

PROPERTY REPORT

1603-4118 DAWSON ST

Burnaby

V5C 0A3

Canada

PID: 026-552-469

JULY 12, 2021



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1603-4118 DAWSON ST Burnaby BC V5C 0A3

PID	026-552-469	Legal Description	STRATA LOT 272, PLAN BCS1666, DISTRICT LOT 119, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE				
Zoning	CD, Comprehensive Development	Community Plans(s)	NCP: Community Plan: Brentwood Town Centre Land Use Designation: Park and Public Use/Public School; Community Plan: Brentwood Town Centre Land Use Designation: Medium Density Multiple Family Residential; Community Plan: Brentwood Town Centre Land Use Designation: Medium Density Mixed Use, not in ALR				
Registered Owner	SI*, A*						
Floor Area	628 Ft ²	Max Elevation	18.49 m	Year Built	2006	Transit Score	-
Lot Size	-	Min Elevation	16.82 m	Bedrooms	1	WalkScore	-
Dimensions	-	Annual Taxes	\$1,553.87	Bathrooms	2	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2464313	Terminated 23/11/2020	105	\$549,000 / -	Sutton Centre Realty
R2341784	Sold 01/03/2019	11	\$525,000 / \$515,000	Oakwyn Realty Downtown Ltd.
R2304726	Expired 31/12/2018	113	\$550,000 / -	One Percent Realty Ltd.

APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$528,000	2.52 %
Sales History	29/04/2019	\$515,000	55.59 %
	24/06/2010	\$331,000	72.94 %
	20/04/2006	\$191,400	

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Kitchener	Alpha
2017-18 F.I. Rating	7	5.4
2017-18 F.I. Rank	237/955	167/251
Special Notes	StrongStart	French Immersion; AP Program

ASSESSMENT

	2020	2021	% Change
Building	\$186,000	\$188,000	1.08 %

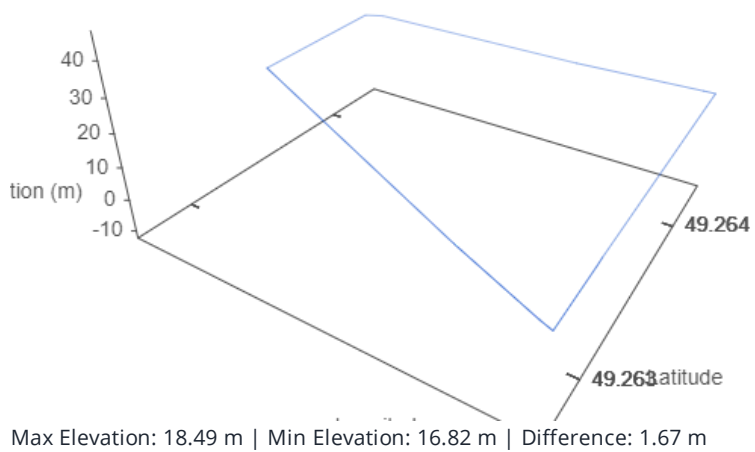
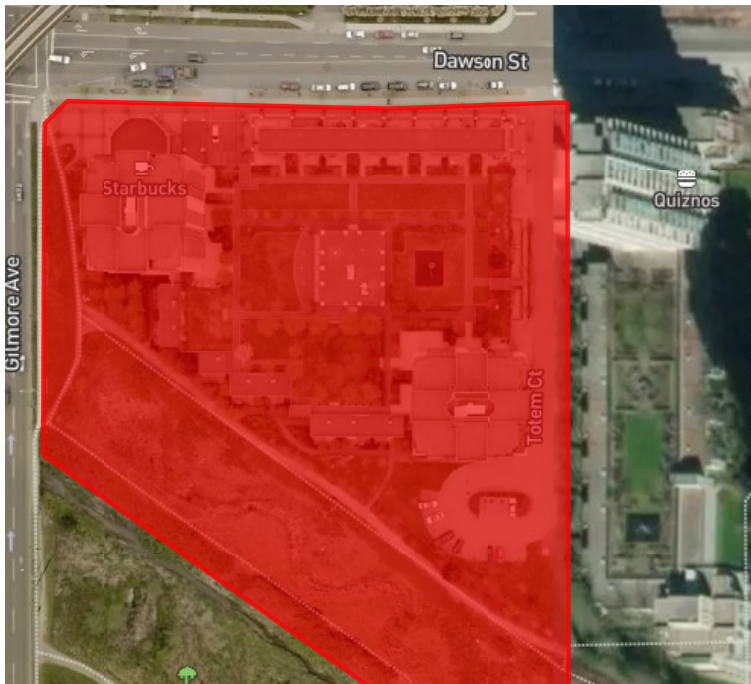
DEVELOPMENT APPLICATIONS

No records found for this parcel

Land	\$302,000	\$340,000	12.58 %
Total	\$488,000	\$528,000	8.20 %

The enclosed information, while deemed to be correct, is not guaranteed.

Property Boundary and Topography



Detailed Tax Report

Property Information

Prop Address	4118 DAWSON ST UNIT# 1603	Jurisdiction	CITY OF BURNABY
Municipality	CITY OF BURNABY	Neighborhood	BRENTWOOD - STRATA
Area	BURNABY NORTH	SubAreaCode	VBNBP
PropertyID	026-552-469	BoardCode	V
PostalCode	V5C 0A3		

Property Tax Information

TaxRoll Number	137041180272	Gross Taxes	\$1,553.87
Tax Year	2020	Tax Amount Updated	08/16/2020

More PIDS

026-552-469

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
BCS1666	272		119	36				

Legal FullDescription

STRATA LOT 272, PLAN BCS1666, DISTRICT LOT 119, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2006		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD
WaterConn			
BCAData Update	04/12/2021		

Supplementary Property Info

BedRooms	1	Foundation	
Full Bath	2	Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$340,000.00	\$188,000.00	\$528,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$340,000.00	\$188,000.00	\$0.00	\$0.00	\$528,000.00

School Taxable Totals

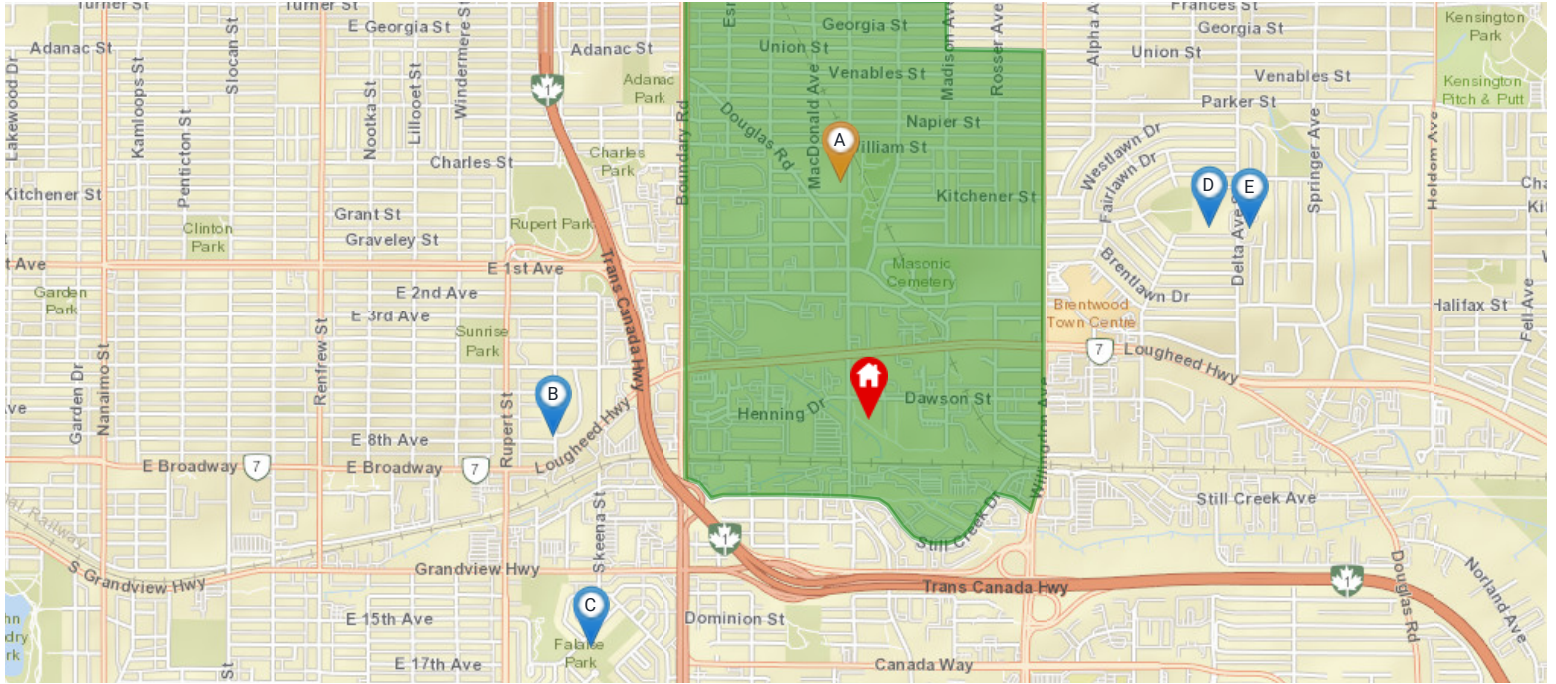
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$340,000.00	\$188,000.00	\$0.00	\$0.00	\$528,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/29/2019	\$515,000.00	CA7469052	IMPROVED SINGLE PROPERTY TRANSACTION
6/24/2010	\$331,000.00	BB1670905	IMPROVED SINGLE PROPERTY TRANSACTION
4/20/2006	\$191,400.00	CA202108	IMPROVED SINGLE PROPERTY TRANSACTION

Nearest Schools with Ranking

Nearby Elementary Schools

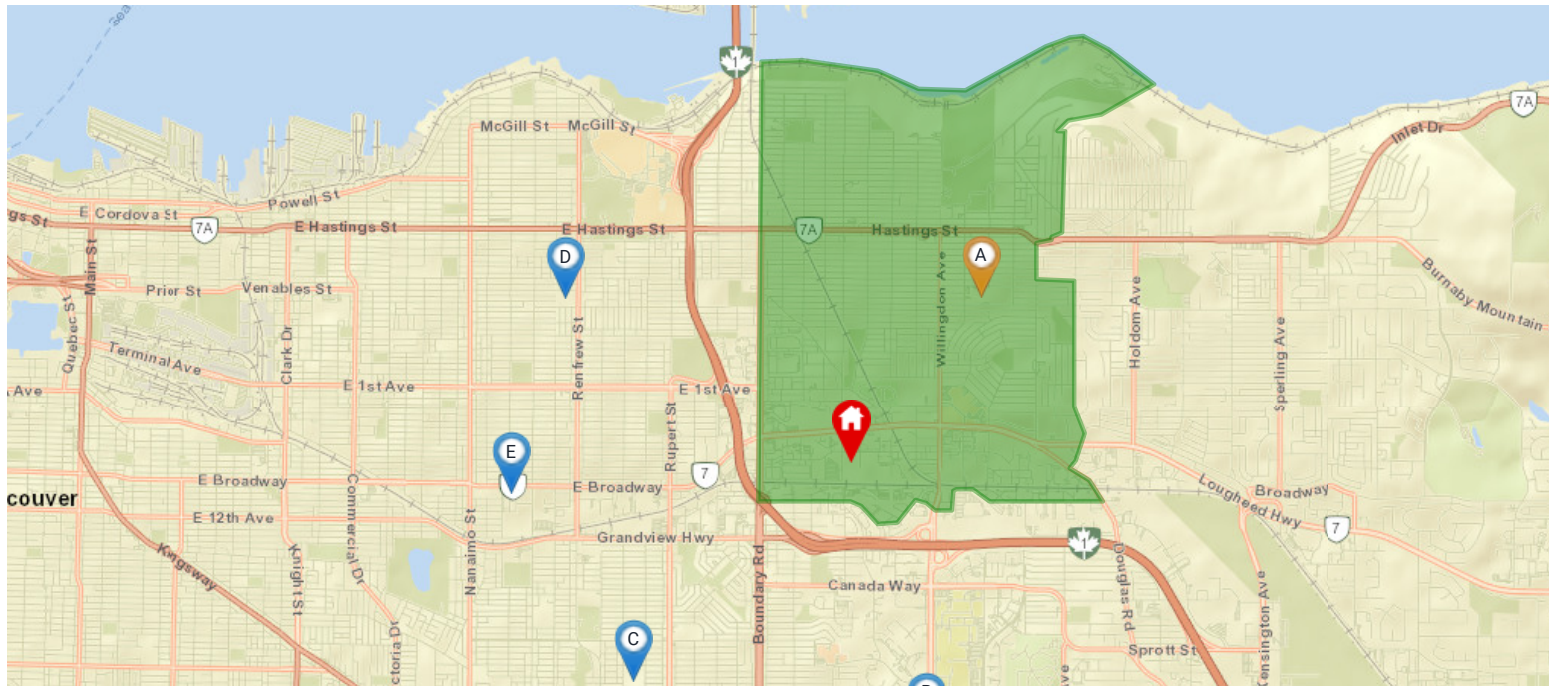


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: Kitchener Elementary School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Kitchener	K - 7	7	6.6	237/955	267/805	Burnaby	StrongStart	16 mins	1.0 km	4 mins	5 mins
B Thunderbird	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	24 mins	1.8 km	5 mins	13 mins
C Vancouver Christian	K - 8	9.2	8.9	43/955	47/805	Vancouver	Christian Independent School	30 mins	2.2 km	8 mins	21 mins
D Brentwood Park	K - 7	6.4	7	376/955	196/805	Burnaby		32 mins	2.4 km	7 mins	17 mins
E Holy Cross	K - 7	10	10	1/955	1/805	Burnaby	Catholic Independent School	32 mins	2.3 km	6 mins	16 mins
F Renfrew	K - 7	5.8	5.5	512/955	508/805	Vancouver	Montessori	40 mins	2.9 km	8 mins	22 mins

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Alpha Secondary School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Alpha	8 - 12	5.4	4.7	167/251	206/246	Burnaby	French Immersion; AP Program	33 mins	2.4 km	7 mins	23 mins
B Moscrop	8 - 12	6.6	6.7	87/251	76/246	Burnaby	French Immersion; AP Program	37 mins	2.8 km	7 mins	22 mins
C Windermere	8 - 12	5.2	6.8	175/251	232/805	Vancouver	AP Program; Leadership Program; Athena Arts 8 - 10	47 mins	3.4 km	10 mins	22 mins
D Notre Dame	8 - 12	7.9	5.4	26/251	541/805	Vancouver	Catholic Independent School	48 mins	3.5 km	9 mins	23 mins
E Vancouver Technical	8 - 12	5.1	6.3	180/251	103/246	Vancouver	French Immersion; AP Program; Summit Program 8 - 10; Flex Humanities 8 - 10	46 mins	3.5 km	10 mins	21 mins
F Deer Lake SDA	8 - 12	n/a	n/a	n/a	n/a	Burnaby	Independent Seventh-day Adventist School	57 mins	4.5 km	10 mins	33 mins