



PROPERTY REPORT

1709-271 FRANCIS WY
New Westminster
V3L 0H2
Canada

PID: 029-765-935

APRIL 29, 2021



Shaun T. Carson

eXp Realty

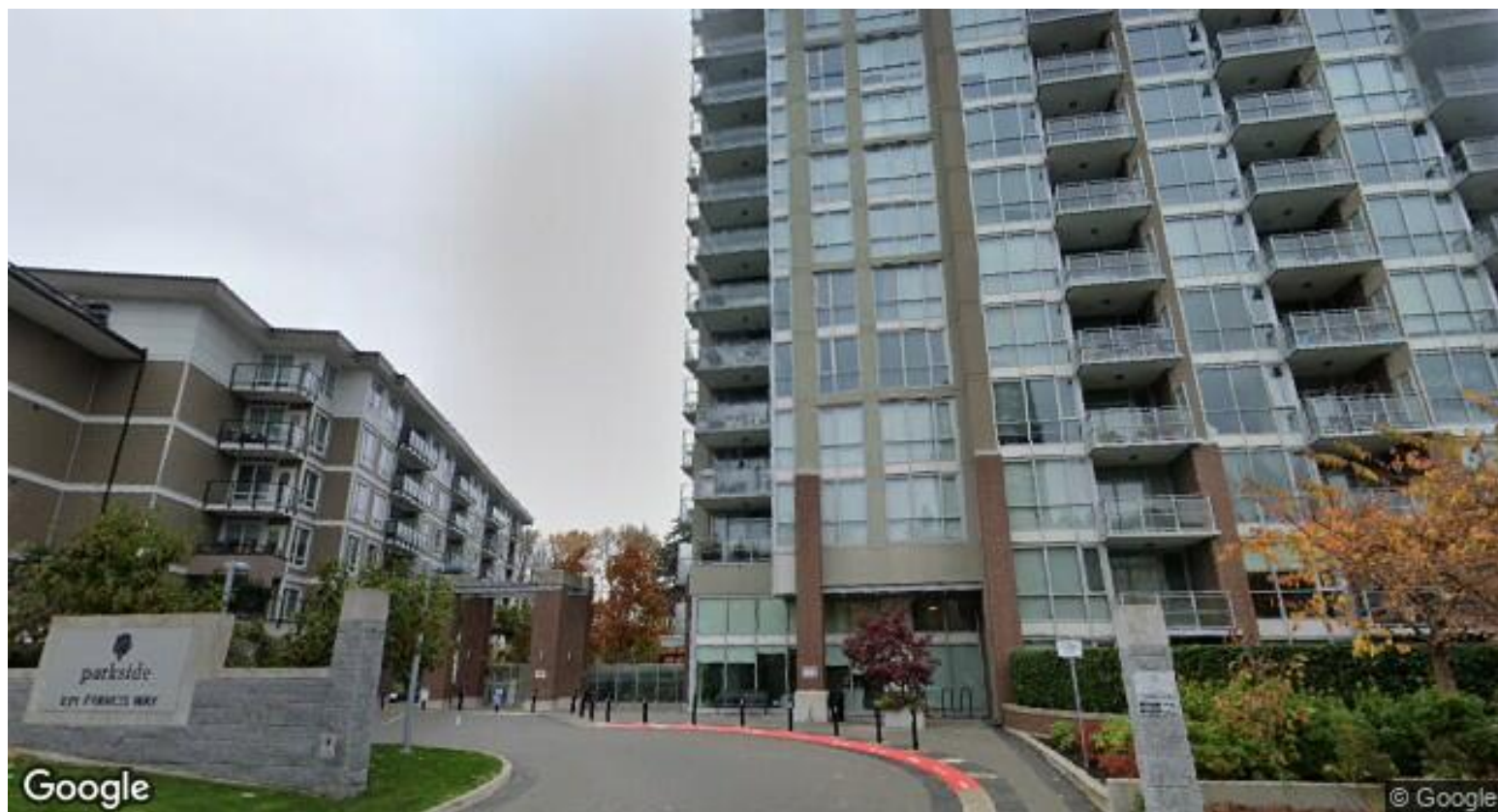
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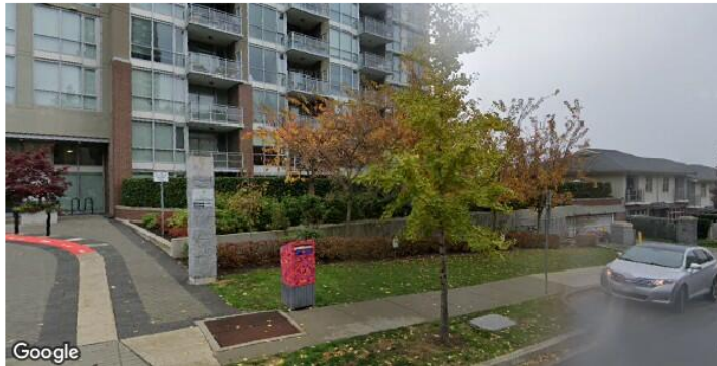
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1709-271 FRANCIS WY New Westminster BC V3L 0H2

PID	029-765-935			Legal Description		STRATA LOT 165, PLAN EPS2995, DISTRICT LOT 115, 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 V	
Zoning	RM-4, Multiple Dwelling Districts (High Rise)			Community Plans(s)		OCP: RH (RESIDENTIAL – HIGH RISE), NCP: Neighbourhood: Glenbrooke South, not in ALR	
Registered Owner	-						
Floor Area	1004 Ft²	Max Elevation	57.15 m	Year Built	2016	Transit Score	62 / Good Transit
Lot Size	-	Min Elevation	43.67 m	Bedrooms	2	WalkScore	28 / Car-Dependent
Dimensions	-	Annual Taxes	\$2,917.74	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2163240	Sold 15/05/2017	10	\$599,900 / \$605,000	Keller Williams Elite Realty

APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$662,000	9.42 %
Sales History	04/07/2017	\$605,000	45.12 %
	01/03/2016	\$416,900	

ASSESSMENT

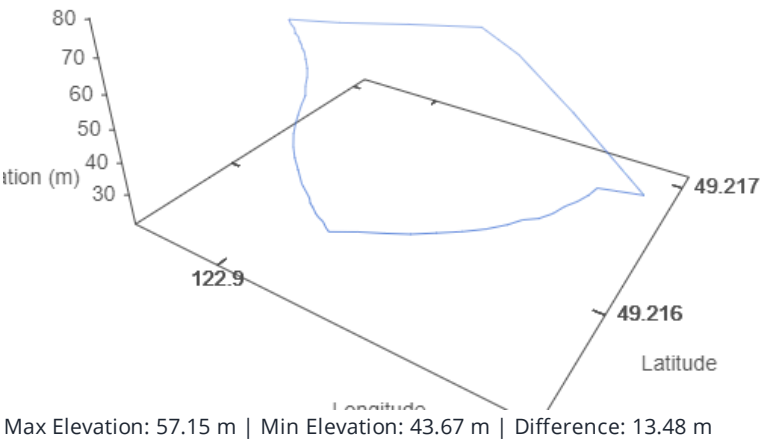
	2020	2021	% Change
Building	\$252,000	\$258,000	2.38 %
Land	\$414,000	\$404,000	-2.42 %
Total	\$666,000	\$662,000	

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Qayqayt	Fraser River	New Westminster
2017-18 F.I. Rating	6.9	n/a	6.2
2017-18 F.I. Rank	261/955	n/a	117/251
Special Notes	Early French Immersion K - 5	-	French Immersion 9 - 12; IB Program (DP)

DEVELOPMENT APPLICATIONS

File Number: [DPW0009](#)
 Status: Removed from City's Data Base
 Project Description: DP: 21 storey high rise with 232 apt. units and 16 townhouse units; Onni Group of Companies



Detailed Tax Report

Property Information

Prop Address	271 FRANCIS WY UNIT# 1709	Jurisdiction	CITY OF NEW WESTMINSTER
Municipality	CITY OF NEW WESTMINSTER	Neighborhood	GLENBROOKE SOUTH - STRATA
Area	NEW WESTMINSTER	SubAreaCode	VNWFV
PropertyID	029-765-935	BoardCode	V
PostalCode	V3L 0H2		

Property Tax Information

TaxRoll Number	01612265	Gross Taxes	\$2,917.74
Tax Year	2020	Tax Amount Updated	07/16/2020
More PIDS			

029-765-935

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPS2995	165		115	36				

Legal FullDescription

STRATA LOT 165, PLAN EPS2995, DISTRICT LOT 115, 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	2016		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	RM-4 MULTIPLE DWELLING DISTRIC
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$404,000.00	\$258,000.00	\$662,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$404,000.00	\$258,000.00	\$0.00	\$0.00	\$662,000.00

School Taxable Totals

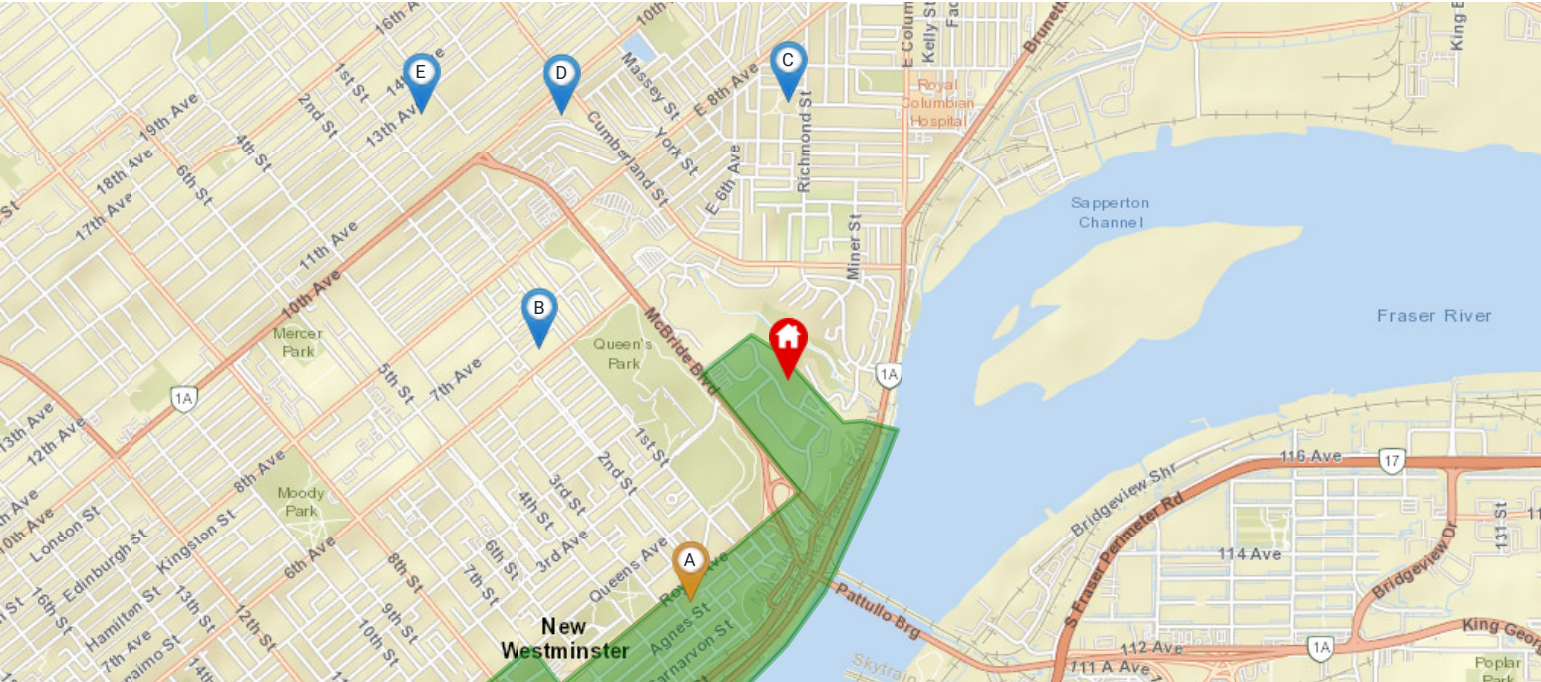
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$404,000.00	\$258,000.00	\$0.00	\$0.00	\$662,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/4/2017	\$605,000.00	CA6117193	IMPROVED SINGLE PROPERTY TRANSACTION
3/1/2016	\$416,900.00	CA5018286	IMPROVED SINGLE PROPERTY TRANSACTION
2/15/2016	\$0.00	CA4987174	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools with Ranking

Nearby Elementary Schools



Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Qayqayt** -

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 Qayqayt	K - 7	6.9	n/a	261/955	n/a	New Westminster	Early French Immersion K - 5	18 mins	1.4 km	5 mins	11 mins
B Herbert Spencer	K - 5	6.8	7.1	285/955	177/805	New Westminster	Early French Immersion K - 5	23 mins	1.7 km	6 mins	23 mins
C Richard McBride	K - 5	6.7	6.8	311/955	232/805	New Westminster	Montessori	27 mins	2.0 km	6 mins	27 mins
D F W Howay	K - 5	6	6.3	452/955	334/805	New Westminster		27 mins	1.9 km	5 mins	27 mins
E John Knox Christian	K - 7	9.4	9.2	38/955	35/805	Burnaby	Independent Christian School	33 mins	2.4 km	7 mins	33 mins
F Urban Academy	K - 12	8.8	n/a	66/955	n/a	New Westminster		34 mins	2.8 km	8 mins	31 mins

Middle School Catchment: Fraser River Middle 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 Fraser River	6 - 8	n/a	n/a	n/a	n/a	New Westminster		30 mins	2.3 km	6 mins	27 mins
B Glenbrook	6 - 8	n/a	n/a	n/a	n/a	New Westminster	Early & Late French Immersion 6 - 8	18 mins	1.4 km	5 mins	18 mins
C Maillard Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam	Middle French Immersion; StrongStart	1 hour 14 mins	5.7 km	13 mins	51 mins
D Queensborough	5 - 8	n/a	n/a	n/a	n/a	New Westminster		1 hour 4 mins	5.7 km	14 mins	43 mins
E Como Lake Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		1 hour 25 mins	6.3 km	14 mins	55 mins
F Montgomery Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		1 hour 30 mins	6.8 km	16 mins	51 mins

Secondary School Catchment: New Westminster Secondary -

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 New Westminster	8 - 12	6.2	7.2	117/251	50/246	New Westminster	French Immersion 9 - 12; IB Program (DP)	42 mins	3.2 km	7 mins	39 mins
B Urban Academy	K - 12	n/a	n/a	n/a	n/a	New Westminster		34 mins	2.8 km	8 mins	31 mins
C Cariboo Hill	8 - 12	5.9	5.2	136/251	181/246	Burnaby	French Immersion; AP Program	38 mins	2.7 km	7 mins	38 mins
D Carver Christian	8 - 12	8.2	7.5	22/251	38/246	Burnaby	Independent Christian School; AP Program	44 mins	3.3 km	8 mins	40 mins
E Khalsa (Surrey)	K - 12	5.7	9.3	150/251	30/805	Surrey	Independent School	49 mins	4.0 km	7 mins	39 mins
F Khalsa (Secondary)	8 - 12	n/a	n/a	n/a	n/a	Surrey	Independent Sikh School	49 mins	4.0 km	7 mins	39 mins

Walkscore

1709 271 FRANCIS WY New Westminster, V3L 0H2



Car-Dependent

Most errands require a car



Good Transit

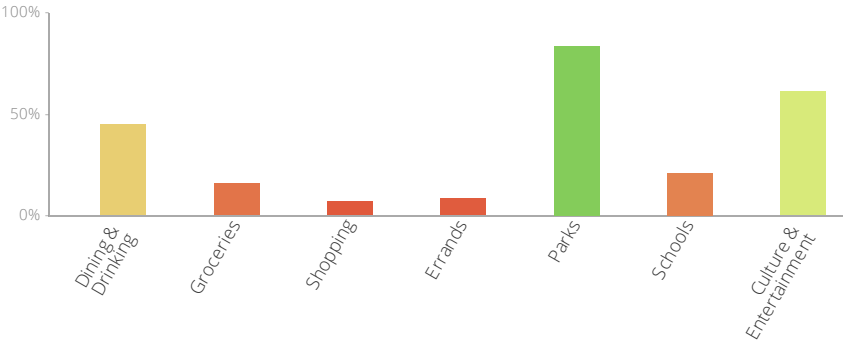
Many nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 28 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

