

This is the 8th affidavit
of Avic Arenas in this case
and was made on 13 / DEC / 2023

NO. H220369
VANCOUVER REGISTRY



IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD., CHONGYE
DEVELOPMENTS LTD., WASHINGTON PROPERTIES (POINT GREY) INC.,
WASHINGTON PROPERTIES (QEP) INC., LUCKY FIVE INVESTMENTS LTD.,
1094321 B.C. LTD., PRARDA DEVELOPMENTS CORPORATION, 1256306 B.C.
LTD., 1256319 B.C. LTD., AMY BARSHA WASHINGTON (A.K.A. FENGYUN SHAO),
EDISON WASHINGTON (A.K.A. QIANG WANG), LINDA WASHINGTON, 35 PARK
PARKING INC. AND EARLSTON MORTGAGE CORP.

RESPONDENTS

AFFIDAVIT

I, **AVIC ARENAS**, of 250 Howe Street, 20th Floor, Vancouver, BC, Paralegal, SWEAR (OR
AFFIRM) THAT:

1. I am employed by the law firm of Dentons Canada LLP, solicitors for Alvarez & Marsal Canada Inc., in its capacity as court appointed receiver and manager (the "**Receiver**"), and as such have personal knowledge of the matters herein deposed to, except those facts which I say are based upon information and belief and as to those facts I truly believe them to be true.

2. Now shown to me and attached hereto as **Exhibit "A"** is a copy of the marketing report prepared by Jack Liu of Angell Hasman & Associates (Malcolm Hasman) Realty Ltd. and Angell Hasman & Associates Realty Ltd., with respect to the property that is located at 4408 West 3rd Avenue, Vancouver, British Columbia (the "**Property**").

3. Now shown to me and attached hereto as **Exhibit "B"** is a copy an updated showing schedule with respect to the Property.


SWORN (OR AFFIRMED) BEFORE ME at
Vancouver, BC, on 13/DEC/2023.

A Commissioner for taking Affidavits within
British Columbia

JORDAN D. SCHULTZ
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460


AVIC ARENAS

This is **Exhibit "A"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 13 day of December, 2023



A Commissioner for taking Affidavits
For British Columbia

MARKETING REPORT

4408 W 3rd AVENUE, VANCOUVER

PROPERTY DESCRIPTION:

4408 W 3rd Ave, Vancouver is a 4 year old modern residential ocean view home located in the Point Grey neighbourhood of Vancouver. The property is situated on a steep, sloping 33 foot wide lot with detached garage and Laneway House. The access from the garage to the home requires a family to walk down 35 concrete outdoor steps and through an open multi level terrace. The home interior has 4 levels of stairs and no elevator which together with the impractical access from the garage has made the home difficult to sell to a family or retired couple.

This property has been listed for sale on MLS since July 2020 with numerous real estate companies. Malcolm Hasman from Angell Hasman & Associates (Malcolm Hasman) Realty and Jack Z. Liu PREC* from Angell Hasman & Associates Realty listed the property for sale on June 22, 2023 at \$7,998,000. and again on October 03, 2023 at a reduced price of \$6,998,000. During that period of time there have been over 100 potential buyers that have viewed the property with limited interest due to the impractical access to the home, the non-functional design, decline in market conditions and the extensive time this property has been listed and exposed to the market for sale.

CURRENT MARKET CONDITIONS:

The luxury real estate market in Vancouver West and throughout the Lower Mainland has seen a dramatic decrease in the number of Foreign Buyers since the implementation of the BC Foreign Buyer Tax in 2016. In January 2023 the Federal Government implemented a 2 year ban on the purchase of residential property of all Foreign buyers and Non Residents across Canada. This restriction together with the increase in the interest rates has had a further negative effect on the luxury real estate market in the Lower Mainland.

There are currently 245 properties listed for sale in Vancouver West priced at over \$5 million dollars with only 35 sales since September 01, 2023. There are 2 comparable residential properties that have sold on MLS in the area during that time. 4451 W 2nd Avenue is a 5,083 sq ft family home situated on a level 6,716 sf ocean view property with approximately 60 ft of frontage and sold for \$6,300,000. 1995 Whyte Avenue, an award winning 2,990 sq ft home with ocean views situated on a level 33 ft frontage lot with elevator, sold for \$6,050,000. Both of these comparable residential properties are superior to 4408 W 3rd Avenue, Vancouver. The major concern regarding 4408 W 3rd Avenue is the non-functional design. (the home situated on a steep lot with many stairs, steep access from the garage and no elevator).

MARKETING OF THE PROPERTIES:

Malcolm Hasman from Angell Hasman & Associates (Malcolm Hasman) Realty Ltd is respected as a top selling luxury real estate agent with over 30 years of experience marketing luxury properties in Greater Vancouver. The property has been listed on MLS and featured on REW.ca and Realtor.ca. In addition Malcolm Hasman and Jack Z. Liu PREC*, the co-listing agent, have marketed the property through their extensive social media platforms together with web site exposure, print advertising and direct email exposure to the real estate brokerage industry.

Since being listed on MLS on June 22, 2023 and again on October 03, 2023 there has been 3 offers presented and 1 offer accepted at \$5,550,000 on 4408 W 3rd Avenue, Vancouver.

SUMMARY:

It is my professional opinion that given the extensive amount of time this property have been listed on MLS, together with the current market conditions and non-functional design concerns associated with the steep lot, the offer at \$5,550,000 on 4408 W 3rd Avenue, Vancouver represents the fair market value for this property.

Active

R2820937

Board: V, Detached

House/Single Family

4408 W 3RD AVENUE

Vancouver West

Point Grey

V6R 1N1

\$6,998,000 (LP)

(SP)



Days on Market: 71

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 168.4

Lot Area (sq.ft.): 5,557.20

Flood Plain:

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View:

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**
Sewer Type:

List Date: 10/3/2023

Original Price: \$6,998,000

Frontage (feet): 33.00

Frontage (metres): 10.06

Bedrooms: 5

Bathrooms: 8

Full Baths: 6

Half Baths: 2

Expiry Date: 12/31/2023

Sold Date:

Approx. Year Built: 2019

Age: 4

Zoning: RS-1

Gross Taxes: \$44,912.35

For Tax Year: 2023

Tax Inc. Utilities?:

P.I.D.: 013-255-495

Tour: Virtual Tour URL

Style of Home: 3 Storey w/Bsmt

Construction: Frame - Wood

Exterior: Mixed

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 1

Fireplace Fuel: Electric

Water Supply: City/Municipal

Fuel/Heating: Radiant

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 2

Covered Parking: 2

Parking: Garage; Double

Dist. to Public Transit: near

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Property Disc.: No : court order sale

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: :

Registered:

Floor Finish:

Parking Access:

Dist. to School Bus: near

Legal: LOT 9, BLOCK 138, PLAN VAP2992, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOT 3

Amenities:

Site Influences: Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Features:

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'11 x 9'8	Abv Main 2	Recreation	16'3 x 12'7			
Main	Wok Kitchen	7'4 x 5'2	Below	Bedroom	13'6 x 12'11			x
Main	Dining Room	12'0 x 6'0	Below	Den	10'4 x 8'6			x
Main	Living Room	13'8 x 9'11	Below	Media Room	17'2 x 12'11			x
Main	Family Room	18'3 x 13'0	Below	Laundry	7'0 x 4'11			x
Main	Foyer	12'0 x 6'0	Bsmt	Bedroom	12'0 x 9'5			x
Above	Primary	19'10 x 17'10	Bsmt	Kitchen	9'4 x 9'2			x
Above	Walk-In Closet	7'5 x 5'2	Bsmt	Living Room	12'4 x 9'2			x
Above	Bedroom	13'0 x 10'6						x
Above	Bedroom	13'11 x 10'11						x

Finished Floor (Main):	1,004	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,189	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below):	434	# of Levels: 4	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,086	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,013 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5	Abv Main 2	3	No	Grg Door Ht:
Grand Total:	4,013 sq. ft.	Basement: Fully Finished	6	Below	4	No	
			7	Below	2	No	
			8	Bsmt	4	No	

List Broker 1: Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd. - List Broker 2: Angell, Hasman & Associates Realty Ltd. - Office:

List Broker 3:

List Desig Agt 1: Malcolm Hasman - Phone: 604-290-1679

List Desig Agt 2: Jack Z. Liu PREC* - Phone: 778-858-8706

Sell Broker 1:

Sell Sales Rep 1:

Owner: Alvarez & Marsal Canada Inc.,* See Realtor Comments for Full Seller's Name

Commission: 3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE

malcolm@malcolmhasman.com

Appointments:

Call:

Phone:

Phone L.R. First

Jack Liu

778-858-8706

Occupancy: Owner

Realtor Remarks: All rooms sizes and total floor areas are approximate only and should be verified by the buyer. Floor Plan attached. All offers are subject to Court Approval. See attached Schedule A must be include with all offers. Home Warranty Commencement Date: September 27, 2019 * Seller's full Name : Alvarez & Marsal Canada Inc. in its capacity as court-appointed receiver of Amy Barsha Washington and not in its personal

Situated just steps to Locarno Beach in Vancouver's exclusive Point Grey neighborhood, this exceptional 5 bedroom, 6 bathroom, modern residence together with its self-contained 1 bedroom laneway home offers 180 degree panoramic views of the ocean, North Shore Mountains, Stanley Park and downtown Vancouver. Experience a spacious multi level floor plan creating the perfect indoor-outdoor family lifestyle together with an impeccable choice of quality materials. Many features include a stunning modern kitchen withal top grade appliances, wok kitchen, home theatre, air conditioning and gated entrance with professional landscape, private courtyard for outdoor dining and 2 car garage. Current 2023 BC Assessment is \$8,600,000.

RED Full Realtor

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

12/12/2023 11:44 PM

PROPERTY HISTORY DETAIL

Address
4408 W 3RD AVENUE
Vancouver, BC V6R 1N1

ML # R2820937



ML # R2820937		Class Residential Detached	List Date 10/3/2023	CDOM 402		DOM 71	
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Buyer's Agent 1 - Agent Name	Buyer's Brokerage 1 - Office Name
10/03/2023 8:05:59 AM	First Recorded Entry	Active	\$6,998,000	Malcolm Hasman	Anqell, Hasman & Associates (Malcolm Hasman) Realt...		

ML # R2791393		Class Residential Detached	List Date 6/22/2023		DOM 95		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Buyer's Agent 1 - Agent Name	Buyer's Brokerage 1 - Office Name
09/25/2023 3:53:00 PM	Status	Terminated	\$7,998,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
08/23/2023 3:07:33 PM	Status	Active	\$7,998,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
08/23/2023 3:59:48 AM	Status	Expired	\$7,998,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		
06/22/2023 7:40:35 AM	First Recorded Entry	Active	\$7,998,000	Malcolm Hasman	Angell, Hasman & Associates (Malcolm Hasman) Realt...		

ML # R2751941		Class Residential Detached	List Date 2/7/2023		DOM 112		
Chg Date	Chg Type	Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Buyer's Agent 1 - Agent Name	Buyer's Brokerage 1 - Office Name
05/30/2023 9:24:14 AM	Status	Terminated	\$8,600,000	Danny Denq PREC*	LDG Realty		

ML # R2751941		Class Residential Detached			List Date 2/7/2023	DOM 112	
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Buyer's Agent</u> <u>1 - Agent</u> <u>Name</u>	<u>Buyer's</u> <u>Brokerage 1</u> <u>- Office</u> <u>Name</u>
02/09/2023 1:37:19 PM	First Recorded Entry	Active	\$8,600,000	Danny Deng PREC*	LDG Realty		
ML # R2729082		Class Residential Detached			List Date 10/5/2022	DOM 124	
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Buyer's Agent</u> <u>1 - Agent</u> <u>Name</u>	<u>Buyer's</u> <u>Brokerage 1</u> <u>- Office</u> <u>Name</u>
02/06/2023 10:27:36 AM	Status	Terminated	\$8,542,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
10/05/2022 11:34:06 AM	First Recorded Entry	Active	\$8,542,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
ML # R2606756		Class Residential Detached			List Date 8/3/2021	DOM 322	
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Buyer's Agent</u> <u>1 - Agent</u> <u>Name</u>	<u>Buyer's</u> <u>Brokerage 1</u> <u>- Office</u> <u>Name</u>
06/21/2022 9:14:15 AM	Status	Terminated	\$10,980,000	Sarina Han PREC*	Luxmore Realty		
08/03/2021 4:57:35 PM	First Recorded Entry	Active	\$10,980,000	Sarina Han PREC*	Luxmore Realty		
ML # R2473394		Class Residential Detached			List Date 7/3/2020	DOM 365	
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Buyer's Agent</u> <u>1 - Agent</u> <u>Name</u>	<u>Buyer's</u> <u>Brokerage 1</u> <u>- Office</u> <u>Name</u>
07/03/2021 1:07:20 AM	Status	Expired	\$10,980,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
07/07/2020 4:57:25 PM	First Recorded Entry	Active	\$10,980,000	Sydney Deng PREC*	Royal Pacific Realty Corp.		
ML # V856085		Class Land			List Date 10/20/2010	DOM 59	
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Buyer's Agent</u> <u>1 - Agent</u> <u>Name</u>	<u>Buyer's</u> <u>Brokerage 1</u> <u>- Office</u> <u>Name</u>
12/24/2010 3:00:00 AM	Status, Sold Price, Buyer's Agent 1, Buyer's Brokerage 1, Title to Land	Sold	\$2,350,000	Louis Yong	TRG The Residential Group Realty	Sydney Deng PREC*	Royal Pacific Realty Corp.
10/22/2010 1:29:00 PM	First Recorded Entry	Active	\$2,368,000	Louis Yong	TRG The Residential Group Realty		
ML # V843563		Class Land			List Date 7/14/2010	DOM 92	
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>List Desig Agt</u> <u>1 - Agent</u> <u>Name</u>	<u>List Firm 1</u> <u>Code - Office</u> <u>Name</u>	<u>Buyer's Agent</u> <u>1 - Agent</u> <u>Name</u>	<u>Buyer's</u> <u>Brokerage 1</u> <u>- Office</u> <u>Name</u>
08/05/2014 9:06:00 PM	Status, Title to Land	Expired	\$2,368,000	Carole Yang PREC*	Sutton Group -West Coast Realty		

ML # V843563		Class	Land			List Date	7/14/2010	DOM 92	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Buyer's Agent 1 - Agent Name	Buyer's Brokerage 1 - Office Name	
07/23/2010 4:55:00 PM	First Recorded Entry		Active	\$2,368,000	Carole Yang PREC*	Sutton Group -West Coast Realty			

ML # V806983		Class	Residential Detached			List Date	1/28/2010	DOM 12	
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Buyer's Agent 1 - Agent Name	Buyer's Brokerage 1 - Office Name	
06/03/2010 1:09:00 PM	Status, Sold Price, Buyer's Agent 1, Buyer's Brokerage 1, Title to Land		Sold	\$2,339,800	Tom Gradecak	WESTSIDE Tom Gradecak Realty	Carmen Luk	Sutton Group -West Coast Realty	
01/28/2010 5:37:00 PM	First Recorded Entry		Active	\$2,398,000	Tom Gradecak	WESTSIDE Tom Gradecak Realty			

Sold
R2787947
Board: V, Detached
House/Single Family

4451 W 2ND AVENUE

Vancouver West
Point Grey
V6R 1K6

\$6,988,000 (LP)

\$6,300,000 (SP)



Days on Market: **99** List Date: **6/13/2023** Expiry Date: **5/14/2024**
Previous Price: **\$0** Original Price: **\$6,988,000** Sold Date: **9/20/2023**
Meas. Type: **Feet** Frontage (feet): **59.97** Approx. Year Built: **2003**
Depth / Size: **0.00** Frontage (metres): **18.28** Age: **20**
Lot Area (sq.ft.): **6,716.64** Bedrooms: **4** Zoning: **RS-1**
Flood Plain: Bathrooms: **5** Gross Taxes: **\$26,403.80**
Council Apprv?: Full Baths: **4** For Tax Year: **2022**
Rear Yard Exp: **North** Half Baths: **1** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **007-509-413**
View: **Yes: WATER, MOUNTAINS, & CITY** Tour: **Virtual Tour URL**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter** CSA/BCE:
Rain Screen: **Full** Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **7** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas** Metered Water:
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Wood**
Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Registered:
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 31, BLOCK 133, PLAN VAP16330, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 13'11	Below	Office	10'3 x 8'7			x
Main	Kitchen	18'2 x 13'4	Below	Living Room	21'0 x 16'4			x
Main	Nook	6'3 x 9'4	Below	Kitchen	9'5 x 7'11			x
Main	Family Room	15'8 x 23'6	Below	Laundry	9'5 x 5'5			x
Main	Dining Room	14'6 x 15'6	Bsmt	Recreation	26'9 x 18'11			x
Main	Great Room	10'0 x 18'10	Bsmt	Porch (enclosed)	14'3 x 12'5			x
Above	Primary	15'6 x 16'5						x
Above	Bedroom	13'6 x 12'10						x
Above	Bedroom	9'11 x 13'4						x
Above	Primary	11'11 x 9'7						x

Finished Floor (Main):	1,879	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,516	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	874	# of Levels: 4	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	814	Suite: None	3	Above	5	No	Pool:
Finished Floor (Total):	5,083 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Below	4	No	Grg Door Ht:
Grand Total:	5,083 sq. ft.	Basement: Full	6				
			7				
			8				

List Broker 1: **Interlink Realty - Office: 604-271-3888**

List Broker 2:

List Broker 3:

List Desig Agt 1: **Yuxing (Frank) Ye - Phone: 604-782-9068**

yeyuxing@hotmail.com

Appointments:

Phone L.R. First

List Desig Agt 2:

3:

Sell Broker 1: **Royal Pacific Realty Corp. - Office: 604-266-8989**

Call:

FRANK YE

Sell Sales Rep 1: **Sydney Deng PREC***

3:

Phone:

604-782-9068

Owner: ****Privacy Protected****

Commission: **3.255% 1ST 100K + 1.15% BALANCE**

Occupancy: **Tenant**

Realtor **1, Showings times: Wednesdays 11am-01pm and Saturdays, 11am-01pm only! 2, All measurements are approximate. Buyer to verify.**
Remarks:

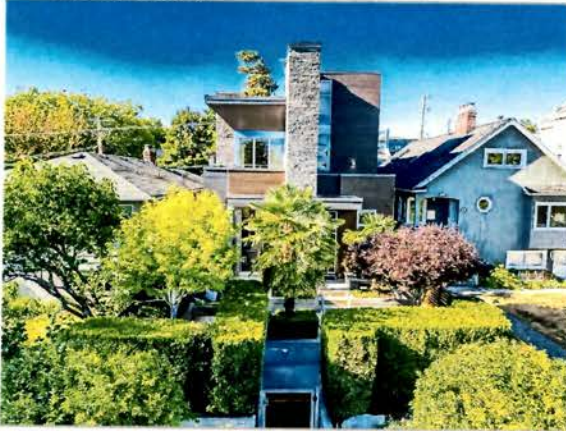
Vancouver prestigious neighborhood and a beautiful house with views of the ocean, mountains, and city. It has a character of Canada west coast style design and Whistler resort-like craftsmanship. It features: open plan ideal for entertaining; gourmet kitchen with luxurious appliances and huge island; view master bdrm has skylight ensuite with bluestone floors and walls and soaker tub; outstanding open Recroom with 14ft ceilings; a landscape with forest path, waterfall, and tranquil pond. you will like the house smart control system, too. Don't miss it!

Sold
R2806713
 Board: V, Detached
 House/Single Family

1995 WHYTE AVENUE

Vancouver West
 Kitsilano
 V6J 1B4

\$6,838,800 (LP)
\$6,050,000 (SP)



Days on Market: **48** List Date: **8/14/2023** Expiry Date: **8/14/2024**
 Previous Price: **\$0** Original Price: **\$6,838,800** Sold Date: **10/1/2023**
 Meas. Type: **Feet** Frontage (feet): **33.00** Approx. Year Built: **2013**
 Depth / Size: **118** Frontage (metres): **10.06** Age: **10**
 Lot Area (sq.ft.): **3,894.00** Bedrooms: **3** Zoning: **RT-9**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$26,616.60**
 Council Apprv?: Full Baths: **2** For Tax Year: **2023**
 Rear Yard Exp: **North** Half Baths: **1** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **028-907-752**
 View: **Yes: WATER/CITY/MNT** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **4 Level Split, 3 Storey w/Bsmt**
 Construction: **Concrete** Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**
 Exterior: **Concrete** Parking: **Garage; Triple**
 Foundation: **Concrete Perimeter** CSA/BCE: Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**
 Rain Screen: Reno. Year: Title to Land: **Freehold NonStrata**
 Renovations: R.I. Plumbing: Seller's Interest: **Registered Owner**
 # of Fireplaces: **3** R.I. Fireplaces: Property Disc.: **Yes**
 Fireplace Fuel: **Electric, Natural Gas** PAD Rental:
 Water Supply: **City/Municipal** Metered Water: Fixtures Leased: **No**
 Fuel/Heating: **Natural Gas, Radiant** Fixtures Rmvd: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck** Registered:
 Type of Roof: **Other** Floor Finish: **Hardwood, Tile**

Legal: **LOT A, BLOCK 156, PLAN BCP51302, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Elevator, Garden, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Central Location, Lane Access, Marina Nearby, Private Setting, Private Yard, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Water Dispenser, Jetted Bathtub, Range Top, Security System, Vacuum - Built In, Wet Bar, Wine Cooler**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'11 x 6'8	Bsmt	Mud Room	7'7 x 5'10			
Main	Dining Room	16'1 x 10'11						x
Main	Nook	10'3 x 9'5						x
Main	Family Room	14'11 x 10'4						x
Main	Kitchen	17'11 x 11'5						x
Above	Bedroom	10'5 x 7'3						x
Above	Office	7'11 x 6'1						x
Above	Primary	14'9 x 12'9						x
Bsmt	Recreation	16'8 x 13'10						x
Bsmt	Bedroom	13'10 x 9'10						x

Finished Floor (Main):	1,111	# of Rooms:	11	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 25'4 X 18'4 Grg Door Ht:
Finished Floor (Above):	904	# of Kitchens:	1	2	Above	6	Yes					
Finished Floor (Below):	0	# of Levels:	4	3	Bsmt	3	Yes					
Finished Floor (Basement):	847	Suite:		4								
Finished Floor (Total):	2,990 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement:	1	6								
Grand Total:	2,990 sq. ft.	Basement: Full, Fully Finished	Beds not in Basement:	2	7							
					8							

List Broker 1: **Oakwyn Realty Northwest - OFC: 778-783-2683**

List Broker 2:

List Broker 3:
 List Desig Agt 1: **Francesco De Frenza PREC* - Phone: 604-618-4650**

defrenzahomes@gmail.com

List Desig Agt 2:
 Sell Broker 1: **Non Member / No Agency**

Appointments:

Phone L.R. First

Sell Sales Rep 1: **Non Member No Agency**

Call:

Francesco De Frenza

Owner: ****Privacy Protected****

Phone:

604-618-4650


Commission: **3.25% ON 1ST 100K 1.2% ON THE BALANCE**

Occupancy: **Owner**

Realtor: **Measurements by keyplan Buyer to verify if deemed important. Showings by appt only. Flexible possession dates possible. OPEN HOUSE**
 Remarks: **SEPT 24, 12pm-2pm. Send Buyers if you can't make it. Full cooperation. 3rd bed doesn't have a closet. Plans in place for a reno with ensuite.**

KITS POINT...Welcome to this 4 level custom built executive CONTROL4 smart home with unparalleled attention to detail, located just steps to Kits Beach. An impressive gourmet kitchen includes WOLF/SUBZERO/MIELE appliances and a massive 10ft island to entertain/prep serves as the heart of the home. The master suite provides a serene oasis complete with built-in blackout blinds, a stunning ensuite and plenty of closet space. An elevator conveniently stops at all 4 levels including the property's showstopping panoramic rooftop patio! A perfect blend of beachside serenity and modern luxury making it an ideal choice for anyone seeking a turnkey low maintenance, yet upscale lifestyle...Open House Sun Sept 24, 12pm-2pm

This is **Exhibit "B"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 13 day of December, 2023



A Commissioner for taking Affidavits
For British Columbia

4408 W 3RD AVE, VANCOUVER

AGENT REGISTER FOR SHOWINGS AND OPEN HOUSES

Property Listed on MLS October 03, 2023

Date of Showing	Agent Contact Information	Open House	Feedback / Interest
07/Oct/2023		7 Groups of potential buyers	
08/Oct/2023		9 Groups of potential buyers	
08/Oct/2023	Inco Li Royal Pacific Realty		Beautiful front yard and modern exterior finish, steep driveway with many stairs, no interest.
08/Oct/2023	Abby Lu Re/Max Real Estate Services		Agent preview for the potential buyers. Beautifully furnished interior, bright. Steep driveway, power line block the view, no interest.
08/Oct/2023	Karan Sanghera Royal LePage West Real Estate Services		Agent preview for the potential buyers, power line block the view, no interest.
12/Oct/2023		4 Groups	3 groups of potential buyers and 1 agent preview.
15/Oct/2023		8 Groups of potential buyers	
15/Oct/2023	Sherman Lee Macdonald Realty Westmar		Laneway home can be a good home office/mortgage helper, nicely furnished. Too many stairs, no interest.
15/Oct/2023	Kim Cai NU Stream		Beautiful front water feature and interior staging. Steep driveway with many stairs, no interest at the current price level that over \$6 Million.
15/Oct/2023	Lucy Cao		Preview for the potential buyers and walkthrough video sent.
22/Oct/2023		4 Groups	

22/Oct/2023	Cindy Zhou Pacific Evergreen Rlty		Nice location, beautifully furnished. Too many stairs, steep driveway, no interest.
22/Oct/2023	Jeff Qian Laboutique Realty		Steep driveway, too many stairs, no interest.
23/Oct/2023	Francesco DeFrenza Oakwyn Realty Northwest		Nice location, low maintenance garden, beautifully staged. Steep driveway, small garages to park SUV, buyers concerned about the market climate.
26/Oct/2023	Pansy Yeung Re/Max Crest Realty		Too many stairs, steep driveway, no interest.
29/Oct/2023		5 Groups	
29/Oct/2023	Marco Dehghani Engle & Volkers		Nice location Too many stairs, steep driveway, Buyers concerned about the price.
02/Nov/2023	Wei Du PREC* Amex Realty		Nice location and modern exterior, Steep driveway, Buyers concerned about the current price level.
05/Nov/2023		6 Groups of potential buyers	
06/Nov/2023	Wei Du PREC* Amex Realty		2nd showing with interest.
12/Nov/2023		4 Groups of potential buyers	
13/Nov/2023	Rob Zwick Stilhavn Real Estate		2nd showing with interest, the buyer will wait for the court date.
14/Nov/2023	Andrew Liu Re/Max Crest Rlty		2nd showing with interest, the buyer will wait for the court date.
14/Nov/2023	Gary Geng PREC* EXP Realty		Beautifully furnished, floor plan deign is not functional, steep driveway, too many stairs, no interest.
19/Nov/2023		5 Groups of potential buyers	
19/Nov/2023	Dave Chan Multiple Realty		Nice location, Steep driveway, too many stairs, the buyers concerned about the market climate.
22/Nov/2023	Jade Shen Royal Pacific Realty		Nice location and school catchment, steep driveway with many stairs, Buyers have potential interest.
23/Nov/2023	Wei Du PREC* Amex Realty		Buyer re-visit the property. (Accepted Offer)

24/Nov/2023	Linda Liu PREC* Interlink Realty		Nice location, beautifully furnished, steep driveway, Buyers will discuss with the family with potential interest.
25/Nov/2023		4 Groups of potential buyers	
28/Nov/2023	Linda Liu PREC* Interlink Realty		Nice location, beautifully furnished, Buyers have potential interest.
03/Dec/2023		3 Groups	
03/Dec/2023	Murphy Costello PREC* Macdonald Realty		Agent Preview for a Buyer.
09/Dec/2023		4 Groups	
09/Dec/2023	Sherry Liao Re/Max Selected Properties		Nice Location with view, beautifully furnished, too many stairs, the buyers would like to view it again.
09/Dec/2023	Allen Young Royal Pacific Realty		Nice location, beautifully furnished, too many stairs and steep driveway, buyers are concerned about the market
11/Dec/2023	Sherry Liao Re/Max Selected Properties		2nd showing, too many stairs, no interest

Total Agent Showings with Buyers: 25

Numbers of Open House: 12

Total Offers Received: 3