











Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2446933
Board: V
Apartment/Condo

402 3489 ASCOT PLACE

Vancouver East
Collingwood VE
V5R 6B6

Residential Attached
\$492,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$492,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1994**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **26**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,152.65**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
Exposure: **South** Maint. Fee: **\$314.23** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **018-909-086**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour: _____
Mgmt. Co's Phone: **604-683-8900**
View: _____
Complex / Subdiv: **THE REGENT COURT**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Corner Unit**
Construction: **Concrete, Frame - Metal**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: **Completely**
Water Supply: **City/Municipal**
Fireplace Fuel: _____
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2020**
R.I. Plumbing: _____

Metered Water: _____
R.I. Fireplaces: _____
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **3 BLKS**
Units in Development: _____ Total Units in Strata: **140**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal, Water**
Legal: **STRATA LOT 41, PLAN LMS1558, DISTRICT LOT 51, NEW WESTMINSTER LAND DISTRICT, UNDIV 743/84778 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
Amenities: **Elevator, Garden, Shared Laundry, Storage, Wheelchair Access**

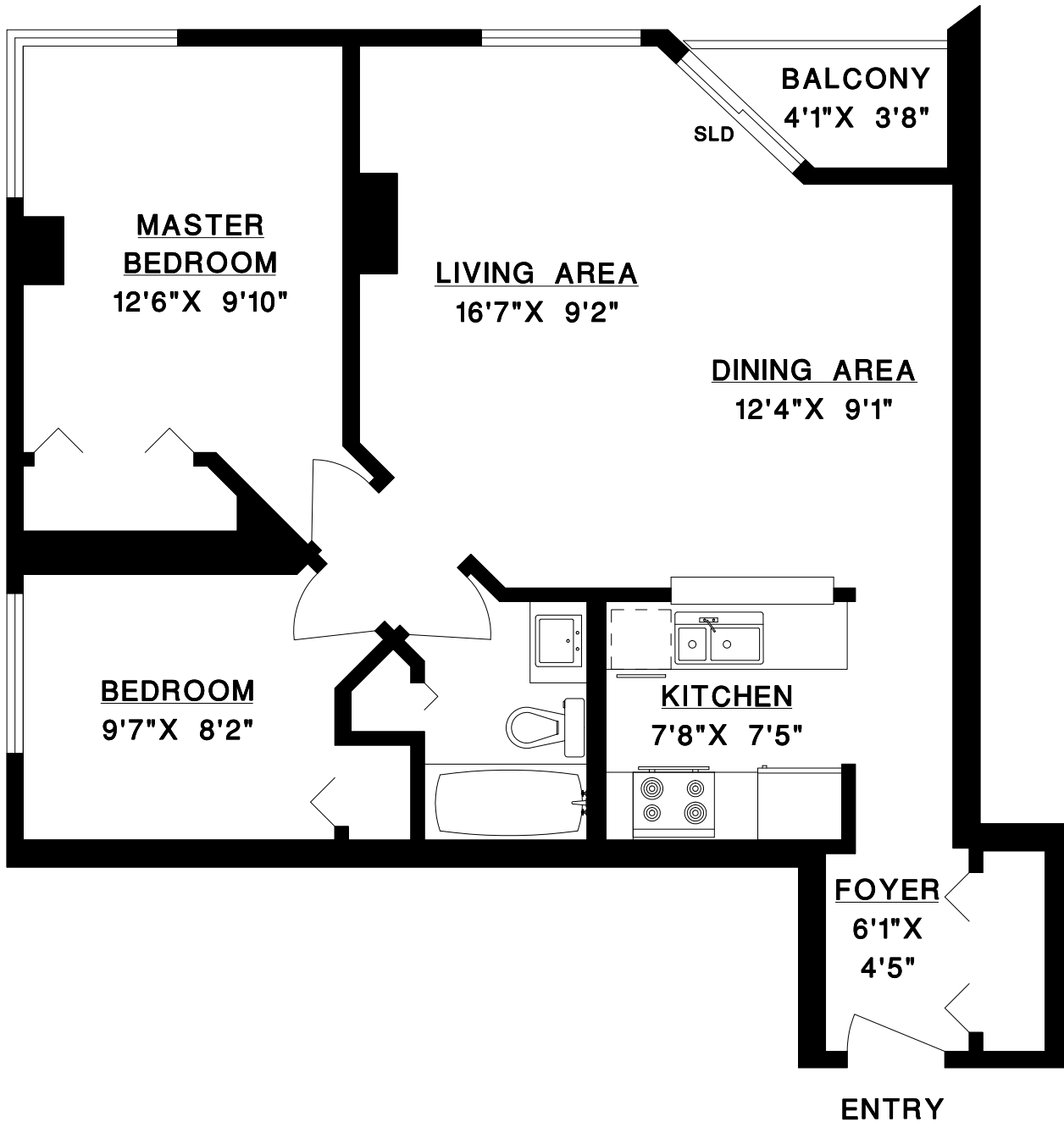
Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'4 x 12'			x			x
Main	Dining Room	7' x 6'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	8'8 x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 743	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: No	Dogs: No	3				Pool:
Finished Floor (Total): 743 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 743 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

The Regent Court at Wellington Mews, South facing corner, 2 bedroom/1 bath 738 sqft + balcony. Move-in ready. Renovated March 2020. 1 parking (#123) & 1 storage locker (#72). Concrete construction, well run building with caretaker. What an excellent location, one block Joyce skytrain & transit, Metrotown, Superstore, Crystal Mall & Central Park. move right-in or great revenue property, monthly rentals allowed. Strata Fee: \$314/Month. No pets please.



BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

**#402-3489 ASCOT PL.
VANCOUVER, B.C.**

* TOTAL 753 SQ. FT.

BALCONY 25 SQ. FT.

*Area calculations taken to centre of perimeter walls.



SCALE



Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 1558 certify that the information contained in this certificate with respect to Strata Lot 41 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ **310.26**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*): \$ **Nil**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

No Yes

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable agreements.)

- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved:

Any special levy that has been approved is due and payable now by the current owner.

- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year: **Final Expenses Are Undetermined**

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ 381,981.11 as of June 24, 2020.

(The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office?

No Yes

- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the Land Title Office but that have not yet been filed in the Land Title Office?

No Yes

- (h.1) Are there any winding-up resolutions that have been passed?

No Yes

- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

No Yes

- (j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?

No Yes

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

No Yes

- (l) Number of strata lots in the strata plan that are rented:

To the best of our knowledge and as reported to us is 68 as of June 14, 2020.

(m) Are there any parking stall(s) allocated to the strata lot?

No Yes

(i) If no, complete the following by checking the correct box

- No parking stall is available
- No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the check box(es) apply.

- Parking stall(s) number(s).....is/are part of the strata lot
- Parking stall(s) number(s).....is/are separate strata lot(s) or parts of a strata lot[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]
- Parking stall(s) number(s)is/are limited common property
- Parking stall(s) number(s) ...123....is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) ...123....is/are allocated with strata council approval*
- Parking stall(s) number(s)is/are allocated with strata council approval and rented at \$.....per month*
- Parking stall(s) number(s)may have been allocated by owner developer assignment

Details:

.....[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

Disclaimer:

The parking stall number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

(n) Are there any storage locker(s) allocated to the strata lot?

No Yes

(i) If no, complete the following by checking the correct box

- No storage locker is available
- No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the check box(es) apply.

- Storage locker(s) number(s).....is/are part of the strata lot
- Storage locker(s) number(s).....is/are separate strata lot(s) or parts of a strata lot[strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- Storage locker(s) number(s)is/are limited common property
- Storage locker(s) number(s) ...72....is/are common property

(iii) For each storage locker(s) allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) ...72....is/are allocated with strata council approval*
- Storage locker(s) number(s)is/are allocated with strata council approval and rented at \$.....per month*
- Storage locker(s)may have been allocated by owner developer assignment

Details:

.....[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

Disclaimer:

The storage locker number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of storage lockers.

Required Attachments:

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: June 24, 2020

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation



FirstService

RESIDENTIAL

November 5, 2019

VIA REGULAR MAIL & EMAIL

J & C Development Corp.
3879 - 154 Street
Surrey, BC V3S 0V9

Dear Owner(s),

**Re: Strata Plan LMS 1558 – Regent Court
402 - 3489 Ascot Place, Vancouver, BC
Renovation Approval**

As Agent for the owners of LMS 1558 – Regent Court, we are writing on behalf of and at the direction of the Strata Council.

Please be advised that your request to renovate the flooring, kitchen, and bathroom of your suite has been approved by the Strata Council.

In addition, Strata Council requests that the following guidelines be observed:

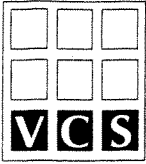
1. All municipal permits must be obtained as required prior to commencing work.
2. Please notify neighbours (adjacent to and below your unit), prior to any work.
3. Certified trades must be engaged for plumbing, electrical, gas fitting, or other work as required.
4. All work should be conducted during standard business hours, or as specified in the Bylaws.
5. Common areas must be left clean of dust, debris, etc. at the end of each working day.
6. The elevator must be booked in advance to transport any materials to and from the suite. Owner and contractor are responsible for security of building at all times while transporting materials in and out.
7. Waste materials generated by this improvement must be disposed of offsite at your expense.

Also, kindly be advised that the Strata Corporation's insurance policy does not provide coverage for "improvements or betterments". As a result, it is your responsibility to obtain separate insurance as required.

Yours truly,

FirstService Residential BC Ltd.

Kimberly Cheung
Strata Manager
Per the Owners
Strata Plan LMS 1558
KC/tl



VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

A FirstService Residential Management Company

Unit file
LMS1558
#402

January 22, 2013

Despina Nicolas
c/o J & C Development Corp.
905 – 5790 Patterson Avenue
Burnaby, BC V5H 4H6

Dear Owner:

**Re: Hard Surface Flooring Approval
Strata Plan LMS-1558 – Unit #402, 3489 Ascot Place, Vancouver, BC**

Further to your email of January 21, 2013, the strata council has approved your hard surface flooring installation request. However, council requires all such installations to adhere to the following conditions:

1. To absorb noise, the maximum available soundproofing (68-72 sound transmission rating) must be installed between the hardwood and the underlying structure;
2. Area rugs are to be laid in high traffic areas; and
3. Shoes should not be worn inside the unit when walking on the hard surface flooring.

Also, please be cognizant that any noise complaints received by the strata council from other residents, particularly those immediately below your unit, will have to be treated as possible violations of the strata corporation's bylaws.

In addition, all bylaws pertaining to renovations and alterations at the strata corporation as registered at the Land Title Office, must be strictly adhered to at all times without exception. Any violation of the bylaws will result in a penalty being levied against your account.

In addition, note that the strata corporation's insurance policy does not provide coverage for "improvements or betterments". As a result, it is your responsibility to obtain separate insurance for the hardwood. Please feel free to call me if you need further information or assistance.

Yours truly,
VANCOUVER CONDOMINIUM SERVICES LTD.

Douglas Mak
Senior Strata Agent
Per the Owners
Strata Plan LMS-1558
DM/nd

CORR-O-0402-2013-01-22-HDFLAPV.docx



LMS 1558 - REGENT COURT
Approved Annual Budget
Mar 01, 2019 to Feb 29, 2020

<u>A/C Description</u>	<u>Approved 2019/2020 Budget</u> \$
 <u>INCOME</u>	
 <u>STRATA FEES</u>	
4002 Operating Fund Contribution	372,324
4003 Contingency Fund Contribution	50,000
 TOTAL STRATA FEES	<hr/> 422,324
 4523 Bylaw / Late Payment Fine	500
4640 Interest Income	150
4680 Laundry Income	20,000
4700 Miscellaneous Income	1,000
4702 Move In / Move Out Fee	1,500
4747 Rental-Strata Suite	5,400
 TOTAL INCOME	<hr/> 450,874
 <u>EXPENSES</u>	
 <u>GENERAL EXPENSES</u>	
5015 Audit	3,600
5445 Caretaker Wages & Benefits	42,000
6300 Insurance	44,000
6700 Management Fees	38,500
6705 Miscellaneous	4,000
7600 Telephone and Pager	2,400
 TOTAL GENERAL EXPENSES	<hr/> 134,500
 <u>BUILDING & GROUND EXPENSES</u>	
5010 Alarm Monitoring	2,900
5705 Electricity	30,000
5715 Elevator Maintenance	16,000
5725 Enterphone	650
5903 Fire Prevention	8,000
6001 Garbage Removal	20,000
6005 Gas	35,000
6511 Landscaping	12,500
6712 Mechanical Repairs	15,778
7240 Repair and Maintenance	50,000
7423 Supplies	200
7850 Water / Sewer	66,000
7855 Window Cleaning	2,500

LMS 1558 - REGENT COURT
Approved Annual Budget
Mar 01, 2019 to Feb 29, 2020

<u>A/C Description</u>	<u>Approved 2019/2020 Budget</u> \$
7864 Water Management System	7,500
TOTAL BUILDING & GROUND EXPENSES	267,028
9010 Reserve - Contingency Fund	50,000
TOTAL EXPENSES	451,528
CURRENT YR NET SURPLUS/(DEFICIT)	(654)
9990 Operating Surplus (Deficit) Balance Forward	654
ENDING OP SURPLUS/(DEFICIT)	0

LMS1558 BALANCE SHEET



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	BALANCE SHEET
Report Date:	As at May 31, 2020
Division:	LMS1558 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1050 Bank - Operating Account	3,884.28
1051 Bank - Contingency Reserve	122,557.47
1096 Bank - Window Replacement	13,214.73
1098 Bank - Term Deposit	216,556.41

TOTAL CASH

356,212.89

1200 Accounts Receivable	3,352.45
1253 CRF - Due from Operating Fund	38,700.56
1302 Prepaid Insurance	35,700.56

TOTAL CURRENT ASSETS

433,966.46

FIXED ASSETS

1506 Caretaker's Suite	113,075.00
1520 Equipment	10,928.50
1570 Acc. Depreciation - Equipment	(10,582.44)

TOTAL FIXED ASSETS

113,421.06

TOTAL ASSETS

547,387.52

LIABILITIES & EQUITY

LIABILITIES

2019 Operating Fund - Due to CRF	38,700.56
2031 Key Deposit	300.00
2100 Prepayment - Revenue	2,531.51
2120 Gate Key Deposits	30.00
2130 Security Deposit Received	225.68

TOTAL LIABILITIES

41,787.75

EQUITY

2307 Equity in Equipment	346.06
2307 Equity in Capital Assets	113,075.00
2350 Operating Surplus(Deficit)	1,149.54
2999 Contingency Fund Balance	377,814.44
3667 Reserve - Windows	13,214.73

TOTAL EQUITY

505,599.77

TOTAL LIABILITIES & EQUITY

547,387.52

LMS1558 BALANCE SHEET



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	BALANCE SHEET
Report Date:	As at May 31, 2020
Division:	LMS1558 - 0000

Year to Date

Notice to Reader

CAUTION TO READER - This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT

06/10/2020 3:33PM

LMS1558 CRF SCHEDULE



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at May 31, 2020
Division:	LMS1558 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 Balance Forward-Prior Year	365,131.04
2710 Current Year Contribution - Contingency	12,500.01
2711 Interest	183.39

TOTAL INCOME	377,814.44
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CONTINGENCY FUND BALANCE	377,814.44
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06/10/2020 3:33PM

LMS1558 BUDGET COMPARATIVE



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	Operating Statement
Report Date:	For the 3 Month Ended 05/31/2020
Division:	LMS1558 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
INCOME						
STRATA FEES						
31,026.87	31,027.00	4002 Operating Fund Contribution	93,080.61	93,081.00	(0.39)	372,324.00
4,166.67	4,166.67	4003 Contingency Fund Contribution	12,500.01	12,499.97	0.04	50,000.00
35,193.54	35,193.67	TOTAL STRATA FEES	105,580.62	105,580.97	(0.35)	422,324.00
--	41.67	4523 Bylaw / Late Payment Fine	--	124.97	(124.97)	500.00
0.62	12.50	4640 Interest Income	9.07	37.50	(28.43)	150.00
--	1,666.67	4680 Laundry Income	5,868.75	4,999.97	868.78	20,000.00
--	83.33	4700 Miscellaneous Income	--	250.03	(250.03)	1,000.00
100.00	125.00	4702 Move In / Move Out Fee	500.00	375.00	125.00	1,500.00
450.00	450.00	4747 Rental-Strata Suite	1,350.00	1,350.00	--	5,400.00
35,744.16	37,572.84	TOTAL INCOME	113,308.44	112,718.44	590.00	450,874.00
EXPENSES						
GENERAL EXPENSES						
--	300.00	5015 Audit	(3,500.00)	900.00	4,400.00	3,600.00
2,983.82	3,500.00	5445 Caretaker Wages & Benefits	9,249.92	10,500.00	1,250.08	42,000.00
5,100.08	3,666.67	6300 Insurance	15,300.24	10,999.97	(4,300.27)	44,000.00
3,022.61	3,208.33	6700 Management Fees	9,067.83	9,625.03	557.20	38,500.00
492.73	333.33	6705 Miscellaneous	1,040.17	1,000.03	(40.14)	4,000.00
67.20	200.00	7600 Telephone and Pager	389.59	600.00	210.41	2,400.00
11,666.44	11,208.33	TOTAL GENERAL EXPENSES	31,547.75	33,625.03	2,077.28	134,500.00
BUILDING & GROUND EXPENSES						
55.95	241.67	5010 Alarm Monitoring	601.54	724.97	123.43	2,900.00
2,205.91	2,500.00	5705 Electricity	1,072.16	7,500.00	6,427.84	30,000.00
1,537.38	1,333.33	5715 Elevator Maintenance	3,952.86	4,000.03	47.17	16,000.00
--	54.17	5725 Enterphone	--	162.47	162.47	650.00
--	666.67	5903 Fire Prevention	--	1,999.97	1,999.97	8,000.00
1,839.54	1,666.67	6001 Garbage Removal	5,008.29	4,999.97	(8.32)	20,000.00
2,448.40	2,916.67	6005 Gas	8,216.42	8,749.97	533.55	35,000.00
916.24	1,041.67	6511 Landscaping	916.24	3,124.97	2,208.73	12,500.00
--	1,314.83	6712 Mechanical Repairs	--	3,944.53	3,944.53	15,778.00
4,533.80	4,166.67	7240 Repair and Maintenance	9,857.41	12,499.97	2,642.56	50,000.00
--	16.67	7423 Supplies	--	49.97	49.97	200.00
--	5,500.00	7850 Water / Sewer	(5,618.52)	16,500.00	22,118.52	66,000.00
--	208.33	7855 Window Cleaning	--	625.03	625.03	2,500.00
635.04	625.00	7864 Water Management System	1,905.12	1,875.00	(30.12)	7,500.00
14,172.26	22,252.35	TOTAL BUILDING & GROUND EXPENSES	25,911.52	66,756.85	40,845.33	267,028.00
4,166.67	4,166.67	9010 Reserve - Contingency Fund	12,500.01	12,499.97	(0.04)	50,000.00
30,005.37	37,627.35	TOTAL EXPENSES	69,959.28	112,881.85	42,922.57	451,528.00

LMS1558 BUDGET COMPARATIVE



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	Operating Statement
Report Date:	For the 3 Month Ended 05/31/2020
Division:	LMS1558 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
5,738.79	(54.51)	CURRENT YR NET SURPLUS/(DEFICIT)	43,349.16	(163.41)	43,512.57	(654.00)
--	--	9990 Operating Surplus (Deficit) Balance Forward	(42,199.62)	654.00	(42,853.62)	654.00
5,738.79	(54.51)	ENDING OP SURPLUS/(DEFICIT)	1,149.54	490.59	658.95	--

06/10/2020 3:34PM

From: [Beebe Cline](#)
To: [Desi Nicolas \(desinicolas@gmail.com\)](mailto:Desi.Nicolas@desinicolas@gmail.com)
Subject: ventless washer dryer installation question to strata
Date: June 3, 2020 1:18:00 PM
Attachments: [image001.png](#)

From: Vivian Yang <Vivian.Yang@fsresidential.com>
Sent: June 3, 2020 8:54 AM
To: bcline@shaw.ca
Subject: FW: Message for # 356969, LMS1558, 41, Due: 24-Mar-2020, Vivian Yang

Hello,

We received your question below.

As there is a common laundry room in the building, to install a ventless washer/dryer will need Council's approval in advance. It will also require a City plumbing/electrical permits.

Thanks and regards,



FirstService
RESIDENTIAL

VIVIAN YANG
Strata Manager

200 Granville St., | Vancouver, BC V6C 1S4
Direct 604.648.4433
Email Vivian.Yang@fsresidential.com
www.fsresidential.com

24/7 Customer Care Center: 800.927.4599
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From: RealtorForms-BC <RealtorForms.BC@fsresidential.com>
Sent: June-03-20 8:48 AM
To: Vivian Yang <Vivian.Yang@fsresidential.com>
Cc: RealtorForms-BC <RealtorForms.BC@fsresidential.com>
Subject: FW: Message for # 356969, LMS1558, 41, Due: 24-Mar-2020, Vivian Yang

402 3489 Ascot Place
J & C Development Corp. (Desi Nicolas)

Realtor Beebe Cline
Realtor phone (604)830-7458
Realtor email bcline@shaw.ca

Hello, the realtor has a question:

if ventless washer/dryers would be permitted by the strata council for this unit. A response would be greatly appreciated: bcline@shaw.ca

Thank you kindly.

JOAN LADERA

Sales Documents Department

Suite 700 - 200 Granville Street | Vancouver, BC V6C 1S4
Direct 604-648-6995

Sales Documents 604-601-6407
Email joan.ladera@fsresidential.com

Realtorforms.bc@fsresidential.com
www.fsresidential.com

24/7 Customer Care Center: 1.855.273.1967

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

From: do.not.reply@apicanada.com <do.not.reply@apicanada.com>

Sent: June 3, 2020 4:12 AM

To: RealtorForms-BC <RealtorForms.BC@fsresidential.com>

Subject: Message for # 356969, LMS1558, 41, Due: 24-Mar-2020, Vivian Yang

eStrataHub



Please do not reply to this email. This email was sent by the eStrataHub system to notify you that you have been sent a message. If you would like to reply to this message you must do so from the messages section in the order detail screen.

The Requestor for your order # 356969 has sent you the following message at 03-Jun-2020 4:10 AM:
Requestor Organization Name: Hugh & McKinnon Realty Ltd.
Requestor Name: Cline, Beebe

Can you please pass this onto the strata agent:



We have had a couple inquires from Buyer's agents asking if ventless washer/dryers would be permitted by the strata council for this unit. A response would be greatly appreciated: bcline@shaw.ca

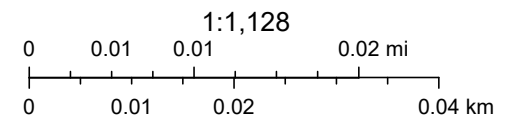
[Click Here](#) to view and reply to this message.

Thank you!
The eStrataHub Team

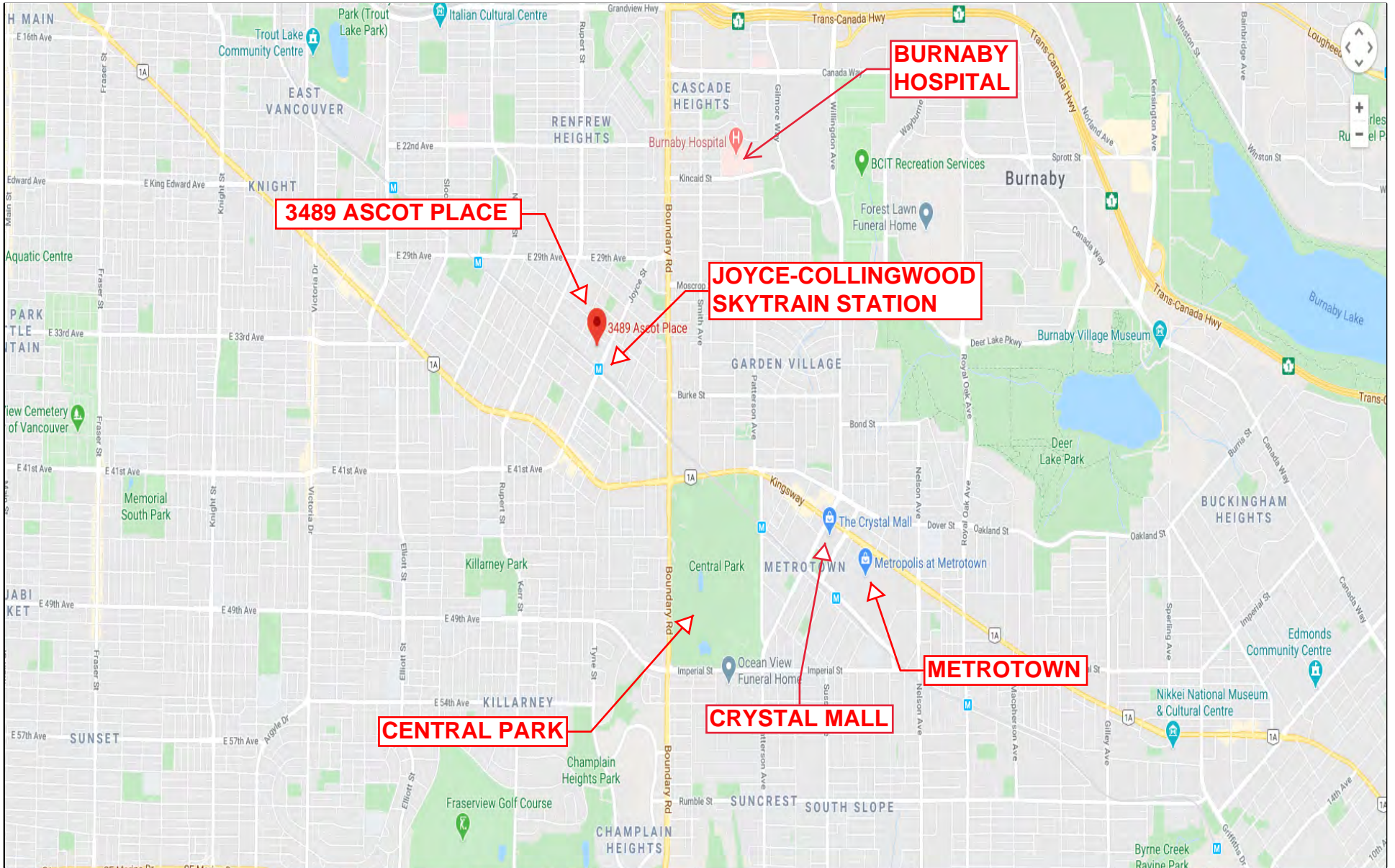
3489 ASCOT PLACE



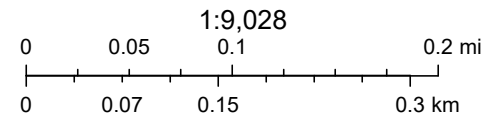
-  Property Parcels
-  Neighbourhoods



3489 ASCOT PLACE



 Neighbourhoods



SkyTrain, B-Line & SeaBus Network



Transit Services		Other Transit Services
SkyTrain	Bus	SeaBus
Canada Line	95 B-Line	Frequent passenger ferry service. Early morning to late evening.
Expo Line	96 B-Line	West Coast Express
Millennium Line	99 B-Line	Weekly commuter train and bus service running westbound in mornings and eastbound in afternoon and evening.
High frequency rail service. Early morning to late evening.		

For transit information call 604.953.3333 or visit translink.ca

CENTRAL PARK



This 86.4-hectare urban park is notable for its immense douglas fir, western hemlock, cedar, poplar and maple groves. Central Park is known for its excellent sports and recreation facilities. Tennis courts outdoor swimming pool, horseshoe pitch and a pitch-and-putt golf course are popular draws. Anchoring the park is Swangard Stadium, host facility for many sporting, cultural, corporate and fundraising events.

Features:

Perimeter Trail	18-Hole Pitch & Putt Golf
Outdoor Swimming Pool	Tennis Courts
Playing Fields	Ball Diamond
Playground	6 Horseshoe Pitches
Cycling (Limited To Urban Trail Only)	Outdoor Fitness Circuit
Lawn Bowling Green	Casual & Formal Picnic Sites
Push-button Spray Pad (operates 9am-9pm starting on the Victoria Day long weekend in May until September)	

Parking:

- 21 total designated parking stalls available throughout the various surface parking areas and 2 electric vehicle charging stations
- Additional designated stalls are made available during special events

Entry/Interior Access:

- trails have either finely crushed gravel or hard packed earth surfaces
- the paved BC Parkway trail offers another trail alternative
- Accessible picnic tables throughout the picnic areas in the park
- Central Park Outdoor Pool has an accessible washroom/change room and shower
- the pool has a lift and aquatic wheelchair