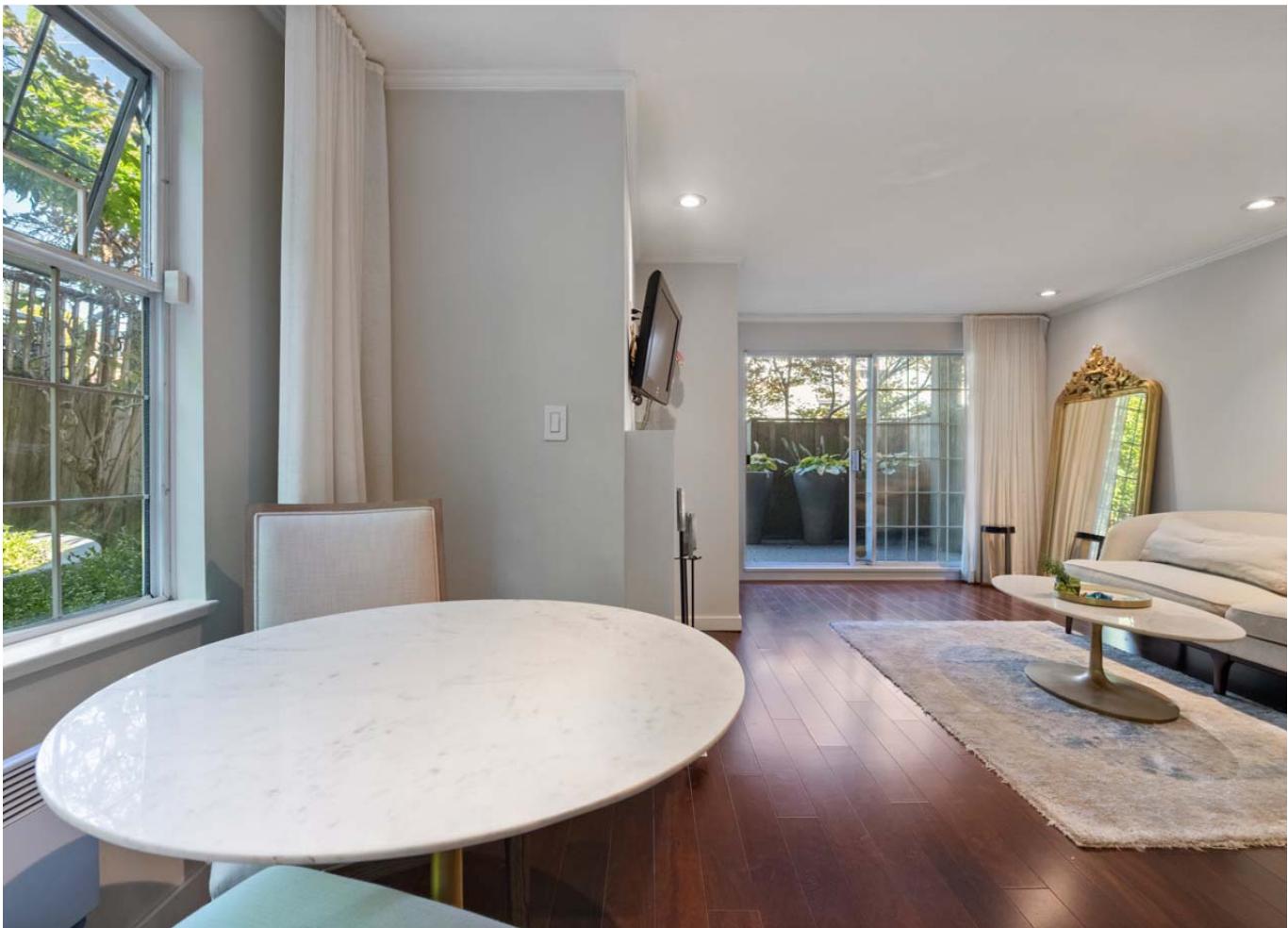
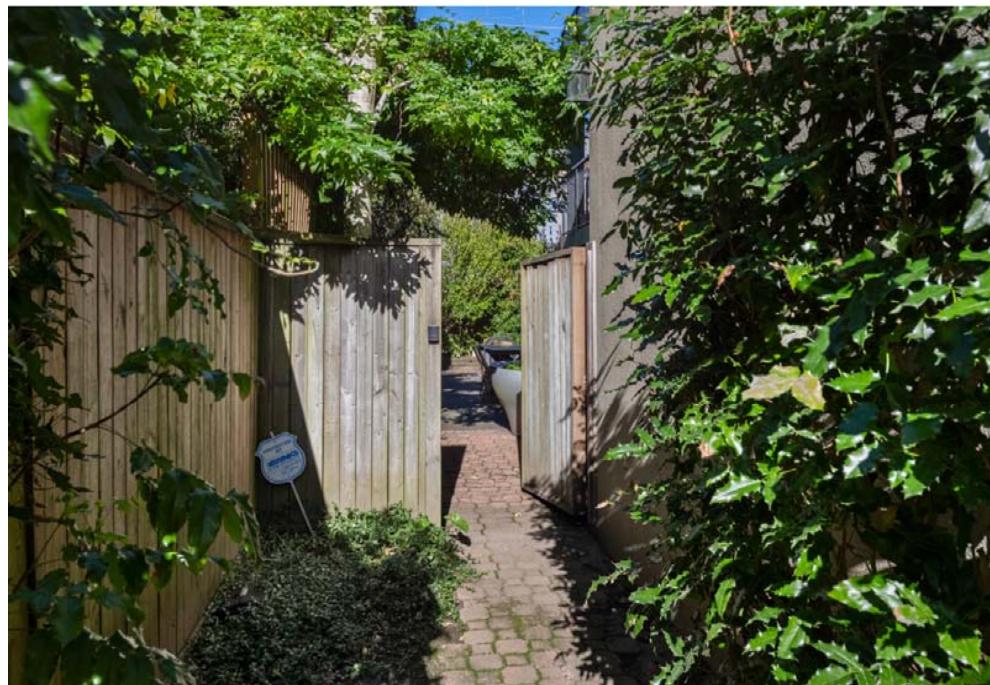




**104 925 W 15TH AVENUE
THE EMPEROR**









Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.beebecline.com
bcline@shaw.ca



Active
R3059598

Board: V
Apartment/Condo

104 925 W 15TH AVENUE

Vancouver West
Fairview VW
V5Z 1S1

Residential Attached

\$725,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$725,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1988**
 Frontage(feet): **0.00** Bathrooms: **1** Age: **37**
 Frontage(metres): Full Baths: **1** Zoning: **RM-4**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,211.29**
 Sq. Footage: **0.00** Flood Plain: P.I.D.: **010-884-611** For Tax Year: **2024**
 View: : Tax Inc. Utilities?: **No**
 Complex / Subdiv: First Nation Tour:
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Ground Level Unit**Construction: **Frame - Wood**Exterior: **Mixed, Stucco, Wood**Foundation: **Concrete Perimeter**Renovations: **Partly**# of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Wood**Fuel/Heating: **Baseboard, Electric, Wood**Outdoor Area: **Fenced Yard, Patio(s)**Type of Roof: **Asphalt**Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**Parking: **Garage Underbuilding**Dist. to School Bus: **2 blk**Dist. to Public Transit: **1 blk**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Reno. Year: **Metered Water:** Floor Finish: **Mixed, Softwood, Tile**

Rain Screen:

R.I. Plumbing:

Legal: **STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR2131 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **Elevator, In Suite Laundry**Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **CthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	727	Units in Development:		Tot Units in Strata: 20	Locker:
Finished Floor (Above):	0	Exposure: South		Storeys in Building: 3	
Finished Floor (AbvMain2):	0	Mgmt. Co's Name: Associa B.C. Inc.		Mgmt. Co's #: 604-591-6060	
Finished Floor (Below):	0	Maint Fee: \$356.48		Council/Park Apprv?:	
Finished Floor (Basement):	0	Maint Fee Includes: Gardening, Hot Water, Management, Water			
Finished Floor (Total):	727 sq. ft.				
Unfinished Floor:	0				
Grand Total:	727 sq. ft.	Bylaws Restrictions: Pets Allowed w/ Rest.			

Suite:		Restricted Age:		# of Pets: 1	Cats: Yes	Dogs: Yes
Basement: None		# or % of Rentals Allowed:				
Crawl/Bsmt. Ht:	# of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No				
# of Kitchens: 1	# of Rooms: 6	Short Term Lse-Details:				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'10 x 11'5			x	1	Main	3	No
Main	Dining Room	15'1 x 8'5			x	2			No
Main	Kitchen	9'4 x 6'6			x	3			No
Main	Bedroom	12'3 x 9'9			x	4			No
Main	Foyer	5'10 x 3'10			x	5			No
Main	Storage	4'9 x 3'9			x	6			No
		x			x	7			No
		x			x	8			No

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

Welcome to this beautifully maintained 1 bedroom garden suite offering a rare 575 sq ft wraparound patio that provides a private entrance and a feeling of a townhome. Nestled on a quiet, tree lined street in the heart of Fairview this home features a cozy wood burning fireplace, in-suite laundry and both in-suite and a outdoor storage option. Pet friendly !1 secured parking space. Great location just steps to Cambie Village, South Granville, VGH, the Canada line, Whole Foods, shops,cafes and more.

Strata Property Act
Form B
Information Certificate

(Section 59)

The Owners, Strata Plan VAS2131 - The Emperor certify that the information contained in this certificate with respect to Strata Lot 1 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$356.48
- (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*) \$0.00
- (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 (*attach copy of all 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 \$0.00

The payment is to be made by

- (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 \$0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$76,879.03
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes (*attach copy of all amendments*)
- (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 (*attach copy of all resolutions*)

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

no yes (*attach copy of all resolutions*)

(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 (*attach copy of all notices*)

(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 (*attach details*)

(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 (*attach copies of all notices or work orders*)

(l) Repealed. [B.C. Reg. 6/2023, s. 6 (a).]

(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 checked 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 part(s) 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) 13 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) 13 is/are allocated with strata council approval*

Parking stall(s) number(s) has/have been allocated by owner developer assignment

Details:

***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.**

(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 checked 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 part(s) of a separate 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) is/are common property
- Bicycle Storage Locker(s) number(s) is/are common property

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

- Storage locker(s) number(s) is/are allocated with strata council approval*
- Storage locker(s) number(s) has/have been allocated by owner developer assignment
- Bicycle Storage Locker(s) number(s) has/have been allocated by owner developer assignment

Details:

***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.**

- (o) A summary of the strata corporation's insurance coverage

- (p) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:

Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?

no yes [attach copy of all electrical planning reports]

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 most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: October 22, 2025

(Month, day, year)



Signature of Strata Manager, if authorized by Strata Corporation

OK

Balance Sheet Report
VAS2131-The Emperor

As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1008 - Bank - Operating - CIBC	20,681.72	22,767.10	(2,085.38)
Total Operating Funds	20,681.72	22,767.10	(2,085.38)
Reserve Funds			
1310 - CRF General Bank - CIBC	74,084.38	60,047.69	14,036.69
Total Reserve Funds	74,084.38	60,047.69	14,036.69
Accounts Receivable			
1500 - Accounts Receivable	(2,310.11)	(2,473.73)	163.62
1505 - AR - Special Levy	2,456.13	13,700.23	(11,244.10)
Total Accounts Receivable	146.02	11,226.50	(11,080.48)
Prepaid Expenses			
1600 - Prepaid Insurance	16,722.00	18,580.00	(1,858.00)
Total Prepaid Expenses	16,722.00	18,580.00	(1,858.00)
Total Assets	<u>111,634.12</u>	<u>112,621.29</u>	<u>(987.17)</u>
<u>Liabilities</u>			
Accounts Payable			
2036 - CRF Loan	16,722.00	18,580.00	(1,858.00)
Total Accounts Payable	16,722.00	18,580.00	(1,858.00)
Accrued Expenses			
2395 - Other Accrued Expenses	2,243.20	1,682.40	560.80
Total Accrued Expenses	2,243.20	1,682.40	560.80
Total Liabilities	<u>18,965.20</u>	<u>20,262.40</u>	<u>(1,297.20)</u>

Balance Sheet Report
VAS2131-The Emperor

As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Surplus/(Deficit) Prior Years	17,142.49	17,142.49	0.00
3005 - Prior Year Operating Surplus - Adjustmen	1,130.57	1,130.57	0.00
Total Owners Equity - Prior Years	18,273.06	18,273.06	0.00
Contingency Reserve			
3460 - Contingency Reserve Fund - General	76,540.51	73,747.92	2,792.59
Total Contingency Reserve	76,540.51	73,747.92	2,792.59
Total Owners' Equity	94,813.57	92,020.98	2,792.59
 Net Income / (Loss)	 (2,144.65)	 337.91	 (2,482.56)
Total Liabilities and Equity	111,634.12	112,621.29	(987.17)

Statement of Operations
VAS2131-The Emperor
For the Month Ending September 30, 2025

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget
<u>Income</u>				
Assessment Income				
4000 - Owners' Contributions	8,290.75	24,872.25	0.00	0%
Total Assessment Income	8,290.75	24,872.25	0.00	0%
User Fee Income				
4225 - Fobs/Keys/Remotes Fees	(75.00)	0.00	0.00	0%
Total User Fee Income	(75.00)	0.00	0.00	0%
Investment Income				
4900 - Interest Income - Operating	42.20	168.44	0.00	0%
Total Investment Income	42.20	168.44	0.00	0%
Total Income	8,257.95	25,040.69	0.00	0%
<u>Expense</u>				
Administrative				
5015 - Bank Services	25.00	75.00	0.00	0%
Total Administrative	25.00	75.00	0.00	0%
Communications				
5210 - Admin/Postage/Printing/copying	123.98	159.57	0.00	0%
Total Communications	123.98	159.57	0.00	0%
Insurance				
5400 - Insurance Premiums	1,858.00	5,574.00	0.00	0%
Total Insurance	1,858.00	5,574.00	0.00	0%
Utilities				
6000 - Electric Service	214.00	642.00	0.00	0%
6025 - Water Service	560.80	2,066.40	0.00	0%
6035 - Garbage and Recycling Service	0.00	710.00	0.00	0%
Total Utilities	774.80	3,418.40	0.00	0%
Contracted Services				
6430 - Janitorial Services	0.00	966.00	0.00	0%
6434 - Pest Control	129.23	387.69	0.00	0%
Total Contracted Services	129.23	1,353.69	0.00	0%
Repair & Maintenance				
6550 - Elevator Repair & Maintenance	432.60	1,297.80	0.00	0%
6565 - Fire Protection Repair & Maintenance	0.00	354.90	0.00	0%
6600 - General Repair & Maintenance	5,207.90	8,259.98	0.00	0%
Total Repair & Maintenance	5,640.50	9,912.68	0.00	0%
Professional Services				
7040 - Management Fees	1,365.00	4,095.00	0.00	0%

Statement of Operations
VAS2131-The Emperor
For the Month Ending September 30, 2025

	<u>Current Actual</u>	<u>Year to Date Actual</u>	<u>Annual Budget</u>	<u>YTD - Budget</u>
<u>Expense</u>				
Professional Services				
7095 - Other Professional Services	0.00	125.00	0.00	0%
Total Professional Services	1,365.00	4,220.00	0.00	0%
Reserve Expenses				
9834 - Contingency Reserve Fund	824.00	2,472.00	0.00	0%
Total Reserve Expenses	824.00	2,472.00	0.00	0%
Total Expense	10,740.51	27,185.34	0.00	0%
Surplus / (Deficit)	(2,482.56)	(2,144.65)	0.00	0%



Named Insured	The Owners, Strata Plan VR2131, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	THE EMPEROR
Property Manager	Associa British Columbia, Inc.
Policy Period	June 30, 2025 to June 30, 2026
Policy Number	BFL04VR2131
Insured Location(s)	925 West 15th Avenue, Vancouver, BC V5Z 1S1

INSURING AGREEMENT

 PROPERTY (Appraisal Date: June 28, 2025)	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$6,761,000
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
All Risks	\$10,000	
Sewer Backup	\$25,000	
Water Damage	\$25,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood (Annual Aggregate)	\$25,000	100% of the Policy Limit
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered
 CRIME	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000
 COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions		
Total Pollution Exclusion		
 CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable
 BLANKET GLASS - Includes Lobby Glass	DEDUCTIBLE	LIMIT
Residential	\$250	Blanket
Commercial	\$500	
Canopy	\$1,000	



INSURING AGREEMENT

 EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$6,761,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered
 POLLUTION LIABILITY	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$20,000,000 Shared
 VOLUNTEER ACCIDENT	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000
 LEGAL EXPENSES	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate		\$5,000,000
 TERRORISM	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000
 CYBER, DATA & PRIVACY	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.



925 15th Ave W

Vancouver, BC

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Emily Carr Elementary

Designated Catchment School

Grades K to 7

4070 Oak St

Eric Hamber Secondary

Designated Catchment School

Grades 8 to 12

5025 Willow St

École secondaire Jules-Verne

Designated Catchment School

Grades 7 to 12

5445 Baillie St

École Rose-des-Vents

Designated Catchment School

Grades K to 6

5445 Baillie St

Other Local Schools

L'École Bilingue Elementary

Grades K to 7

1166 W 14th Ave

Lord Tennyson Elementary

Grades K to 7

1936 W 10th Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 26 recreation facilities within a 20 minute walk from this address.



Heather Park

702 W 18th Avenue



Choklit Park

2400 Spruce Street



11 mins

Douglas Park & Community Centre

801 W 22nd Av



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

6 Playgrounds	7 Sports Fields
1 Dog Park	1 Community Centre
10 Tennis Courts	1 Splash Pad
1 Basketball Court	2 Trails
4 Ball Diamonds	1 Fitness/Weight Room

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest water transit stop is only 6.6 km away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop

Broadway-City Hall Station



12 mins

Nearest Street Level Transit Stop

Westbound W 16 Ave at Oak St



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 1km.

Vancouver General Hospital

855 12th Ave W

Fire Station

1475 W 10th Av

Police Station

2120 Cambie St.

VanMap Viewer



10/29/2025, 8:20:51 PM

Scale: 1:36,112



City Hall

First Nation Reserve Boundary



Local Areas

