sq. ft. | Beds not in Basement: 5 | 7 | Above | 3 | Yes | |
| | | Basement: Full, Fully Finished, Separate Entry | 8 | Above | 3 | Yes | |

Listing Broker(s): **Royal LePage Sussex**

Beautiful 9,600+ sqft, 5 bed, 9 bath home with sensational panoramic views of the ocean and city. Exceptional quality and the finest workmanship is found throughout this fabulous home with classic contemporary finishings. Grand at its very best featuring gourmet chef's kitchen fully equipped with top appliances, 2nd kitchen, expansive rooms including living and dining areas, divinely designed circular staircases, and impressive outdoor pool with sweeping ocean views. Enjoy having theatre room, games room, gym, sauna, wine cellar, full outdoor living and the list goes on. This home is truly faultless! Close to shopping, recreation, ski hill and golf course. Top catchment schools: Chartwell Elementary, Sentinel Secondary. Also close to Collingwood & Mulgrave International Private Schools.

Area (Minor)=VWV AND Class=RD AND Sold Date=01/01/2019-06/06/2079 AND S/A=VWVBP,VWVCW AND Age<=5 AND Listing Visibility Type=ML
 Listing AND Price>6000000 AND Status=S

CMA Summary Report

| Residential Detached Summary Statistics | | | |
|---|-------------|--------------|-------------|
| High | Low | Average | Median |
| LP:\$17,980,000 | \$7,388,000 | \$10,021,571 | \$8,980,000 |
| SP:\$13,780,000 | \$6,000,000 | \$7,680,578 | \$7,454,285 |

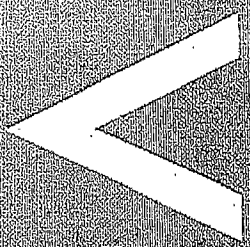
Residential Detached - Sold

Number of Properties: 14

| Num | Address | Sold Date | CDO | Lot Sz(SF) | TotFlArea | DOM | LP | LP/TotFlArea | SP | SP/TotFlArea |
|-----|----------------------|------------|-----|------------|-----------|-----|--------------|--------------|--------------|--------------|
| 1 | 950 FAIRMILE ROAD | 3/17/2019 | 188 | 16,768.00 | 9,252 | 69 | \$9,980,000 | \$1,078.69 | \$6,000,000 | \$648.51 |
| 2 | 738 PARKSIDE ROAD | 11/20/2019 | 258 | 20,908.00 | 10,024 | 191 | \$7,980,000 | \$796.09 | \$6,190,476 | \$617.57 |
| 3 | 670 KENWOOD ROAD | 5/28/2019 | 340 | 32,000.00 | 8,009 | 47 | \$7,388,000 | \$922.46 | \$6,200,000 | \$774.13 |
| 4 | 1343 WHITBY ROAD | 8/10/2019 | 685 | 13,648.00 | 7,689 | 100 | \$8,900,000 | \$1,157.50 | \$6,500,000 | \$845.36 |
| 5 | 1417 CHARTWELL DRIVE | 4/10/2019 | 571 | 14,390.00 | 8,163 | 8 | \$8,888,000 | \$1,088.82 | \$7,000,000 | \$857.53 |
| 6 | 780 GREENWOOD ROAD | 5/17/2019 | 45 | 21,335.00 | 9,278 | 3 | \$7,798,000 | \$840.48 | \$7,000,000 | \$754.47 |
| 7 | 795 ANDOVER CRESCENT | 4/6/2019 | 311 | 13,912.00 | 8,286 | 3 | \$8,980,000 | \$1,083.76 | \$7,428,571 | \$896.52 |
| 8 | 1449 CHARTWELL DRIVE | 4/17/2019 | 341 | 12,281.00 | 6,961 | 341 | \$7,880,000 | \$1,132.02 | \$7,480,000 | \$1,074.56 |
| 9 | 1407 CHARTWELL DRIVE | 8/20/2019 | 43 | 15,942.00 | 8,100 | 43 | \$9,980,000 | \$1,232.10 | \$7,618,095 | \$940.51 |
| 10 | 890 KENWOOD ROAD | 9/27/2019 | 188 | 26,007.00 | 9,473 | 72 | \$8,980,000 | \$947.96 | \$7,900,000 | \$833.95 |
| 11 | 1175 EYREMOUNT DRIVE | 5/14/2019 | 190 | 19,130.00 | 10,269 | 190 | \$13,800,000 | \$1,343.85 | \$8,000,000 | \$779.04 |
| 12 | 1411 CHARTWELL DRIVE | 1/7/2019 | 86 | 14,224.00 | 6,330 | 1 | \$9,880,000 | \$1,560.82 | \$8,050,000 | \$1,271.72 |
| 13 | 1421 BRAMWELL ROAD | 8/23/2019 | 377 | 19,653.00 | 10,420 | 141 | \$11,888,000 | \$1,140.88 | \$8,380,952 | \$804.31 |
| 14 | 791 EYREMOUNT DRIVE | 1/8/2020 | 937 | 25,035.00 | 12,027 | 125 | \$17,980,000 | \$1,494.97 | \$13,780,000 | \$1,145.76 |
| Avg | | | 325 | 18945.21 | 8877.21 | 95 | \$10,021,571 | \$1,130.03 | \$7,680,578 | \$874.57 |
| Min | | | 43 | 12281.00 | 6330.00 | 1 | \$7,388,000 | \$796.09 | \$6,000,000 | \$617.57 |
| Max | | | 937 | 32000.00 | 12027.00 | 341 | \$17,980,000 | \$1,560.82 | \$13,780,000 | \$1,271.72 |
| Med | | | 284 | 17949.00 | 8769.00 | 70 | \$8,980,000 | \$1,110.42 | \$7,454,285 | \$839.66 |

SCHEDULE "F"

SUMMARY OF VIRANI REAL ESTATE ADVISORS'
EXPERIENCE



VIRANI

1437 Chartwell Drive,
West Vancouver

PREPARED FOR Warren Stanhope



HANDEE VIRANI, PRIC

Has been continuously recognized as the top 1% of all Realtors in Greater Vancouver (out of 21,000 Realtors) and has been awarded the prestigious Certified Luxury Home Marketing Specialist (CLHMS).

As long-time residents of the British Properties, both Karim Virani and Haneef Virani have

Specialized in land development and new construction sales.

Built and sold numerous personal homes.

Had offices in the British Properties for the last 10 years.

Some of our recent activity includes the following:

SOLD ACTHME LISTINGS

| | | | |
|-------------------|-----------------------|------------------|----------------------|
| 1050 King Georges | Listed @ \$16,388,000 | 686 Southborough | Listed @ \$8,988,000 |
| 348 Stevens Rd | Listed @ \$6,588,000 | 610 King Georges | Listed @ \$6,188,000 |
| 642 Southborough | Listed @ \$5,788,000 | 640 Birnham Rd | Listed @ \$5,598,000 |
| 1368 Whitby Rd | Listed @ \$5,388,000 | | |

[View Sample Brochure](#) [CLICK HERE](#)

WELCOME TO OUR STORY

1 WE CREATE VALUE.

Not only by realizing an extremely equitable and timely return from the sale of your home but also by being good listeners, by providing you with sound advice and by being highly strategic in the approach we take to both marketing and sales in one of the most alive yet complex markets not only in Canada but in the world.

2 WE PRIZE INNOVATION.

We are leaders in constantly inventing and refining new ways, new facilities and new technologies to allow us to better serve our clients. From our own distinctive visual identity to highly interactive and user-friendly websites, we embrace change – but never change for change's sake. Instead, each new innovation must be beneficial to our clients – ever more effective techniques for selling homes and for increasing the perception of a home's value.

3 WE DO THE RIGHT THING.

In every professional relationship, we are always straight-forward, genuine and forthcoming – we treat people the way we would want to be treated. We work hard on behalf of our clients. They describe us as being “expectation exceeders.”

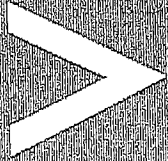
4 WE ARE INTERNATIONAL.

The founders of the company have an international background, having lived and worked on four continents. Today, VIRANI Real Estate Advisors is headquartered in one of the world's most beautifully, culturally diverse and cosmopolitan cities – a city that year after year tops every magazine's list of the world's best places to live. Our vision for our company is an international one. We see that our success is tied to serving not only long-time residents of Vancouver but also to meeting the needs of global citizens who are seeking homes in this city. We understand the unique culture, the desires and the needs of the international buyer better than any of our competitors.

5 WE ARE FAMILY.

Coincidentally, VIRANI Real Estate Advisors began as a family business but, over the past two decades, family has taken on a much larger meaning. Nobody just works for VIRANI – they are both friends and family (and we can say the same of our clients). Everyone has input into how decisions critical to the sale of your home are made and everyone is constantly encouraged to contribute his or her ideas on how we can serve you better.





VIRANI

FIVE FUNDAMENTALS FOR SUCCESS

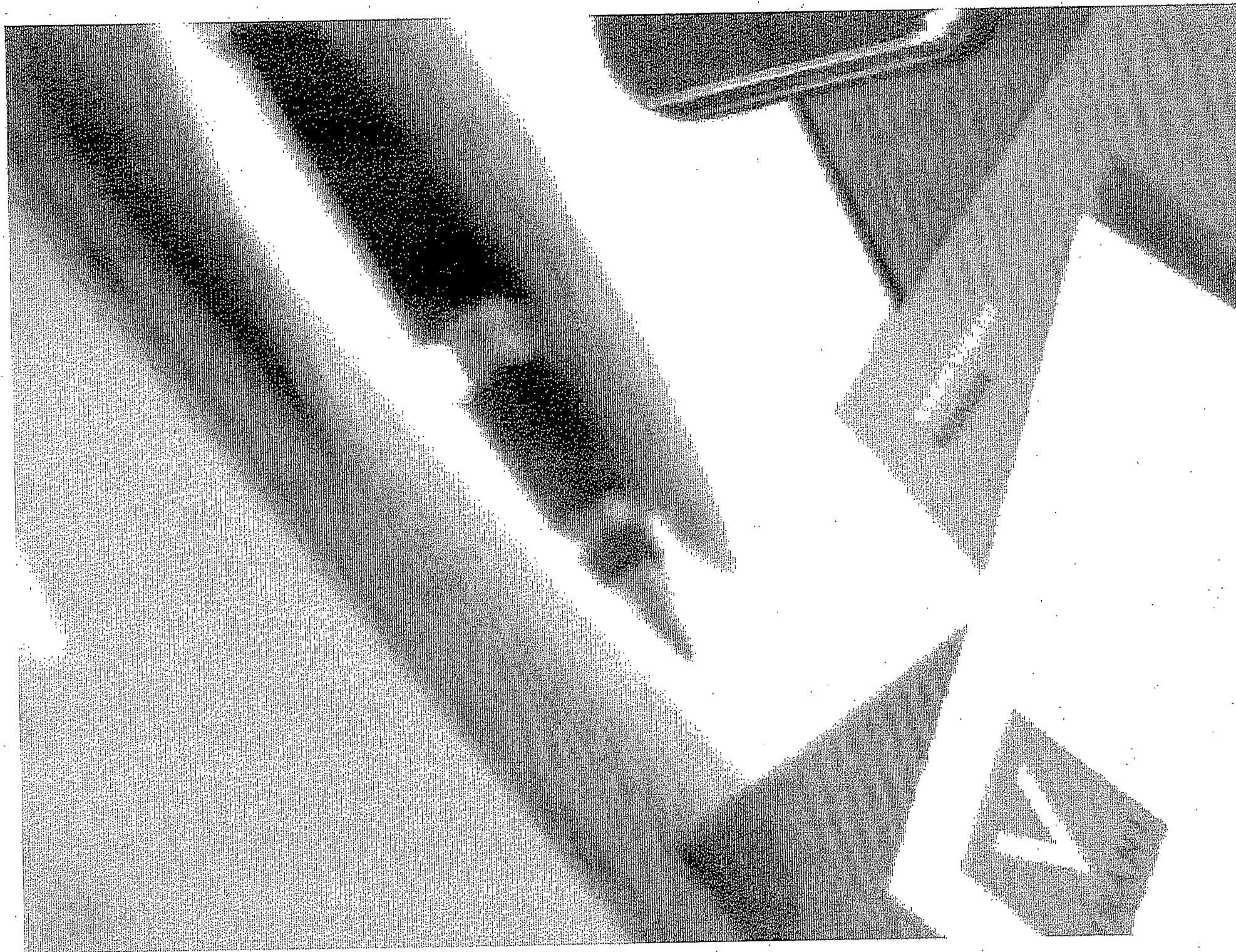
THE CLIENT'S VALUES AND IDEALS
MUST BE IN ALIGNMENT WITH OUR OWN

THE TASK MUST BE PERSONALLY / CREATIVELY / SPIRITUALLY
FULFILLING IN SOME MEANINGFUL WAY

THE REWARD SHOULD BE COMMENSURATE
WITH THE RESPONSIBILITY WE HAVE BEEN GIVEN

EACH NEW RELATIONSHIP SHOULD BE NURTURED
SO THERE IS THE POSSIBILITY OF IT LASTING A LIFETIME

SIMPLIFY



AN EFFECTIVE APPROACH TO PRESALE MARKETING

As an innovative collaborator, VIRANI delivers a value-added approach to the sales process focusing on the following:

- Delivering sales for an optimal price
- In the quickest time
- With the least hassle

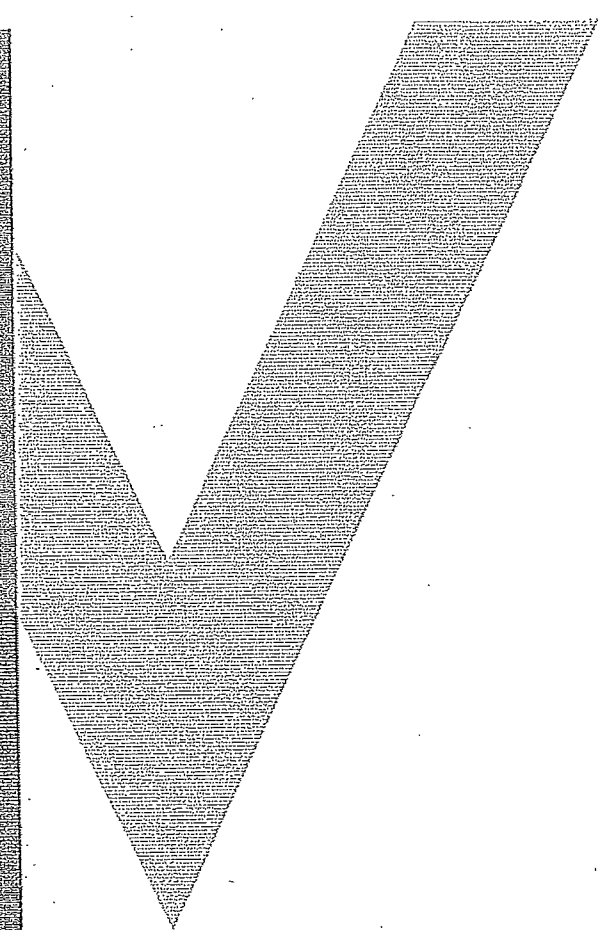
OUR VISUAL IDENTITY
AND TRUSTED NAME

AN INTEGRATED
APPROACH

OUR INTERNATIONAL
NETWORK

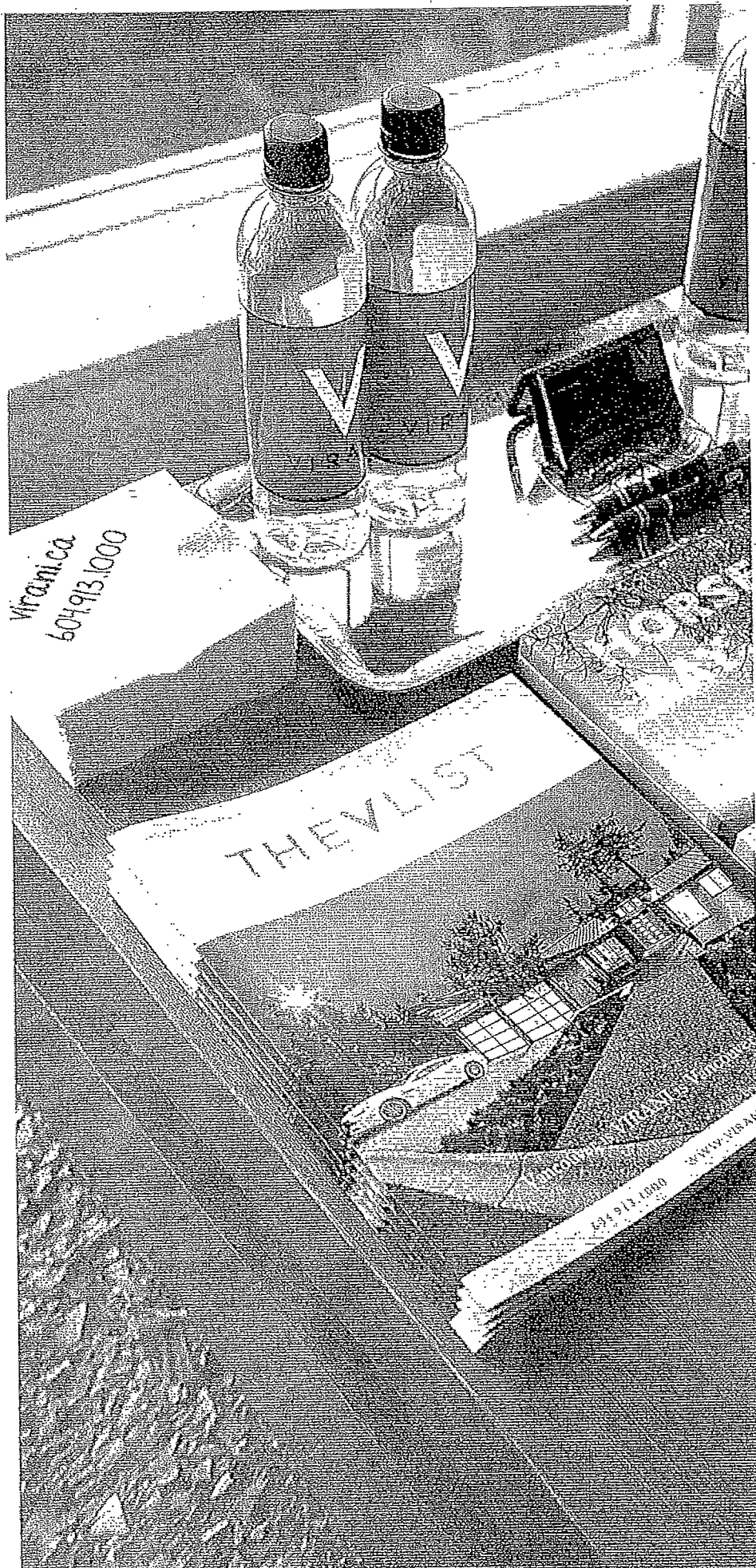
GLOBAL REACH

PROFESSIONAL AND
TRUSTED ADVISORS



"Our vision is: To Be The Most Admired Real-Estate Company In One Of The World's Most Admired Cities. Admired for the high regard we show for everyone we come in contact with. Admired for our ideals and for our inventiveness. Admired for our always-enthusiastic but transparent attention to detail and the completeness of the range of services we provide. And admired too for support of the community we serve. All of this makes us successful."

HANEEF VIRANI, *PREC
PRESIDENT



OUR VISUAL IDENTITY AND TRUSTED NAME

OUR VISUAL IDENTITY

A simple, white letter **V** against a bright blue background – speaks to the imagination and the initiative we invest in the marketing and sale of your new development.

THE V LIST MAGAZINE

Published quarterly, is another way that VIRANI adds cache to the new development being marketed. The publication is delivered directly to the door of qualified prospective buyers and investors.

[VIEW PAST ISSUES OF THE V LIST MAGAZINE HERE](#)

VIRANI.CA

A leading media property delivering an unmatched user experience with an extensive global reach.

AN INTEGRATED APPROACH

From extensive, ongoing market research to the writing and design of specialized pieces, no possibility is overlooked. Whether marketing and selling an individual residence or a high-rise collection of homes, we take an extremely well thought out and highly imaginative approach to Real Estate marketing and sales – one home and one client at a time.

ACCURATE EVALUATION

Our research team conducts an in-depth review of the surrounding areas to provide homeowners with key intelligence.

REPRESENTATION

Your home will receive our full attention and will be marketed in a professional and ethical manner.

ARCHITECTURAL AND INTERIOR DESIGN LIAISON

We bring our professional experience working with some of North America's top architects and interior designers to the table.

EXPOSURE

Brand Awareness

Marketing and Strategy (print and digital)

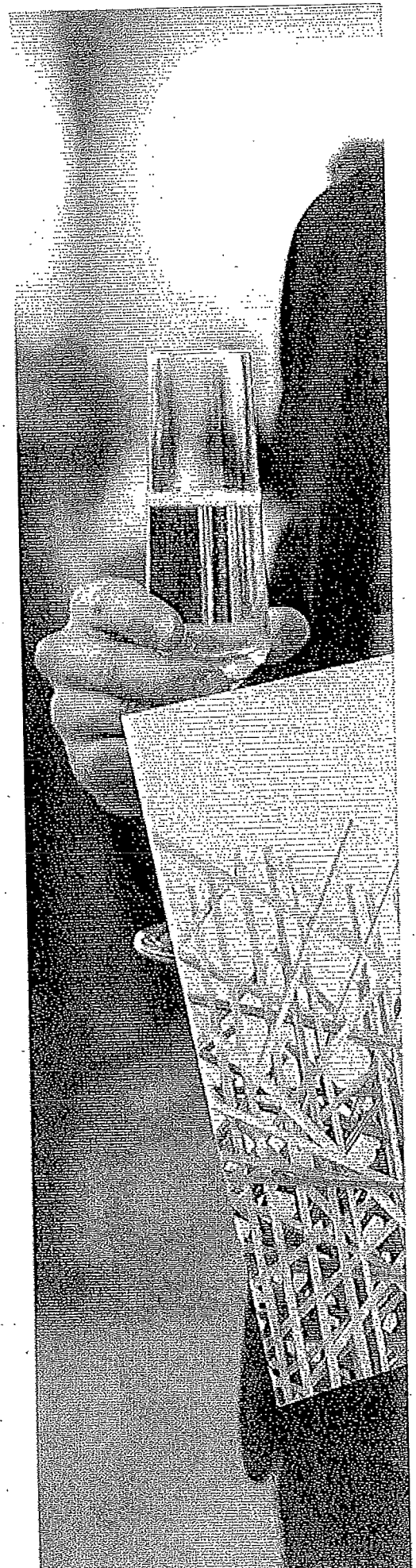
Event planning and management

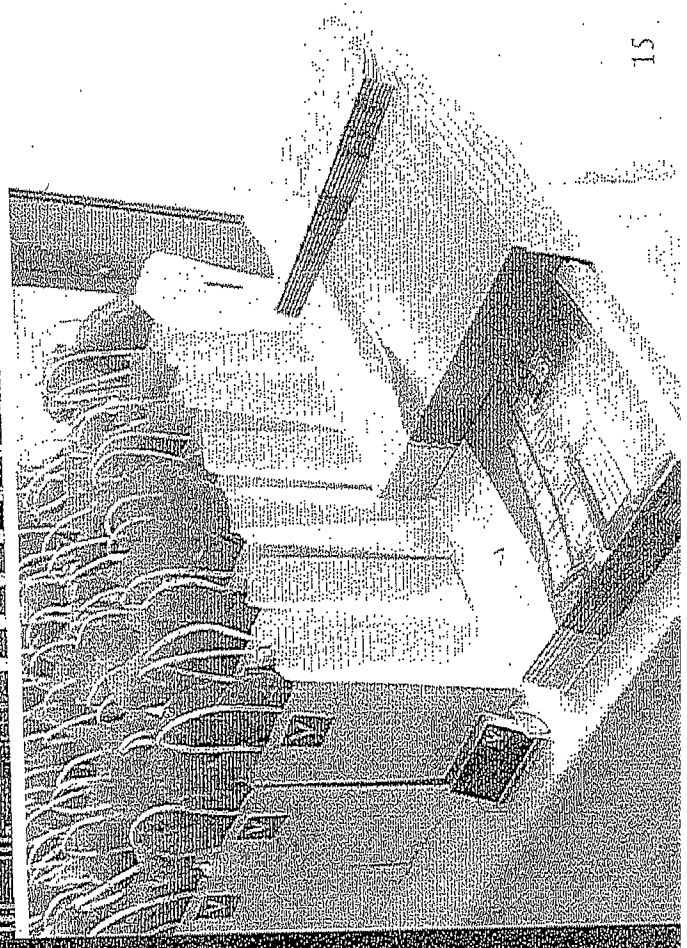
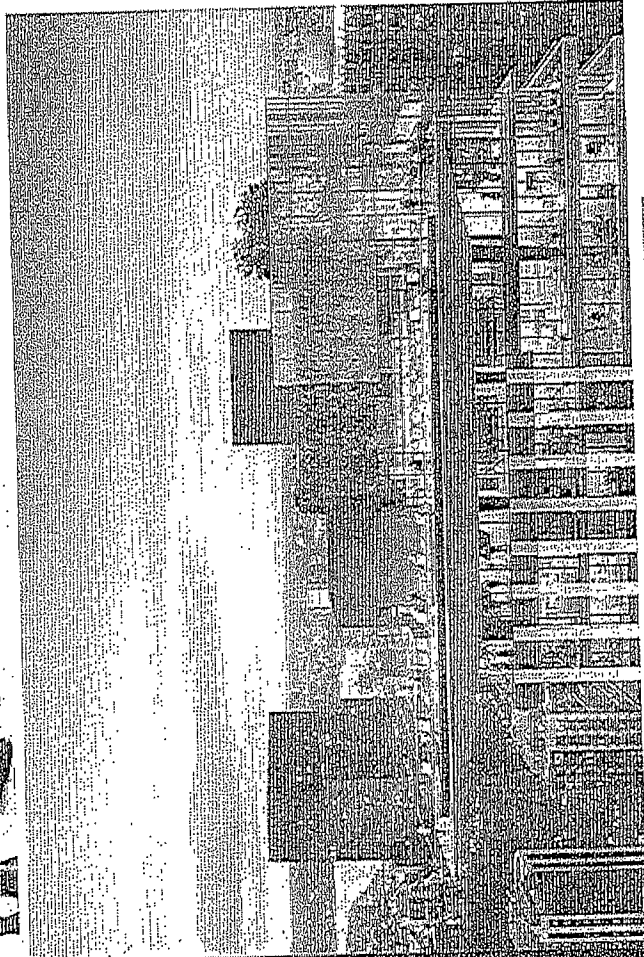
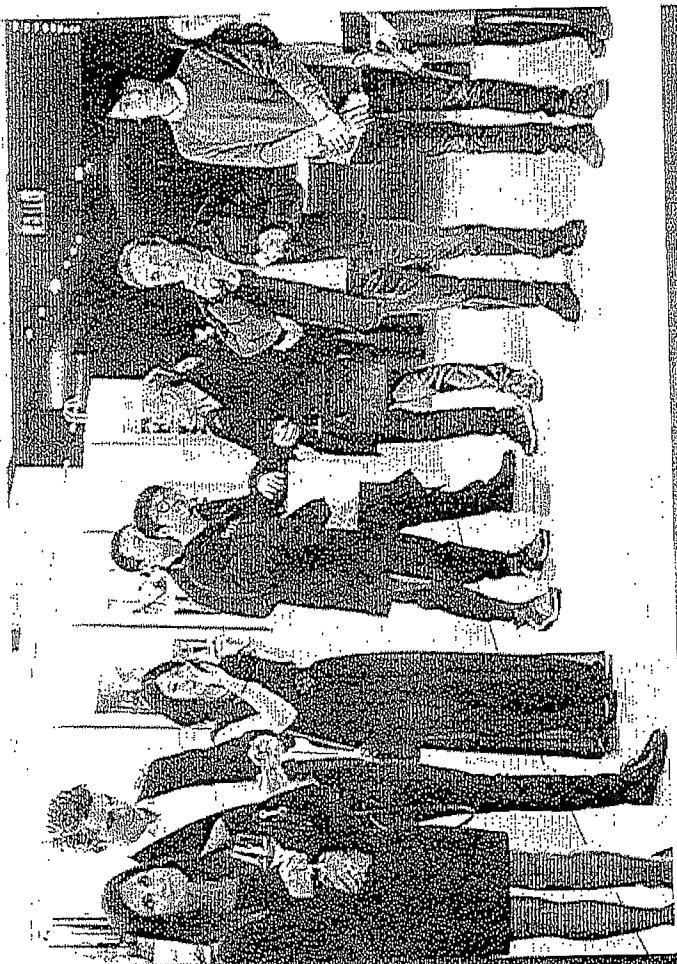
Engaging Realtor involvement

PROFESSIONAL ADVISORY

Showing & Open House Feedback

Price Modelling feedback and insight





PROFESSIONAL AND TRUSTED ADVISORS

With a proven track record of over 32 years in business and over \$10 billion in projects in the last 10 years, our team delivers above and beyond the industry standard.

KARIM VIRANI | FOUNDER



Karim has been a Realtor® since 1988. His tremendous passion for the Real Estate industry has garnered him many awards, consistently ranking top 1% of all in Greater Vancouver, and top 100 Realtors® in Canada – achievements which can only be obtained by a Real Estate advisors who provides the highest level of professional service and strong negotiation skills. Karim credits his success to his constant search for innovative ways to enhance VIRANI. He's done this by combining time-honored traditions, professional service and a commitment to meeting client's needs with new and cutting-edge technology.

HANEEF VIRANI | PREC PRESIDENT



Haneef brings over 25 years of experience as a Realtor® to every Real Estate transaction. Whether it's full-scale condominium projects, land assemblies, or the sale of individual luxury residences in Vancouver or on the North Shore, Haneef brings the same amount of dedication, care and attention to detail to every one of his clients. The drive and determination he exudes has helped secure more than \$2.5 billion dollars worth of Real Estate sales, making VIRANI Real Estate Advisors one of Vancouver's most successful companies for buying, selling and marketing Real Estate.

ALYSSA VIRANI | PREC INTERNATIONAL MARKETING & SALES



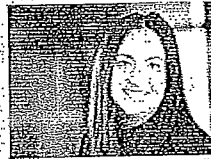
Alyssa brings a comprehensive global perspective to the VIRANI team. Alyssa has been an integral part of the Pre-Sale team working on Horseshoe Bay, The Butterfly, First Light Seattle, Oakridge – The Living City, Rodgers Creek and Chelsea Mews. Prior to pursuing her passion for Real Estate, Alyssa received a BA from the University of British Columbia in International Relations. While completing her undergraduate degree, Alyssa's interest in global experience led her to participate in a study abroad program at University College London.

MONICA VIRANI | PREC ACCOUNTING SUPPORT



Monica has been a licensed Realtor® since 1994, working with international high-profile Buyers, Sellers and Investors. Monica is the backbone of the VIRANI Pre-Sale team ensuring each transaction is completed efficiently while ensuring every detail is taken care of. Monica plays a key leadership role and is always there to ensure every need is met for our clients whether it be a Buyer, Seller or Developer. Monica is actively expanding VIRANI Real Estate Advisors presence both globally and locally including into the Seattle, USA and London, UK markets.

KARA LAWRENCE | PREC HEAD OF OPERATIONS



Since early 2012, Kara has been an integral part of the VIRANI team. Equipped with experience in all facets of operations through the various roles she has held within the company, Kara is responsible for supporting sales to achieve market-leading results and overall operational excellence. Based in Vancouver and as a licensed Realtor®, she leads research, operations, marketing and sales support. As a Vancouver native she is knowledgeable in numerous markets including Vancouver, West Vancouver, North Vancouver and Seattle – giving her an ability to navigate through various market conditions.

SHARI SONG | SEATTLE DESIGNATED BROKER



Shari is proud to join VIRANI Real Estate Advisor's as designated broker for the Bellevue, Washington office. Shari comes with extensive experience in Real Estate as a salesperson, managing broker and a branch manager. Shari started her Real Estate career over 26 years ago with Windermere Real Estate in 1993 followed by time at Skyline Properties and Berkshire Hathaway Home Services. Shari is an integral member of AAREA, the American Asian Real Estate Association Seattle chapter and a proud former State Senate Candidate and County Council Candidate for Washington.

ALAN LEE | VANCOUVER MANAGING BROKER



Alan Lee is excited to be a part of the VIRANI team as managing broker. With over 25 years of experience in Real Estate ranging from sales, leasing, strata and rental management, customer care and warranty coordination for new developments, Alan is well versed and knowledgeable in all aspects of Real Estate. Alan's experience provides additional support to our advisors who work to ensure each of our clients are given the best care. Alan is always willing to listen and lend a hand when needed by our advisors.

BRIAN RYBCHINSKY | PREC SALES SUPPORT



Brian Rybchinsky has been a professional Realtor® for over 30 years. In that time he has assisted thousands of people with their Real Estate questions and accumulated a client base of loyal and satisfied home sellers and buyers with needs and expectations as diverse as the properties in which they live. Brian has diverse experience in selling properties in other municipalities making Brian an excellent resource for Buyers seeking information and assistance in relocating while he remains a great advocate for life on the North Shore - an asset in a competitive market!

ALI ESHGHI | SALES SUPPORT



A licensed Realtor®, Ali has acquired both the dedication and skill needed to succeed in the industry. Working throughout the Lower Mainland during this time, he developed a fondness and particular awareness for the North Shore, which has been his home for 30 years. Originally from Iran, and speaking both English and Farsi, Ali has built a reputation for honesty in the Iranian community. With more than just real estate experience, Ali has a master's degree in economics and 15 years marketing experience in Canada's highly competitive and fast paced consumer electronics industry.

PROFESSIONAL AND TRUSTED ADVISORS

With a proven track record of over 32 years in business and over \$10 billion in projects in the last 10 years, our team delivers above and beyond the industry standard.

SHAWN SAFARKHAH
SALES DIRECTOR



With over 18 years of sales and management experience, Shawn offers a commitment to an impeccable client experience, a thorough knowledge of sales procedures and exceptional negotiation skills. Shawn's dedication to the client experience has been prevalent throughout his career and has been the true differentiator in allowing his clients to enjoy the often stressful sales experience. As a North Shore resident of the past 23 years, Shawn has an in-depth knowledge of North Vancouver and West Vancouver as well as a true understanding and appreciation for what these communities have to offer.

KAILEY FRASER
CLIENT CARE



Kailey enjoys being a part of the Virani Team. She has years of experience in the customer service industry and brings her vast knowledge to each transaction and client interaction. Kailey has always had a passion for Real Estate and is currently enrolled in the UBC Sauder School of Real Estate. Kailey's work experience in developing relationships with various prominent members of the community, ability to multi-task and commitment to effective teamwork has given her a solid background and ability to perform all duties as an office professional.

WENDI LIU
CLIENT CARE



Wendi is very excited to be part of the team here at Virani Real Estate Advisors. She is currently pursuing a Bachelor of Arts in Psychology with a minor in Commerce from the University of British Columbia. Wendi brings her experience working in a wide variety of office environments in both accounting and banking to her most recent position with Virani Real Estate Advisors. Wendi is devoted to providing exceptional experiences to clients as a first point of contact. Her previous experience working in customer service and proven track record of customer success allows her to connect with

JAMIE DUNNETT
LICENSED ASSISTANT



Jamie has been successfully selling Real Estate in Vancouver since 2006 including areas such as the North Shore, Downtown, Vancouver, Burnaby and the Sea to Sky corridor. Jamie has experience selling many property types including: new construction, view properties, oceanfront homes, condominiums, townhouses, estates, and building lots as well as many beautiful single family homes. Jamie prides himself on hard work, professionalism, trust and excellent negotiating skills which have resulted in many loyal, satisfied clients over the years. Jamie is excited to bring his expertise to Virani Real Estate Advisors to help serve new and returning clients.

JENNA BALDWIN
CLIENT CARE



Jenna is eager to be a part of the Virani Real Estate Advisors' team. She looks forward to a long-term growth with the team as she is currently taking a real estate course working towards her real estate licensing at the University of British Columbia Sauder School of business. Jenna brings her experience of over seven years in hospitality and customer service working in multiple industries, with a variety of different people from restaurants to experience in the hospital industry, forward to the Virani Real Estate Team.

KIRAN NAGI
ACCOUNTING ASSISTANT



Kiran comes from a background of unlikely combined experience, including various aspects of studies. Her experience made her rounded professional who balances attention to detail and hard work ethic with a consultative touch. With a strong accounting background, Kiran helps the Virani Real Estate Advisors to manage and grow financial well being. Working at Virani helps her to progress with excellence and hard work, but also the value company adds to clients and their lives is very important.

LUKE CHANG
NEW DEVELOPMENT SALES



Luke has been in Real Estate marketing and sales since 2011, focusing his time on strategic planning and marketing of multi-family residential developments and presales. Graduating from UBC in Urban Land Economics and working for various local developers, Luke has the skills and know-how to bring a different outlook to the Real Estate industry and the Virani team. Luke is our first point of contact for buyers interested in presales, his vast knowledge, warm sunny demeanor and bilingualism makes him the missing link to the Virani Marketing & Sales team.

EMILY HORCEK
CLIENT CARE



Emily is ecstatic to be part of the team and is excited for all the opportunities to come here at Virani Real Estate Advisors. Emily brings her experience working with wide variety of people to the office with her great organizational skills as well as bold attention to detail. Emily is gifted in many languages, allowing her to connect with clients from all around the world. Being multilingual herself, she brings a unique culture to the office. She is driven to provide the best service and experience to our clients. With her positive mindset and ambitious goal setting, Emily thrives to be successful working in a real estate environment.

FINANCIAL PARTNERS



PRIVATE LENDING CONSORTIUMS

RENTAL PACKAGES

WHITE LABEL FINANCIAL PRODUCTS



DE BEERS



STIMOROL



FAZIOLI

BRAND PARTNERS

BROKER RELATIONSHIPS

We procure some of the best Realtors[®] in the neighborhood and engage them to be part of our team and our success.

We have well-established relationships with trusted Realtors[®], brokers and other Real Estate professionals through our in-house VRP[®] Presale program, a program developed by VIRANI Real Estate Advisors in 2017.



OUR INTERNATIONAL NETWORK

Our well-established database of qualified buyers and cutting-edge lead generation tools.



VIRANI.CA

LEAD GENERATION TOOLS

ARCHITECTURE & DESIGN

reveryARCHITECTURE

MERRICK ARCHITECTURE

JAMES KIM CHENG ARCHITECTS

IN FORM



HENRIQUEZ



BISNOW (ALMOST) NEVER BORING

BUSINESS NETWORKS

GLOBAL REACH

WEST VANCOUVER

100 Park Royal, Suite 105
West Vancouver, BC, Canada

VANCOUVER

1021 West Hastings Street
Vancouver, BC, Canada

SEATTLE

10655 NE 4th Street, Suite 609
Bellevue, Washington, USA



LONDON

1 Berkeley Street
London, England

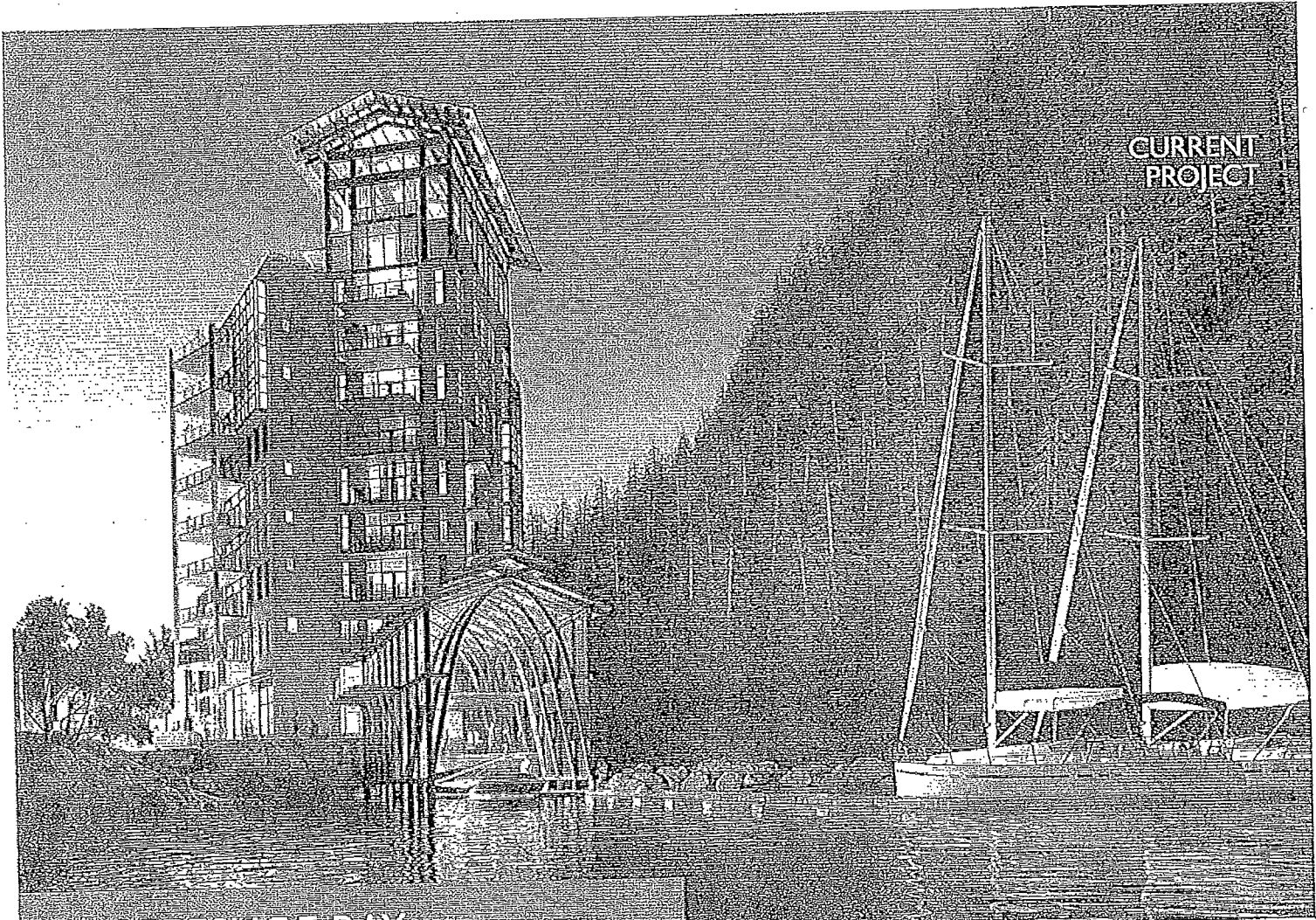
RUSSIA

3rd Floor-10 Vozdvizhenka Street
Moscow, Russia

MARKETING EFFORT

VIRANI has been affiliated with the most prominent developers such as Westbank and LMP and were involved in the marketing of:

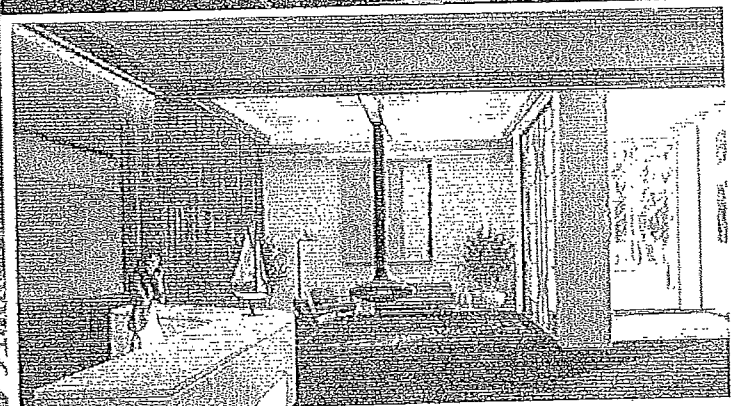
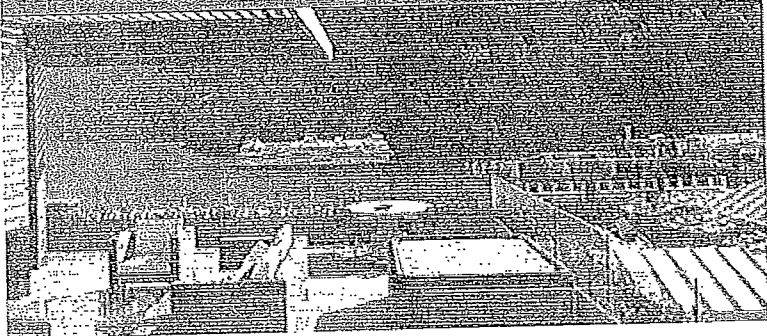




CURRENT
PROJECT

HORSESHOE BAY

6687-6707 Nelson Avenue, West Vancouver



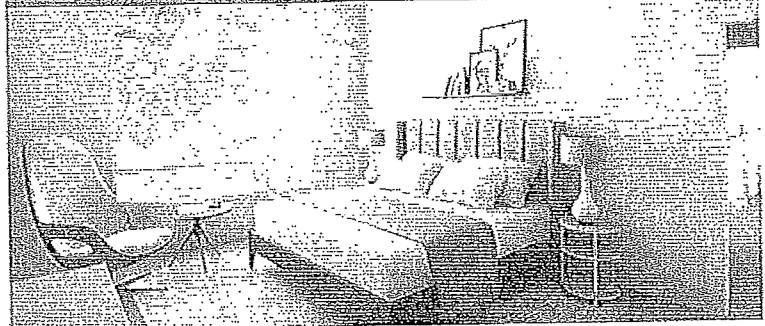
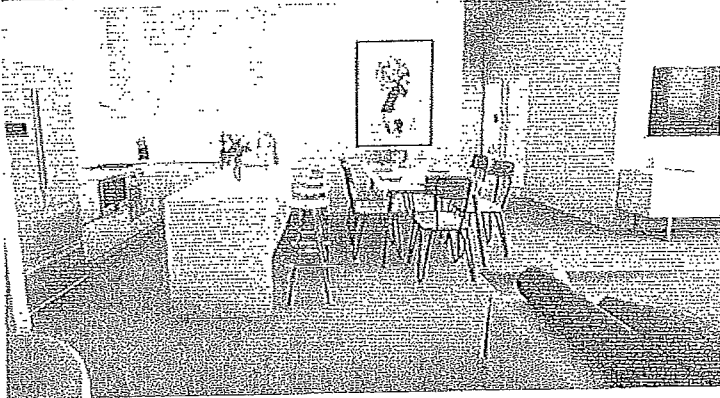
\$350 MILLION IN VOLUME

| | |
|----------------|--|
| PRODUCT: | 158 Condominiums |
| FEATURES: | Premier Waterfront Location |
| TARGET MARKET: | 1 st , 2 nd , 3 rd Time Home Buyers, Empty Nesters & Executive Families |
| DEVELOPER: | Westbank Corporation |

CURRENT
PROJECT



CHelsea MEWS
1591 Bowser Avenue, North Vancouver



BOUTIQUE RESIDENTIAL

| | |
|----------------|---|
| PRODUCT: | 16 Condominiums |
| FEATURES: | 3-storey low density multifamily homes, Live Work Option, City & Mountain Views |
| TARGET MARKET: | 1 st Time, Home Buyers, Empty Nesters & Executive Families |
| DEVELOPER: | London Meridian Properties |

Future Development
by Showmark

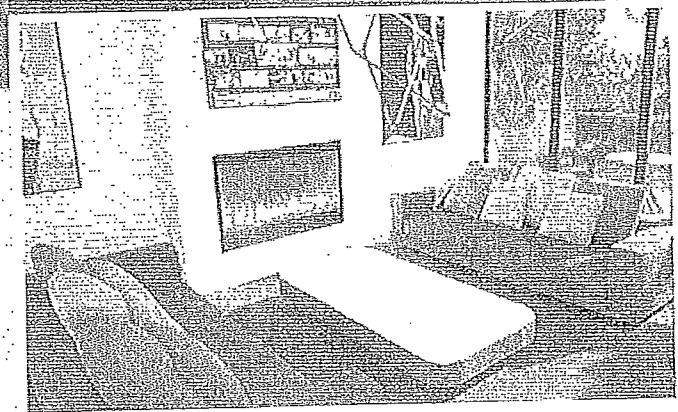
CHIPPENDALE RD.

CURRENT
PROJECT



RODGERS CREEK

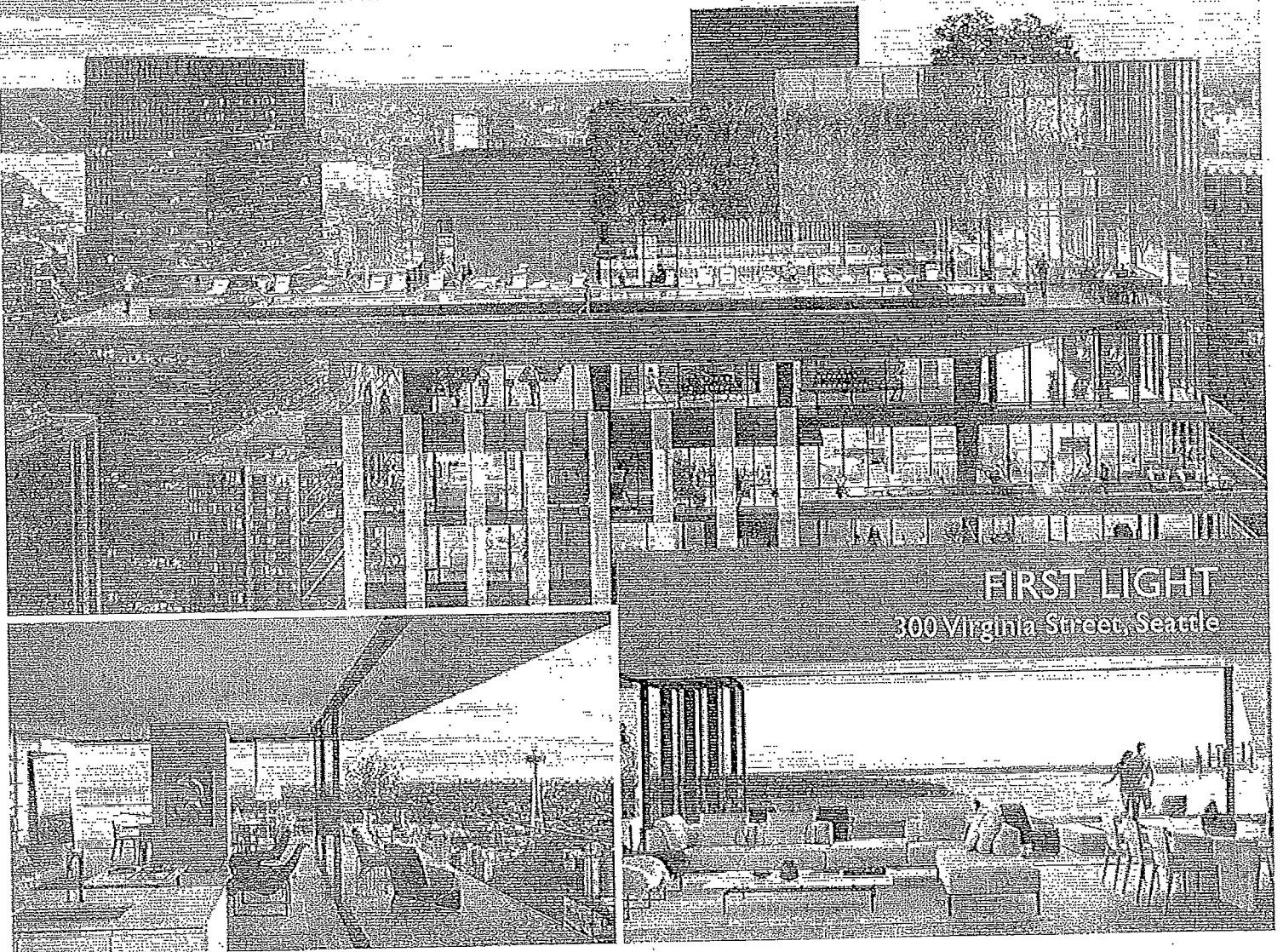
2823-2895 Rodgers Creek Lane, West Vancouver



BRITISH PROPERTIES SUB DIVISION

| | |
|----------------|--|
| PRODUCT: | 21 Executive Home Lots |
| FEATURES: | A Master-Planned Community of Cypress Mountain in the British Properties |
| TARGET MARKET: | Builders & Executive Families |
| DEVELOPER: | Showmark |

CURRENT
PROJECT



FIRST LIGHT
300 Virginia Street, Seattle

\$750 MILLION IN VOLUME | 65% UNDER CONTRACT

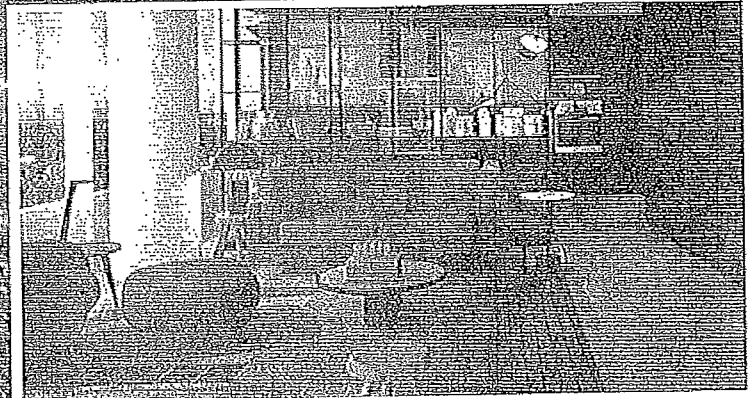
| | |
|----------------|--|
| PRODUCT: | 459 Condominiums |
| FEATURES: | An Elegant Tower the First of its Kind in Seattle |
| TARGET MARKET: | 1 st , 2 nd & 3 rd Time Home Buyers, Empty Nesters, International Buyers & Executive Families |
| DEVELOPER: | Westbank Corporation |



CURRENT
PROJECT

OAKRIDGE - THE LIVING CITY

650 W. 41st Avenue, Vancouver

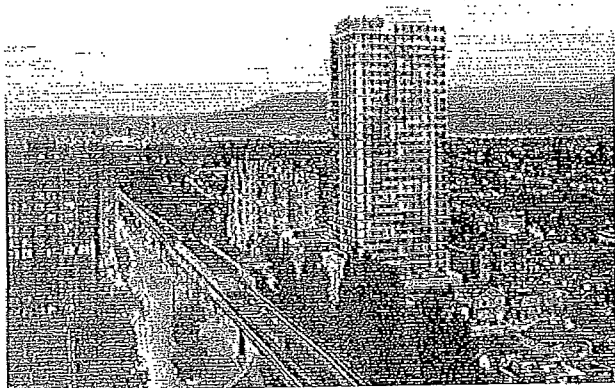


\$10 BILLION IN TOTAL SALES

| | |
|----------------|---|
| PRODUCT: | 2,500 Condominiums |
| FEATURES: | An Urban Enclave Defined in Equal Terms by Landscape and Its People. |
| TARGET MARKET: | 1 st , 2 nd & 3 rd Time Home Buyers, Empty Nesters, & Executive Families |
| DEVELOPER: | Westbank Corporation |

JOYCE

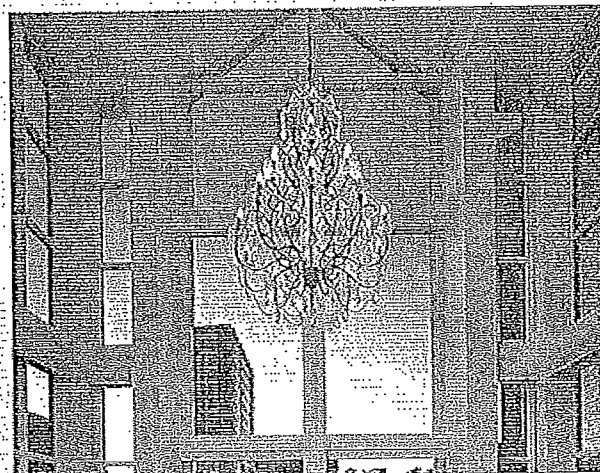
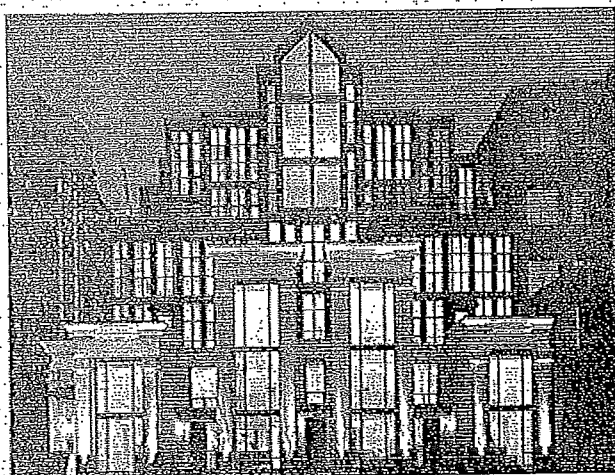
5050 Alberni Street, Vancouver



| | |
|----------------|---|
| PRODUCT: | 256 Condominiums |
| FEATURES: | Beautiful Homes designed for Families |
| TARGET MARKET: | 1 st Time Home Buyers, Empty Nesters, & Executive Families |
| DEVELOPER: | Westbank Corporation |

ARTEMISIA

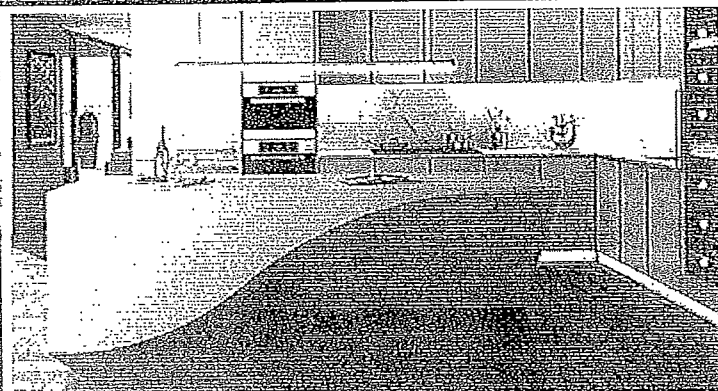
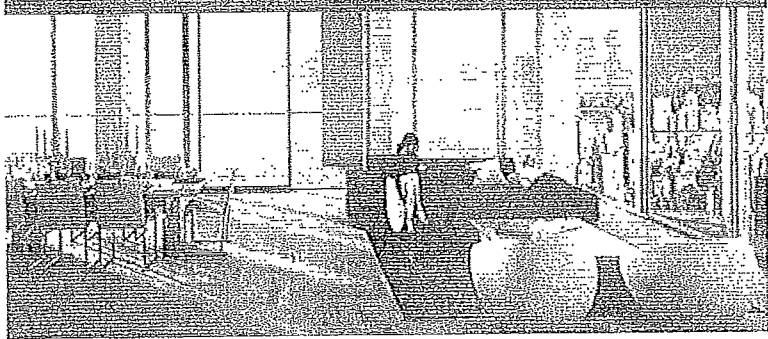
1102 Hornby Street, Vancouver



| | |
|----------------|---|
| PRODUCT: | 17 Condominiums |
| FEATURES: | Spacious 1, 2, & 3 Bedroom Suites with City Views |
| TARGET MARKET: | 2 nd & 3 rd Time Home Buyers & Executive Families |
| DEVELOPER: | Boffo Developments Ltd. |

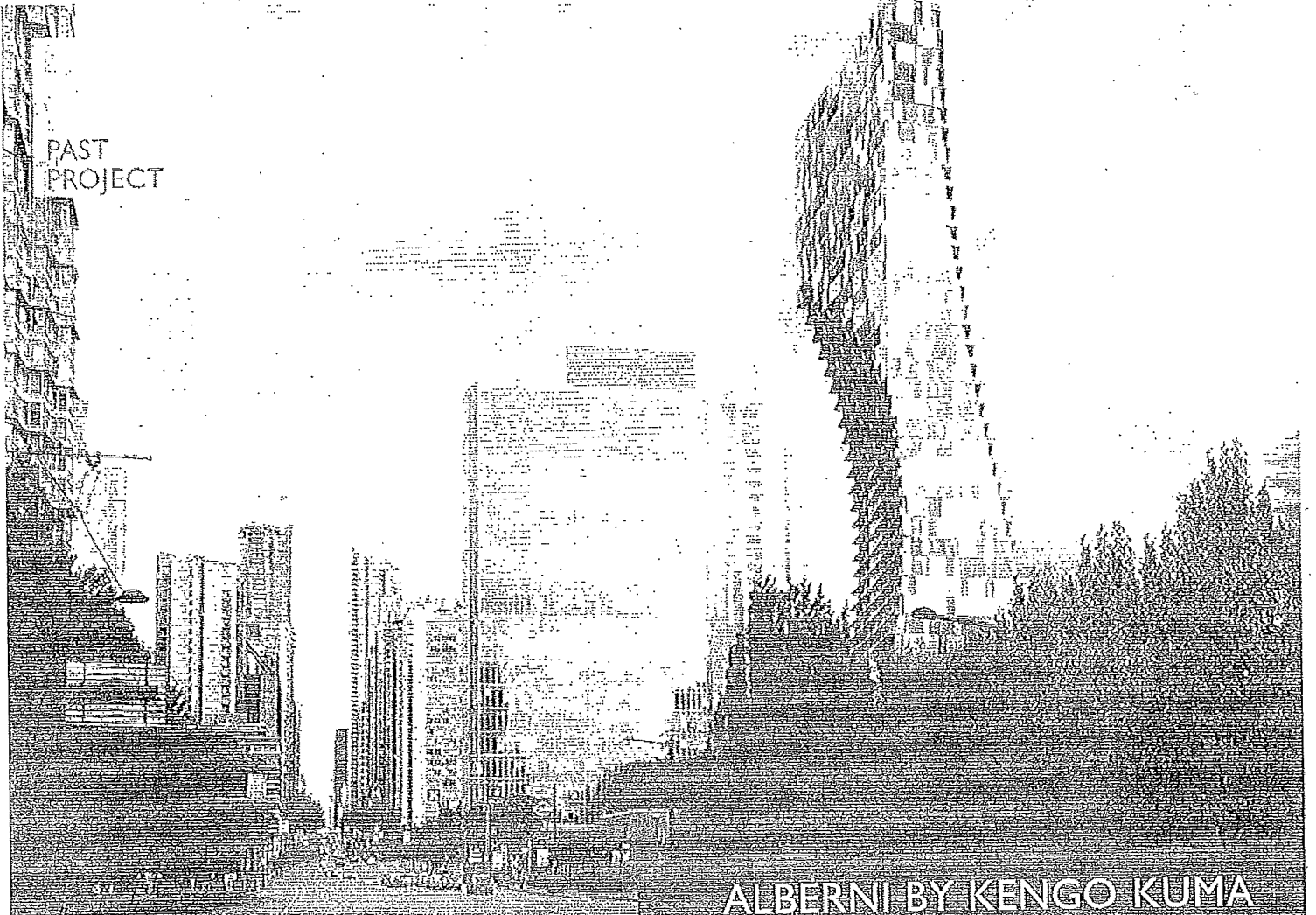
PAST
PROJECT

VANCOUVER HOUSE
1480 Howe Street, Vancouver

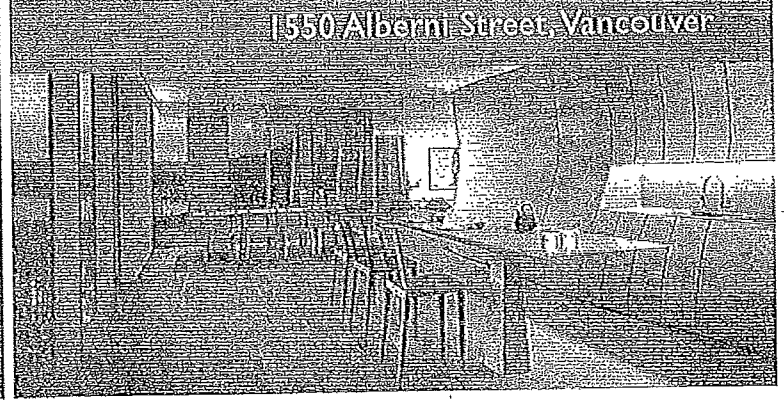


\$800 MILLION IN TOTAL SALES

| | |
|-----------------------|--|
| PRODUCT: | Architect Series, Estates & Penthouses |
| FEATURES: | Incredible City, Water & Mountain Views, A Total Work of Art |
| TARGET MARKET: | 2 nd & 3 rd Time Home Buyers, Investors & Executive Families |
| DEVELOPER: | Westbank Corporation |



ALBERNI BY KENGO KUMA
1550 Alberni Street, Vancouver

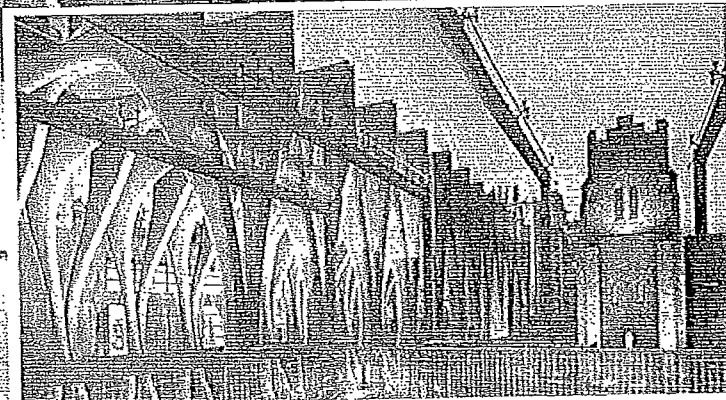
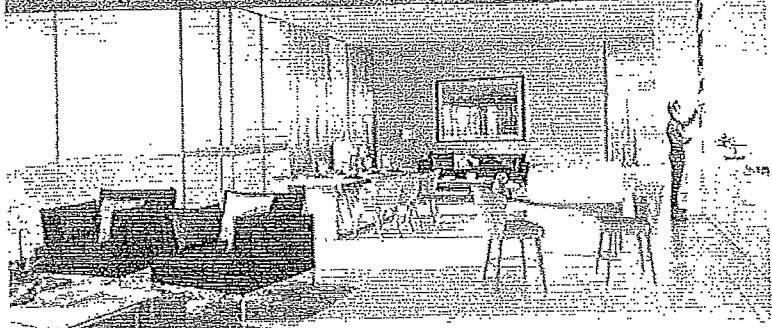


\$750 MILLION IN TOTAL SALES

| | |
|-----------------------|--|
| PRODUCT: | 188 Condominiums |
| FEATURES: | Iconic Building with exquisite articulation and sophisticated class |
| TARGET MARKET: | 2 nd & 3 rd Time Home Buyers, Investors & Executive Families |
| DEVELOPER: | Westbank Corporation |

PAST
PROJECT

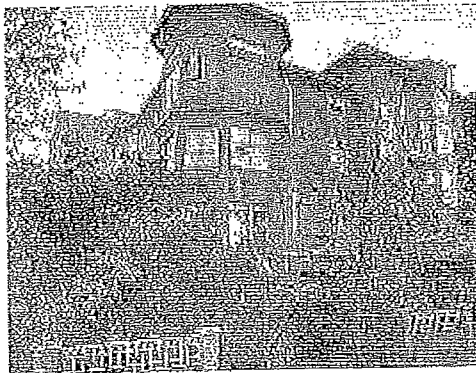
THE BUTTERFLY
1033 Nelson Street, Vancouver



\$1.1 BILLION IN TOTAL SALES

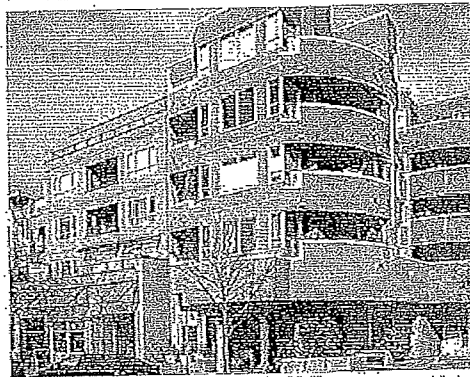
| | |
|----------------|---|
| PRODUCT: | 130+ Condominiums |
| FEATURES: | Next future Vancouver Icon that will take your breath away |
| TARGET MARKET: | 2 nd & 3 rd Time Home Buyers & Executive Families |
| DEVELOPER: | Westbank Corporation |

CARMEL PLACE II
111 W 5th Street



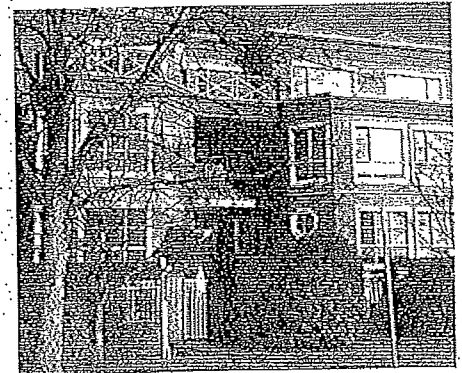
PRODUCT: 16 Condominiums
FEATURES: Spacious 1 & 2 Bedroom suites
City and Mountain Views
TARGET MARKET: 1st Time Home Buyers,
Empty Nesters
DEVELOPER: R. Sabor Enterprises

CARMEL PLACE III
120 E 2nd Street



PRODUCT: 11 Condominiums
FEATURES: 1 Bed & Den, 2 Bed,
2 Bed & Den Views Suites
TARGET MARKET: 1st Time Home Buyers,
Empty Nesters
DEVELOPER: R. Sabor Enterprises

HARBOUR MEWS
250-258 W 4th Avenue



PRODUCT: 10 Condominiums &
4 Townhomes
FEATURES: 1 & 2 Bed suites, 3 Bed
Townhomes & 2 Penthouses
with city Views
TARGET MARKET: 1st, 2nd, & 3rd
Time Home Buyers
DEVELOPER: Richard Beer

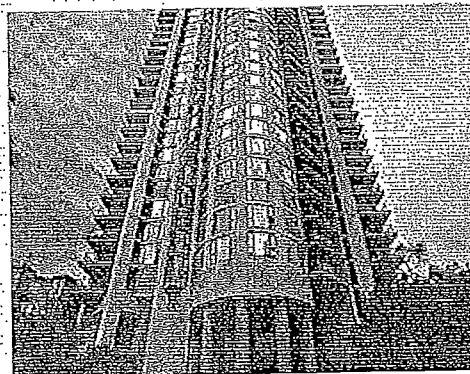
PAST PROJECTS

PRODUCT: 14 Townhomes
FEATURES: 3 Bedroom Row Townhomes
with City Views
TARGET MARKET: 2nd & 3rd Time Home Buyers
Empty Nesters
DEVELOPER: R. Sabor Enterprises



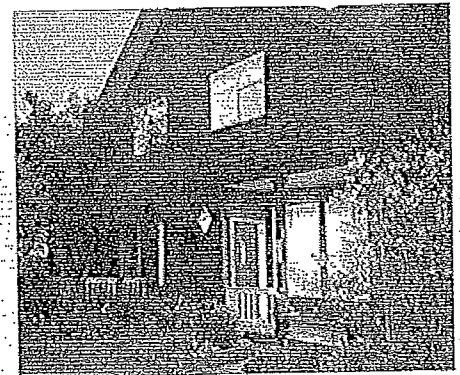
CARMEL PLACE IV
225 E 6th Street

PRODUCT: 73 Condominiums
FEATURES: Large concrete suites
TARGET MARKET: All Buyers
DEVELOPER: Cressey Developments



THE OBSERVATORY
120 W 2nd Street

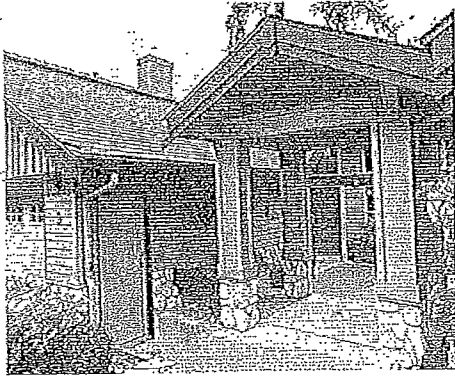
PRODUCT: 12 1/2 Duplex Style Townhomes
FEATURES: "Heritage" Style, 3 Bedroom
with Kitsilano Flair
TARGET MARKET: 2nd & 3rd Time Home Buyers,
Empty Nesters
DEVELOPER: Wedgewood Developments



785-833 PREMIER STREET
785-833 Premier Street

NAHANEE WOODS

1550 Larkhall Crescent



PRODUCT: 65 Townhomes
FEATURES: 3 & 4 Bedroom, 2 & 3 Level Gated Community
TARGET MARKET: Empty Nesters & Executive Families
DEVELOPER: Cressey Developments

THE VOGUE

124 W 3rd Street



PRODUCT: 40 Condominiums
FEATURES: 2 Bedroom suites, some with City Views
TARGET MARKET: 1st Time Home Buyers
DEVELOPER: Marcon Developments

PIERMONT ON LONSDALE

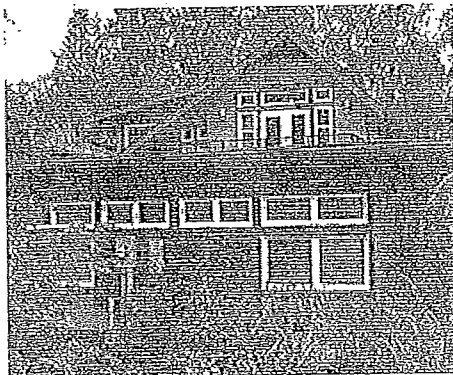
108 E 14th Street



PRODUCT: 45 Condominiums
FEATURES: Spacious 1, 1 & Den & 2 Bedroom with Fantastic City Views
TARGET MARKET: 1st Time Home Buyers & Empty Nesters
DEVELOPER: Fairmont Pacific Development

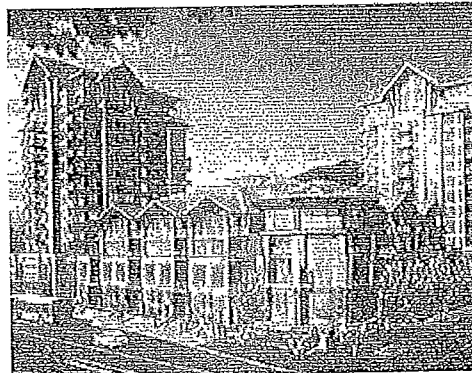
NORTH VANCOUVER

PRODUCT: 4 ½ Duplex's
FEATURES: 2 Bedroom & Den, 2 Level Homes
TARGET MARKET: Empty Nesters & Young Families
DEVELOPER: Vernacular Designs



245-251 E 21ST STREET
 245-251 E 21ST Street

PRODUCT: 358 Condominiums
FEATURES: 1 Bed, 2 Bed and 3 Bed Homes Surrounded by Nature
TARGET MARKET: 1st, 2nd, & 3rd Time Home Buyers
DEVELOPER: BOSA Development



RESIDENCES
 AT LYNN VALLEY
 199 Lynn Valley Road

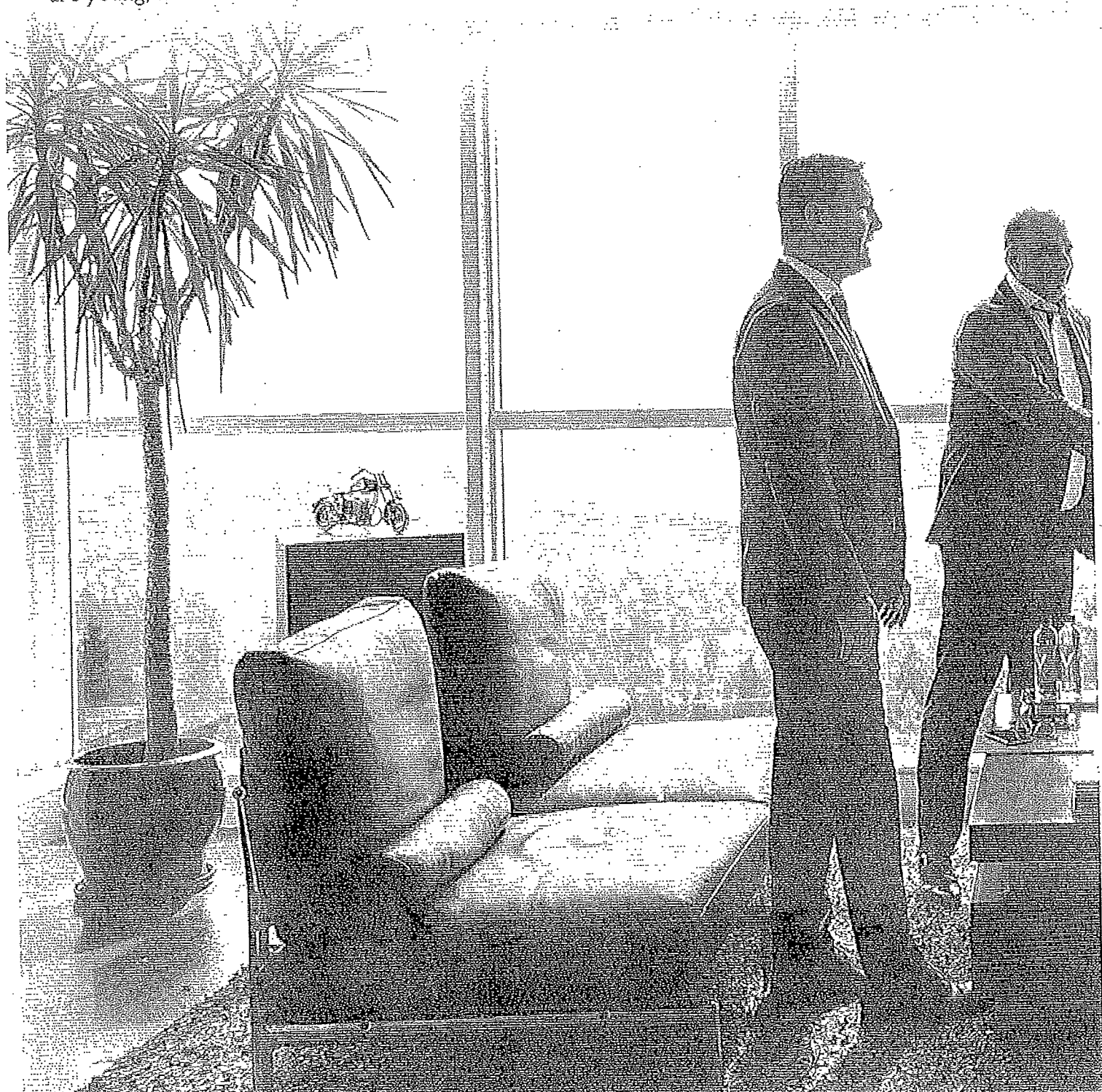
PRODUCT: 8 Duplex Townhomes
FEATURES: 3 Bedroom Plans
TARGET MARKET: Empty Nesters & Young Families
DEVELOPER: Wedgewood Developments



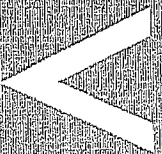
CANYON LANE
 4650-4664 Capilano Road

THE LAST WORDS

Our story reflects the vision of a relatively young company. VIRANI is a high-commitment, high-performing organization dedicated to providing a memorable and positive experience for each developer – whether that developer is buying or selling a home. One of the great advantages of being a young company is that we have a curiosity and an almost inexhaustible supply of exuberance and energy that companies often lose as they grow older. Although we are young, we are also durable. We are in for the long haul.







VIRANI

CANADA

HEAD OFFICE: 100 PARK AVENUE, SUITE 1100, WEST VANCOUVER, B.C. CANADA V7V 1L4
VAN COUVER OFFICE: 1001 WEST HANCOCK STREET, 9TH FLOOR, VANCOUVER, B.C. CANADA V6E 4S3
TEL: 604 271 1100 FAX: 604 695 1400 WWW.VIRANI.CA

USA

SCOTTIS OFFICE: 1035 N. HILLSIDE STREET, SUITE 600, SEATTLE, WASHINGTON, USA 98104
TEL: 206 452 1000 WWW.VIRANI.COM

UNITED KINGDOM

LONDON OFFICE: 1 DENKIN STREET, LONDON, ENGLAND, UK W1J 4D1
TEL: 020 7 891 7399 WWW.VIRANI.ORG.UK

RUSSIA

MOSCOW OFFICE: 3 DUBINSKOYE VOZDUKHENNYE STREETS, 1115500
TEL: 7 495 797 7250 WWW.VIRANI.RU

SCHEDULE "G"

RECEIVER'S STATEMENT OF ESTIMATED
REALIZATION AS OF JANUARY 27, 2020

1150165 B.C. LTD. ET AL. (1437 CHARTWELL DRIVE, WEST VANCOUVER, B.C.)

Receiver's Statement of Estimated Realization as of January 27, 2020

| | <u>"As Is, Where Is"</u> | <u>"Completed"</u> |
|--|--|--|
| | \$ | \$ |
| Estimated Sale Price | 3,700,000 | 8,400,000 |
| Less GST | -185,000 | -420,000 |
| Realtor's Commission (7% on first \$100,000, 2.5% on balance) | -97,000 | -214,500 |
| 2019 Property Taxes | -39,000 | -39,000 |
| 2020 Property Taxes (est.) | -14,500 (Note 1) | -29,000 |
| 2021 Property Taxes (est.) | 0 | -14,500 (Note 2) |
| Repayment of Vancity advance for Phase I work | -100,000 | -100,000 |
| Insurance | -1,000 (Note 3) | -65,880 (Note 4) |
| Security patrols | -2,500 | -7,500 |
| Estimated Cost to Complete, excluding taxes, including 10% contingency | 0 | -2,885,169 |
| Consultant fees, final occupancy fees and related schedules | 0 | -9,500 |
| Storm Water Management System | 0 | -8,500 |
| Survey costs | 0 | -7,000 |
| Interior Design Consultant | 0 | -48,000 (Note 5) |
| Staging of House | <u>0</u> | <u>-60,000</u> (Note 6) |
| Estimated Funds Available Before Interest, Receiver's Costs and Legal Costs | <u>3,261,000</u> (Note 7) (Note 8) | <u>4,491,451</u> (Note 7) (Note 8) |

Notes:

- 1) 2019 and 6 months of 2020
- 2) 2019, 2020 and 6 months of 2021
- 3) Liability only for 6 months; property to be insured under Vancity's blanket policy and premiums are a protective disbursement
- 4) Builder's risk, wrapup construction liability and general liability for 2020, then general liability and property for 6 months of 2021
- 5) Ballpark estimate based on quotes from three interior design consultants
- 6) Staging for 6 months; additional \$8,000 per month after this period
- 7) Estimated realization will be subject to change and dependent on the ultimate selling price of the Property in both scenarios, as well as the final cost of construction
- 8) Before GST Input Tax Credits to be recovered on paid pre-receivership invoices