

## PROPERTY REPORT

7170 DOW AV  
Burnaby  
V5J 3W9  
Canada

PID: 002-798-522

MARCH 26, 2024

Pan Pan  
LeHomes Realty First  
Burnaby  
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I'm more than a real estate agent. I'm a REALTOR®.

Summary Sheet

7170 DOW AV Burnaby BC V5J 3W9

PID	002-798-522
Legal Description	LOT 1 DISTRICT LOT 99 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 23507
Plan	NWP23507
Zoning	R5 - Residential - 2-Family Dwellings, Medium-Density
Community Plan(s)	not in ALR



Year Built	1961	Structure	SINGLE FAMILY DWELLING
Lot Size	6463.79 ft²	Bedrooms	3
Bathrooms	2	Dimensions	55 x 117 Ft
Max Elev.	126.34 m	Min Elev.	124.93 m
Floor Area	2128 Ft²	Walk Score	81 / Very Walkable
Transit Score	83 / Excellent Transit	Annual Taxes	\$5,787.42

ASSESSMENT

	2023	%	2024
Building	\$57,900	↑ 7.43	\$62,200
Land	\$1,852,000	↑ 4.27	\$1,931,000
Total	\$1,909,900	↑ 4.36	\$1,993,200

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$1,993,200	↑ 33.69
Sales History	07/02/2022	\$1,490,900	↑ 69.61
	29/04/2013	\$879,000	↑ 115.71
	09/09/2003	\$407,500	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
V994199	Sold 06/03/2013	4	\$879,900 / \$879,000	Royal Pacific Riverside Realty Ltd.
V343254	Sold 03/06/2003	11	\$420,000 / \$407,500	RE/MAX Central

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	South Slope	Burnaby South
School District	SD 41	SD 41
Grades	K - 7	8 - 12

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

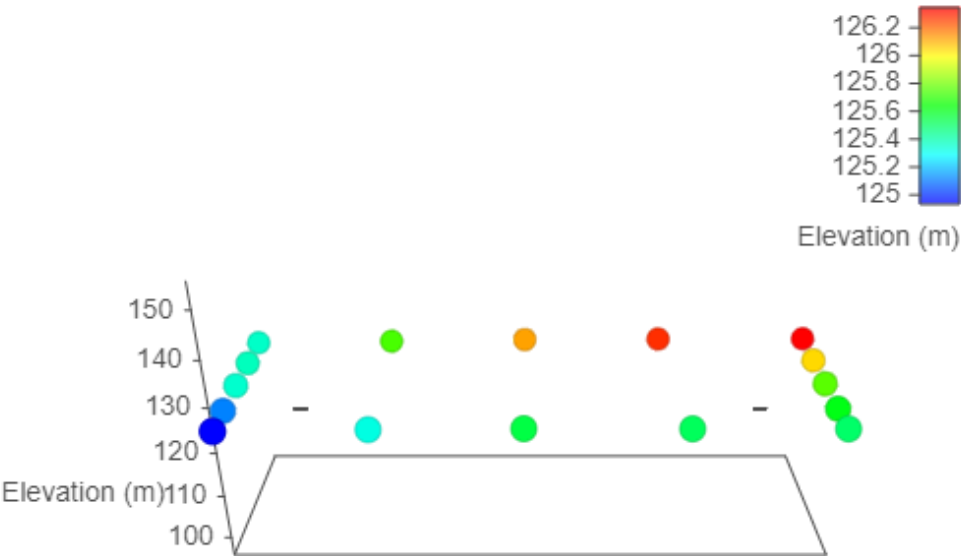




Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 126.34 m | Min Elevation: 124.93 m | Difference: 1.41 m

## Detailed Tax Report

## Property Information

Prop Address	7170 DOW AV	Jurisdiction	CITY OF BURNABY
Municipality	CITY OF BURNABY	Neighborhood	SOUTH SLOPE AREA
Area	BURNABY SOUTH	SubAreaCode	VBSME
PropertyID	002-798-522	BoardCode	V
PostalCode	V5J 3W9		

## Property Tax Information

TaxRoll Number	573571700000	Gross Taxes	\$5,787.42
Tax Year	2023	Tax Amount Updated	12/19/2023

## More PIDS

002-798-522

## More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP23507	1		99	36				

## Legal FullDescription

LOT 1, PLAN NWP23507, DISTRICT LOT 99, GROUP 1, NEW WESTMINSTER LAND DISTRICT

## Land &amp; Building Information

Width	55	Depth	117
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1961		
BCA Description	1 STY SFD - AFTER 1960 - STANDARD	Zoning	R5 RESIDENTIAL DISTRICT
WaterConn			
BCAData Update	01/05/2024		

## Supplementary Property Info

BedRooms	3	Foundation	BASEMENT
Full Bath	1	Half Bath2	1
Half Bath3	0	Stories	1.00
Pool Flg		Carport	
Garage S	1	Garage M	

## Actual Totals

Land	Improvement	Actual Total
\$1,931,000.00	\$62,200.00	\$1,993,200.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,931,000.00	\$62,200.00	\$0.00	\$0.00	\$1,993,200.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,931,000.00	\$62,200.00	\$0.00	\$0.00	\$1,993,200.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/7/2022	\$1,490,900.00	CA9699618	REJECT - NOT SUITABLE FOR SALES ANALYSIS
4/29/2013	\$879,000.00	CA3100133	IMPROVED SINGLE PROPERTY TRANSACTION
9/9/2003	\$407,500.00	BV363391	IMPROVED SINGLE PROPERTY TRANSACTION

**Sold**  
**V343254**  
Board/V, Detached  
House/Single Family

## 7170 DOW AVENUE

Burnaby South  
Metrotown  
V5J 3W9

**\$420,000** (LP)  
**\$407,500** (SP)



Days on Market: <b>11</b>	List Date: <b>5/23/2003</b>	Expiry Da...: <b>7/31/2003</b>
Previous Pri...	Original Price: <b>\$420,000</b>	Sold Date: <b>6/3/2003</b>
Meas. Type: <b>Feet</b>	If new, GST/HST inc?:	Approx. Year Bu...: <b>1963</b>
Frontage (feet): <b>55.00</b>	Bedrooms: <b>3</b>	Age: <b>40</b>
Frontage (metres):	Bathrooms: <b>2</b>	Zoning: <b>R-5</b>
Depth / Size: <b>117</b>	Full Baths: <b>2</b>	Gross Tax...: <b>\$3,119.00</b>
Lot Area (sq.ft.):	Half Baths: <b>0</b>	For Tax Year: <b>2001</b>
Lot Area (acres):	Rear Yard E...:	Tax Inc. Utilities?:
Flood Plain:	P.I.D.: <b>002-798-522</b>	Tour:
View:		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home:			Total Parking:	4	Covered Parking:	2	Parking Access:	Front
Construction:			Frame - Wood					
Exterior:			Stucco, Vinyl					
Foundation:			Concrete Perimeter					
Renovations:			Reno. Year:					
# of Fireplaces:			2	R.I. Fireplaces:		0	Rain Screen:	
Fireplace Fu...:			Natural Gas, Wood					
Fuel/Heating:			Forced Air					
Outdoor Are...:			Balcny(s) Patio(s) Dck(s)					
Type of Roof:			Tar & Gravel					
			Floor Finish:					
			Mixed					
			Title to La...:					
			Freehold NonStrata					
			Land Lease Expiry Y...:					
			Seller's Intere...:					
			Property Dis...:					
			Fixtures Leas...:					
			Fixtures Rmvd:					

Legal: **PL 23507 LT 1 DL 99 LD 37**

Amenities:

Site Influen...: **Central Location, Recreation Nearby, Shopping Nearby**  
Featur...: **Clothes Washer/Dryer, Drapes/Window Coverings, Free Stand F/P or Wdstove, Range Top, Refrigerator, Storage Shed**

Municipal Char...  
Garbage: **\$0.00**  
Water: **\$0.00**  
Dyking: **\$0.00**  
Sewer: **\$0.00**  
Other: **\$0.00**

Finished Floor (Main):	1,300	Floor	Type	Dimensio...	Floor	Type	Dimensio...	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'0"x15'3"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9"x9'6"			x	4
Finished Floor (Below):	0	Main	Kitchen	13'1"x13'5"			x	3
Finished Floor (Basement):	1,000	Main	Primary Bedroom	11'4"x13'6"			x	
Finished Floor (Total):	2,300 sq. ft.	Main	Bedroom	9'9"x9'9"			x	
Unfinished Floor:	0	Main	Bedroom	9'9"x10'6"			x	
Grand Total:	2,300 sq. ft.	Bsmt	Family Room	14'8"x13'5"			x	
Flr Area (Det'd 2nd Re...):	sq. ft.	Bsmt	Games Room	22'11"x13'2"			x	
		Bsmt	Utility	13'2"x13'5"			x	
		Bsmt	Storage	19'2"x8'0"			x	
Suite:				x			x	
Basement: <b>Full, Fully Finished</b>				x			x	

Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **10**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
By/Law Restrictions: Maint. Fee: **\$0.00**

List Broker 1: **RE/MAX Central - Office: 604-433-2211**

List Broker 3:

List Desig Agt ...: **George S Gomory - Phone: 604-765-7653**

**ggom@telus.net**

List Broker...:

Appointmen...: **Phone L.R. First**

List Desig Agt 2:

Call: **970-6719**

Buyer's Broker: **Amex Broadway West Realty - Office: 604-738-8878**

3:

Phone: **970-6719**

Buyer's Agent 1: **Joe Traversa PREC\***

2:

3:

Owner: **K&C WOO**

Commission: **3.255-100/1.1625**

Occupancy: **Owner**

Realtor: **Easy to show 9:00 AM - 8:00 PM. Quick possession available.**  
Remarks:

**This 40 year young West facing family home is located on a quiet street on Burnaby's South Slope. You are within walking distance of Metrotown Mall for all your shopping needs and you can also walk to Burnaby's Central Park for all your exercise needs. This home has hardwood floors in the three bedrooms and wall-to-wall carpeting in the large living room and dining room. The living room features a warm and easy to use gas fireplace while the family room features an air-tight woodburning stove. The large games room is ideal for playing pool. The basement has a full height ceiling and plenty of space for a suite if so desired. The family room and games room can easily be converted to extra bedrooms if needed. This home falls into t**

**Sold**  
**V994199**  
Board/V, Detached  
House/Single Family

## 7170 DOW AVENUE

Burnaby South  
Metrotown  
V5J 3W9

**\$879,900** (LP)  
**\$879,000** (SP)



Days on Market: **4** List Date: **3/2/2013** Expiry Da... **6/30/2013**  
Previous Pri... Original Price: **\$879,900** Sold Date: **3/6/2013**  
Meas. Type: **Feet** If new, GST/HST inc?: **No** Approx. Year Bu... **1961**  
Frontage (feet): **55.00** Bedrooms: **3** Age: **52**  
Frontage (metres): Bathrooms: **2** Zoning: **R5**  
Depth / Size: **117** Full Baths: **2** Gross Tax... **\$4,736.00**  
Lot Area (sq.ft.): **6,435.00** Half Baths: **0** For Tax Year: **2012**  
Lot Area (acres): **0.15** Rear Yard E... Tax Inc. Utilities?: **No**  
Flood Plain: **No** P.I.D.: **002-798-522** Tour:  
View: **No :**  
Complex/Subdiv: **SOUTH SLOPE**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fu... **Natural Gas, Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Are... **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen:  
Metered Wat...  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Carport & Garage**  
Driveway Finish:  
Dist. to Public Trans.: **1 BLK** Dist. to School B... **1 BLK**  
Title to La... **Freehold NonStrata** Land Lease Expiry Y...  
Seller's Intere... **Registered Owner**  
Property Dis... **Yes:**  
Fixtures Leas... **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **PL NWP23507 LT 1 DL 99 LD 36 GROUP 1.**

Amenities:

Site Influenc... **Central Location**  
Featur...

Municipal Char...  
Garbage:  
Water:  
Dyking:  
Sewer:  
Other:

Finished Floor (Main):	1,300	Floor	Type	Dimensio...	Floor	Type	Dimensio...	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'3"x15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9"x9'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'1"x13'5			x	Bsmt 3
Finished Floor (Basement):	800	Main	Primary Bedroom	13'6"x11'4			x	
Finished Floor (Total):	2,100 sq. ft.	Main	Bedroom	9'9"x9'9			x	
Unfinished Floor:	200	Main	Bedroom	10'6"x9'9			x	
Grand Total:	2,300 sq. ft.	Bsmt	Recreation Room	14'8"x13'5			x	
Flr Area (Det'd 2nd Re...	sq. ft.	Bsmt	Games Room	22'11"x13'2			x	
		Bsmt	Utility	13'5"x13'2			x	
		Bsmt	Storage	19'2"x8'			x	
Suite: <b>None</b>				x			x	
Basement: <b>Full, Partly Finished</b>				x			x	

Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **10**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: Maint. Fee:

List Broker 1: **Royal Pacific Riverside Realty Ltd. - Office: 604-270-8831**  
List Desig Agt ... **Mark Smirfitt - Phone: 604-220-1052**  
List Broker...  
List Desig Agt 2: 3:  
Buyer's Broker **Royal Pacific Riverside Realty Ltd. - Office: 604-270-8831**  
Buyer's Agent 1 **jimmy Chang** 2:  
Owner: **D&E HUELSCHER**  
Commission: **2.255% FIRST \$100,000/1.1625% ON BAL**

List Broker 3:  
**marksmirfitt@royalpacific.com**

Appointmen... **Phone L.R. First**  
Call: **Mark Smirfitt**  
Phone: **604-220-1052**

Occupancy: **Owner**

Realtor  
Remarks:

**Great South Slope family home close to Metrotown, bus routes, both elementary & high schools, ALRT and Central Park. 3 bdrms up with 2 baths, 2 fireplaces, lots of potential. Extra parking. Priced to sell! ALL MEASUREMENTS ARE APPROXIMATE**

## PROPERTY HISTORY DETAIL

**Address**  
7170 DOW AVENUE  
, BC V5J 3W9

**ML #** [V343254](#)



Exterior Front

<b>ML #</b> <a href="#">V994199</a>		<b>Class</b>	Residential Detached	<b>List Date</b>	3/2/2013	<b>CDOM</b>	4	<b>DOM</b>	4
<u>Chg Date</u>	<u>Chg Type</u>		<u>Status</u>	<u>Price</u>	<u>List Desig Agt 1 - Agent Name</u>	<u>List Firm 1 Code - Office Name</u>	<u>Buyer's Agent 1 - Agent Name</u>	<u>Buyer's Brokerage 1 - Office Name</u>	
03/07/2013 8:44:00 AM	Status, Sold Price, Buyer's Agent 1, Buyer's Brokerage 1, Title to Land		Sold	\$879,000	<a href="#">Mark Smirfitt</a>	<a href="#">Royal Pacific Riverside Realty Ltd.</a>	<a href="#">Jimmy Chang</a>	<a href="#">Royal Pacific Riverside Realty Ltd.</a>	
03/05/2013 11:28:00 AM	First Recorded Entry		Active	\$879,900	<a href="#">Mark Smirfitt</a>	<a href="#">Royal Pacific Riverside Realty Ltd.</a>			

<b>ML #</b> <a href="#">V343254</a>		<b>Class</b>	Residential Detached	<b>List Date</b>	5/23/2003	<b>DOM</b>	11		
<u>Chg Date</u>	<u>Chg Type</u>		<u>Status</u>	<u>Price</u>	<u>List Desig Agt 1 - Agent Name</u>	<u>List Firm 1 Code - Office Name</u>	<u>Buyer's Agent 1 - Agent Name</u>	<u>Buyer's Brokerage 1 - Office Name</u>	
03/30/2009 1:00:00 PM	Status, Sold Price, Buyer's Agent 1, Buyer's Brokerage 1, Title to Land		Sold	\$407,500	<a href="#">George S Gomory</a>	<a href="#">RE/MAX Central</a>	<a href="#">Joe Traversa PREC*</a>	<a href="#">Amex Broadway West Realty</a>	
05/23/2003 12:00:00 AM	First Recorded Entry		Active	\$420,000	<a href="#">George S Gomory</a>	<a href="#">RE/MAX Central</a>			



## PROPERTY HISTORY DETAIL

### Address

7170 DOW AVENUE  
Burnaby, BC V5J 3W9

ML # [V994199](#)

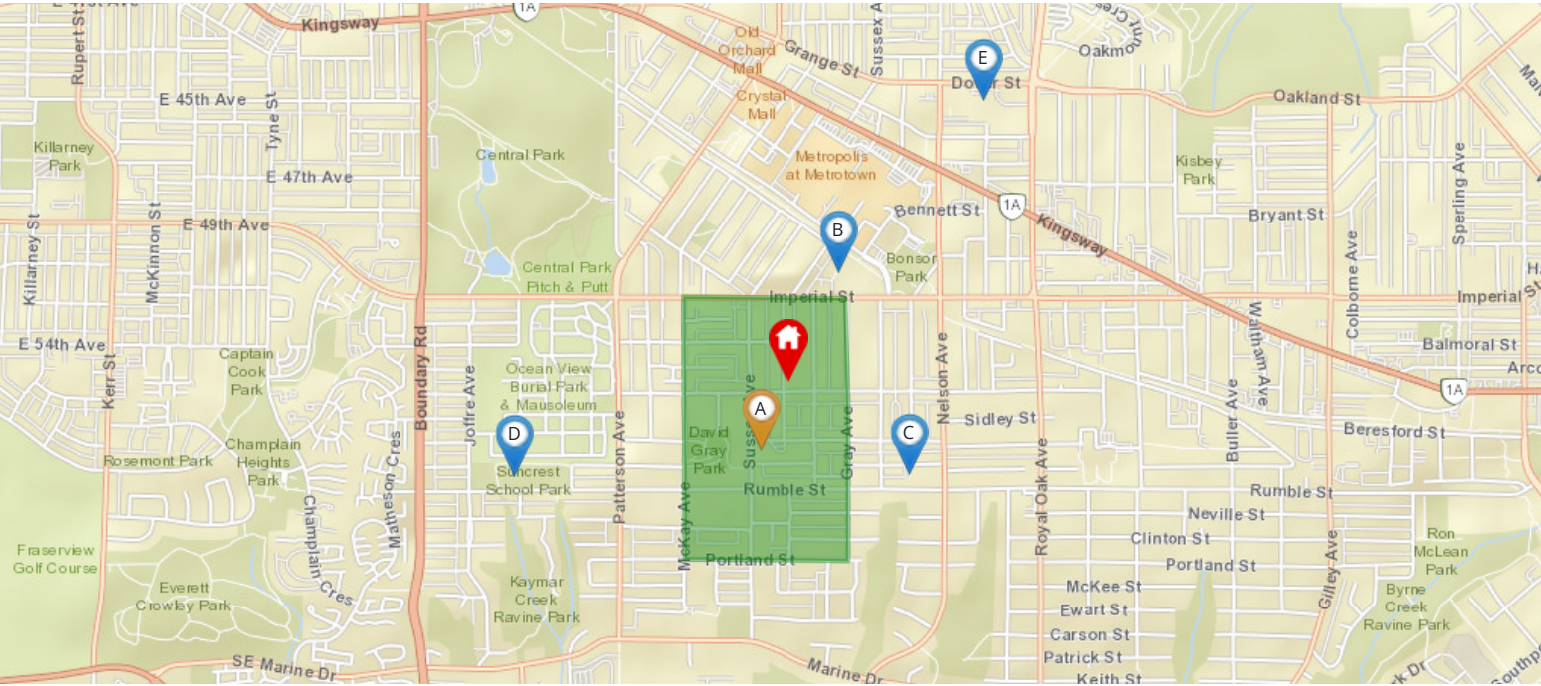


ML #	V994199	Class	Residential Detached	List Date	3/2/2013	CDOM	4	DOM	4
Chg Date	Chg Type		Status	Price	List Desig Agt 1 - Agent Name	List Firm 1 Code - Office Name	Buyer's Agent 1 - Agent Name	Buyer's Brokerage 1 - Office Name	
03/07/2013 8:44:00 AM	Status, Sold Price, Buyer's Agent 1, Buyer's Brokerage 1, Title to Land		Sold	\$879,000	Mark Smirfitt	Royal Pacific Riverside Realty Ltd.	Jimmy Chang	Royal Pacific Riverside Realty Ltd.	
03/05/2013 11:28:00 AM	First Recorded Entry		Active	\$879,900	Mark Smirfitt	Royal Pacific Riverside Realty Ltd.			

ML #	<a href="#">V343254</a>	Class	Residential Detached	List Date	5/23/2003	DOM	11
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
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05/23/2003 12:00:00 AM	First Recorded Entry	Active	\$420,000	<a href="#">George S Gomory</a>	<a href="#">RE/MAX Central</a>		

Nearest Schools

Nearby Elementary Schools

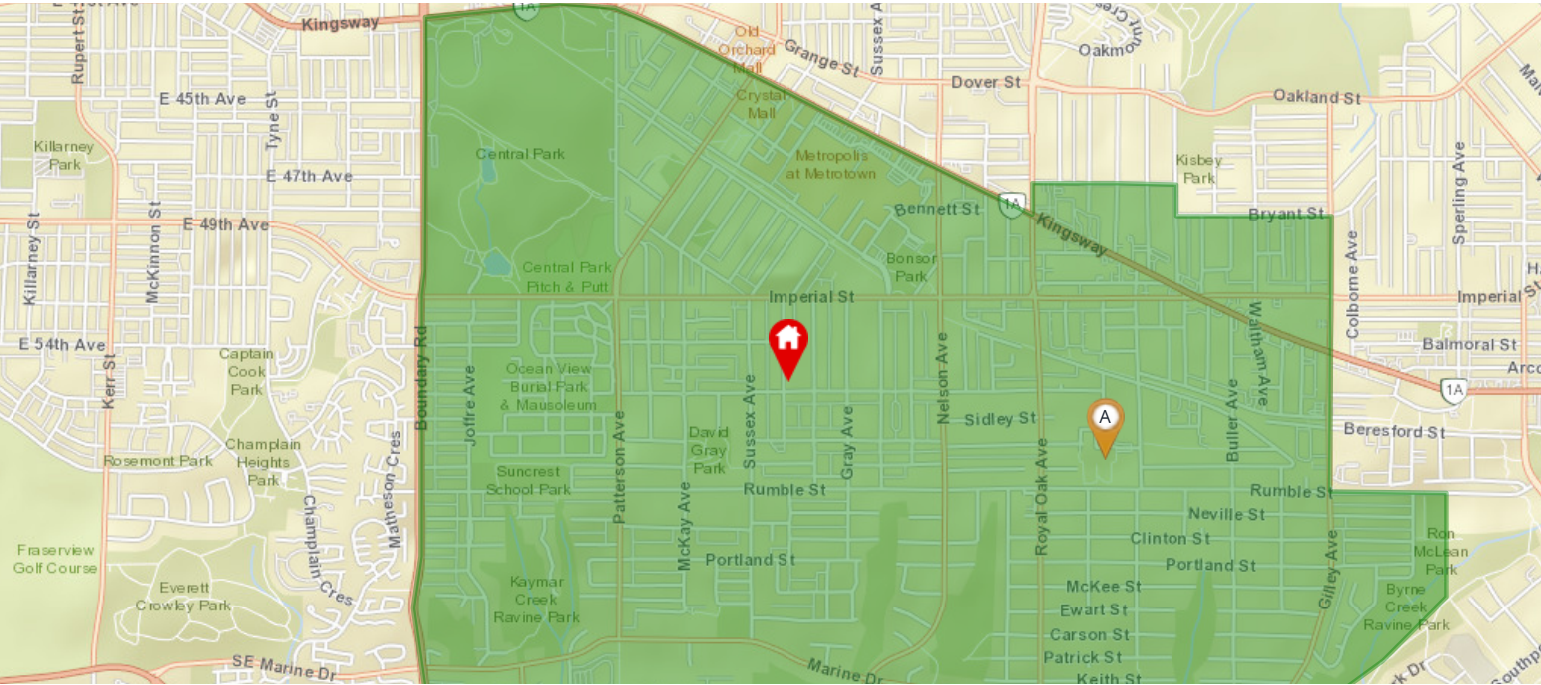


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **South Slope Elementary School** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	<a href="#">South Slope</a>	K - 7	<a href="#">SD 41</a>	Burnaby		4 mins	0.3 km	1 min	4 mins
B	<a href="#">Maywood</a>	K - 7	<a href="#">SD 41</a>	Burnaby	StrongStart	11 mins	0.8 km	2 mins	11 mins
C	<a href="#">Nelson</a>	K - 7	<a href="#">SD 41</a>	Burnaby		12 mins	0.9 km	3 mins	12 mins
D	<a href="#">Suncrest</a>	K - 7	<a href="#">SD 41</a>	Burnaby	MACC Program	19 mins	1.5 km	3 mins	19 mins
E	<a href="#">Marlborough</a>	K - 7	<a href="#">SD 41</a>	Burnaby	Early & Late French Immersion	28 mins	2.0 km	7 mins	22 mins
F	<a href="#">Chaffey-Burke</a>	K - 7	<a href="#">SD 41</a>	Burnaby	StrongStart	32 mins	2.3 km	8 mins	26 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Burnaby South Secondary School -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Burnaby South</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	AP Program	23 mins	1.7 km	5 mins	23 mins
B <a href="#">Moscrop</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	French Immersion; AP Program	47 mins	3.4 km	10 mins	28 mins
C <a href="#">Deer Lake SDA</a>	K - 12	Independent	Burnaby	Independent Seventh-day Adventist School	58 mins	4.2 km	9 mins	30 mins
D <a href="#">Burnaby Central</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	AP Program; Athletic & Visual Performing Arts Program; Hockey Academy; Soccer Academy	1 hour 6 mins	4.7 km	10 mins	32 mins
E <a href="#">Byrne Creek</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	AP Program; Basketball Academy	1 hour 5 mins	4.7 km	11 mins	37 mins
F <a href="#">St Thomas More</a>	8 - 12	Independent	Burnaby	Catholic Independent School; AP Program	1 hour 10 mins	5.2 km	12 mins	38 mins

Walk Score

7170 DOW AV Burnaby, V5J 3W9



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

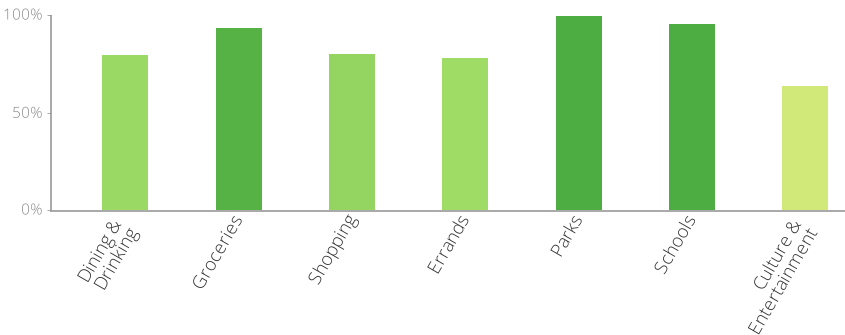
Transit is convenient for most trips



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 81 out of 100 based on these categories. [View a map](#) of what's nearby.

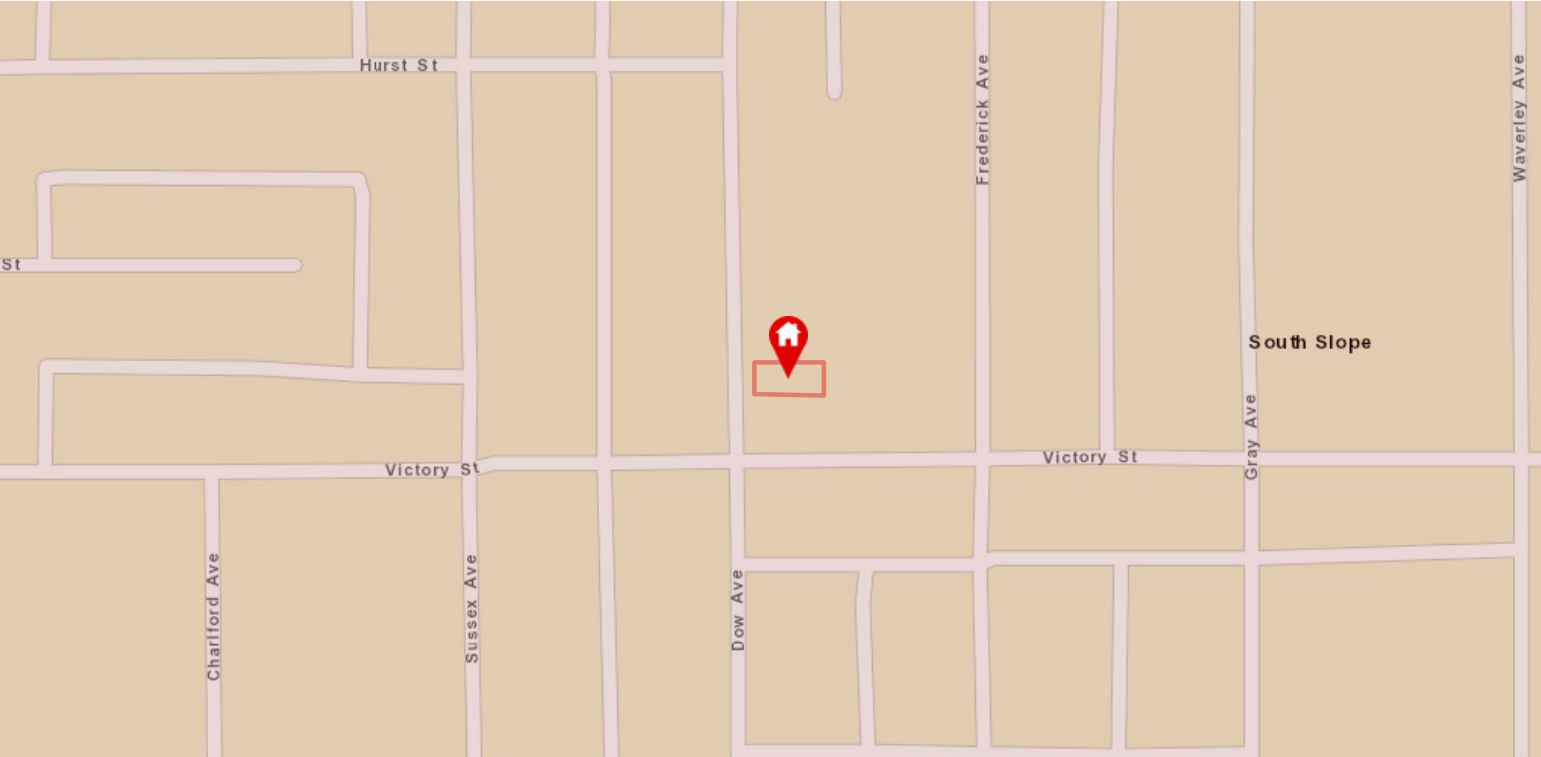


Get scores for your address





Sub Areas



Subject Property Designations:

Area: Burnaby South  
Sub-Area: Metrotown  
Area Code: BS  
Sub-Area Code: ME

Layer Legend:

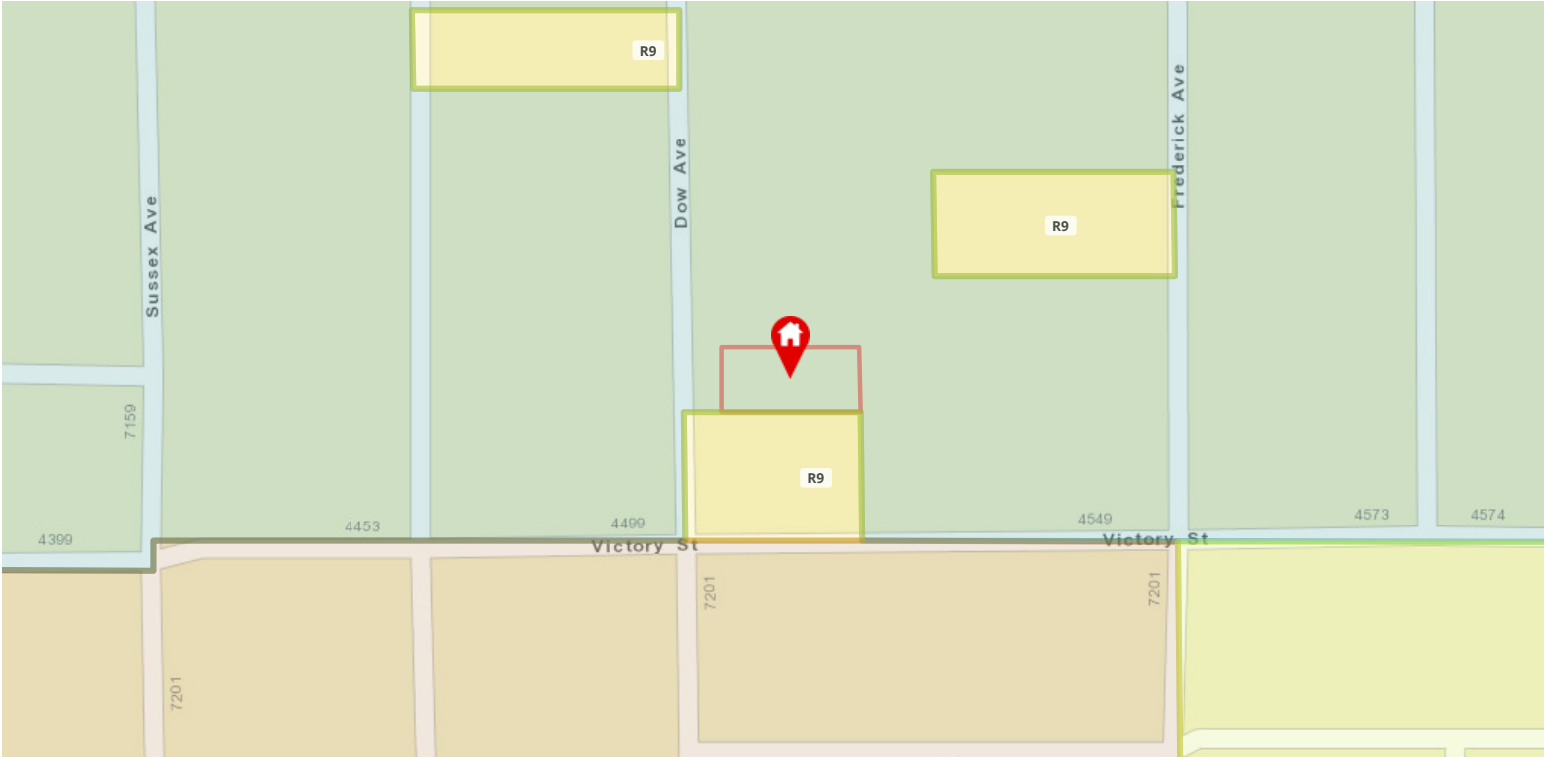
● Metrotown

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">R5</a> Description: Residential - 2-Family Dwellings, Medium-Density
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable
Port of Vancouver	Not Applicable





Zoning



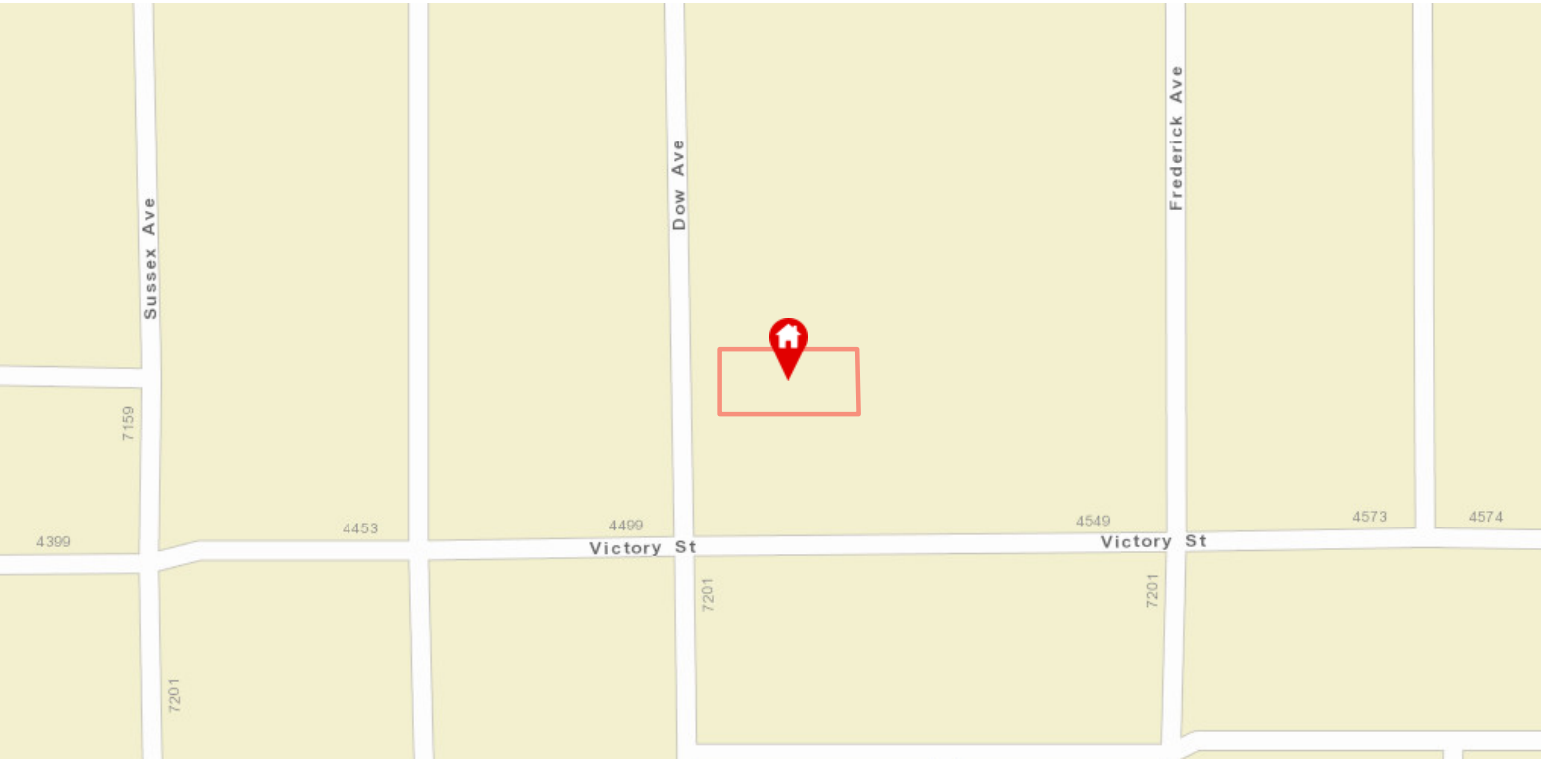
Subject Property Designations:

Code: [R5](#)  
Description: Residential - 2-Family Dwellings, Medium-Density

Layer Legend:

	Code	Description
	<a href="#">R5</a>	Residential - 2-Family Dwellings, Medium-Density
	<a href="#">R9</a>	Residential - 1-Family Residential, >2 acres
	<a href="#">R4</a>	Residential - 2-Family Dwellings, Medium-Density
	<a href="#">R2</a>	Residential - Medium-Density Urban

Official Community Plan



Subject Property Designations:  
Not Applicable



Neighbourhood Community Plan



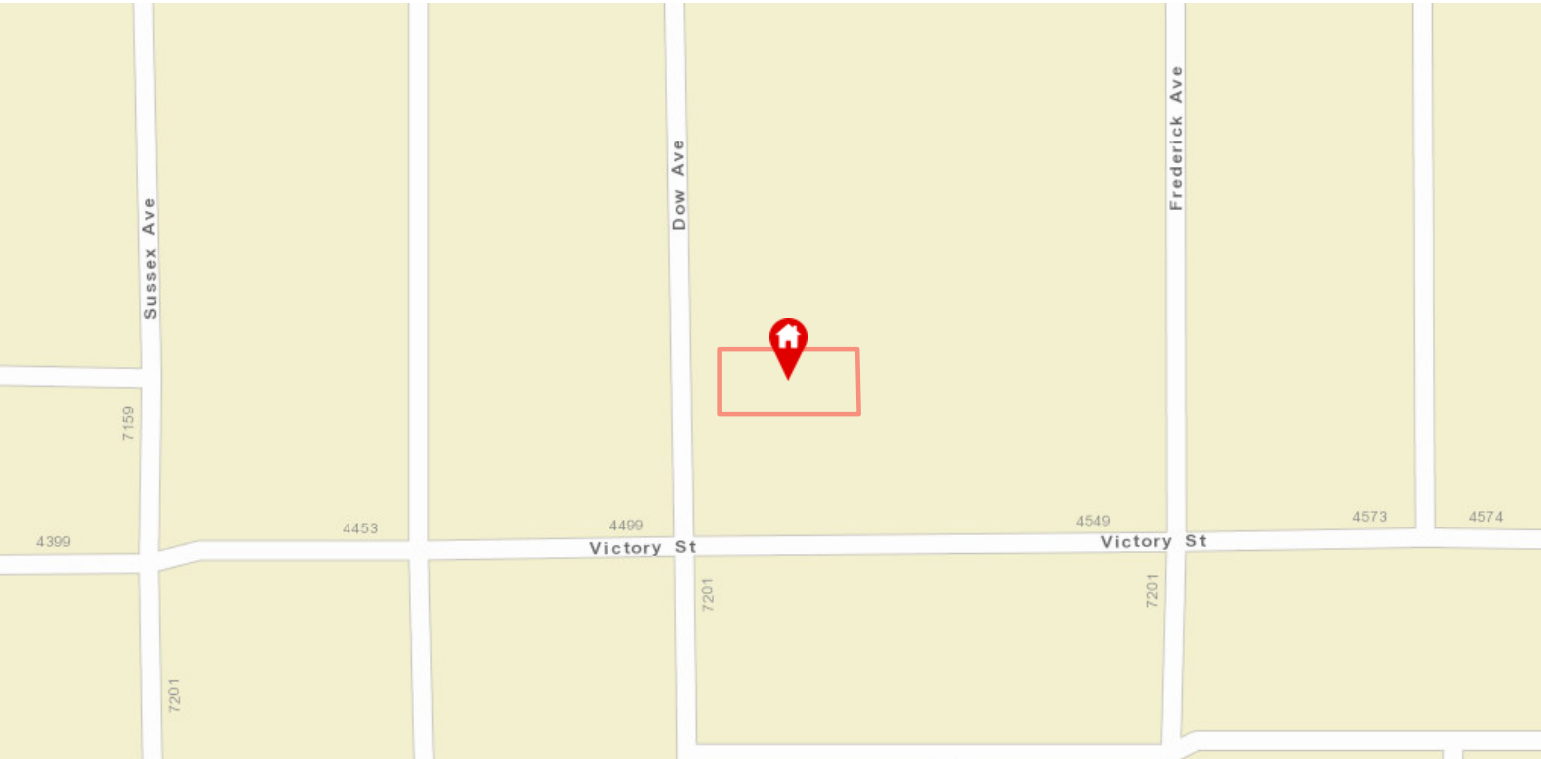
Subject Property Designations:  
Not Applicable

Local Area Plan



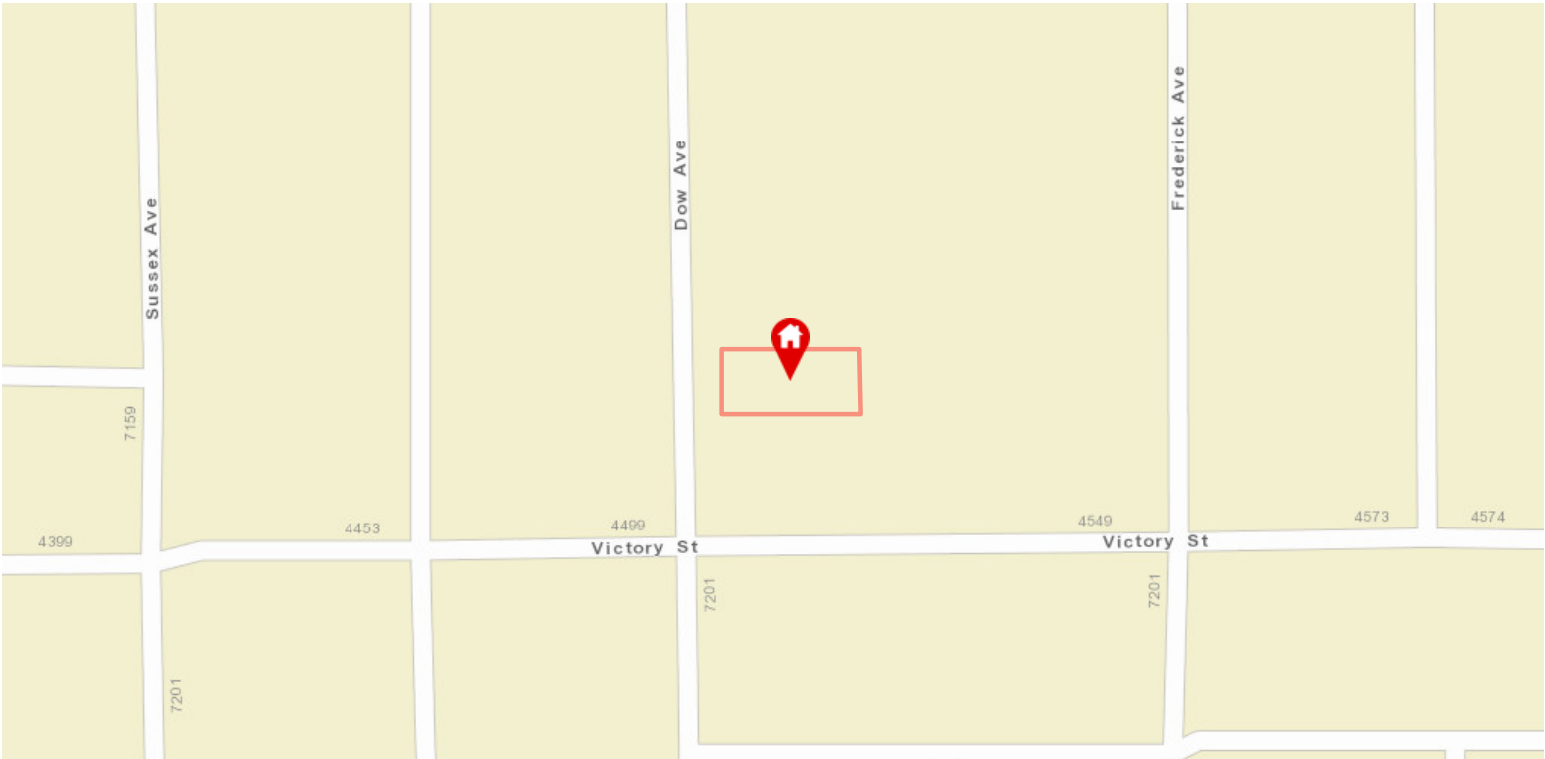
Subject Property Designations:  
Not Applicable

Proposed Plans



Subject Property Designations:  
Not Applicable

Development Permit Area

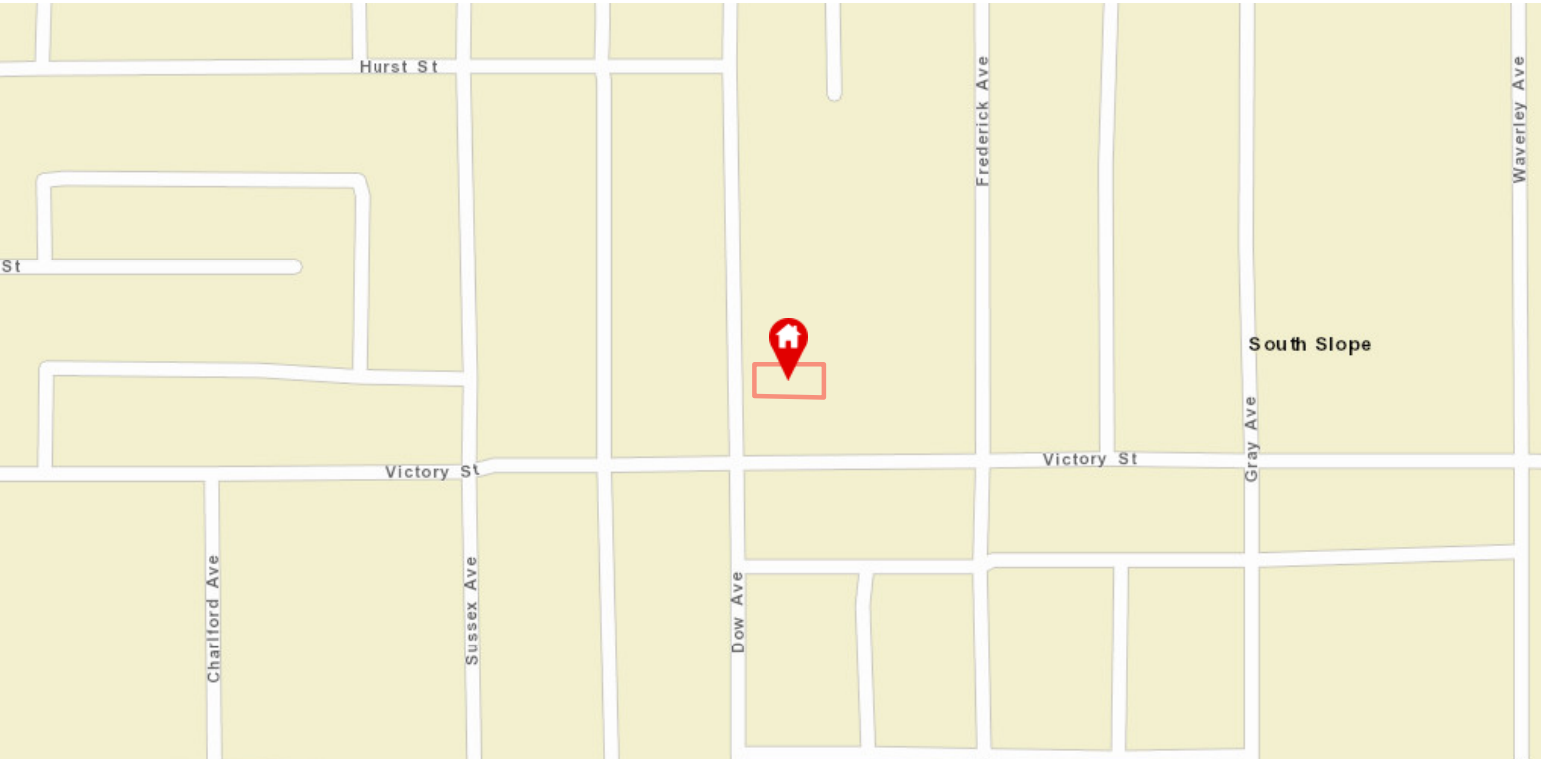


Subject Property Designations:

Not Applicable



Floodplain Data



Subject Property Designations:

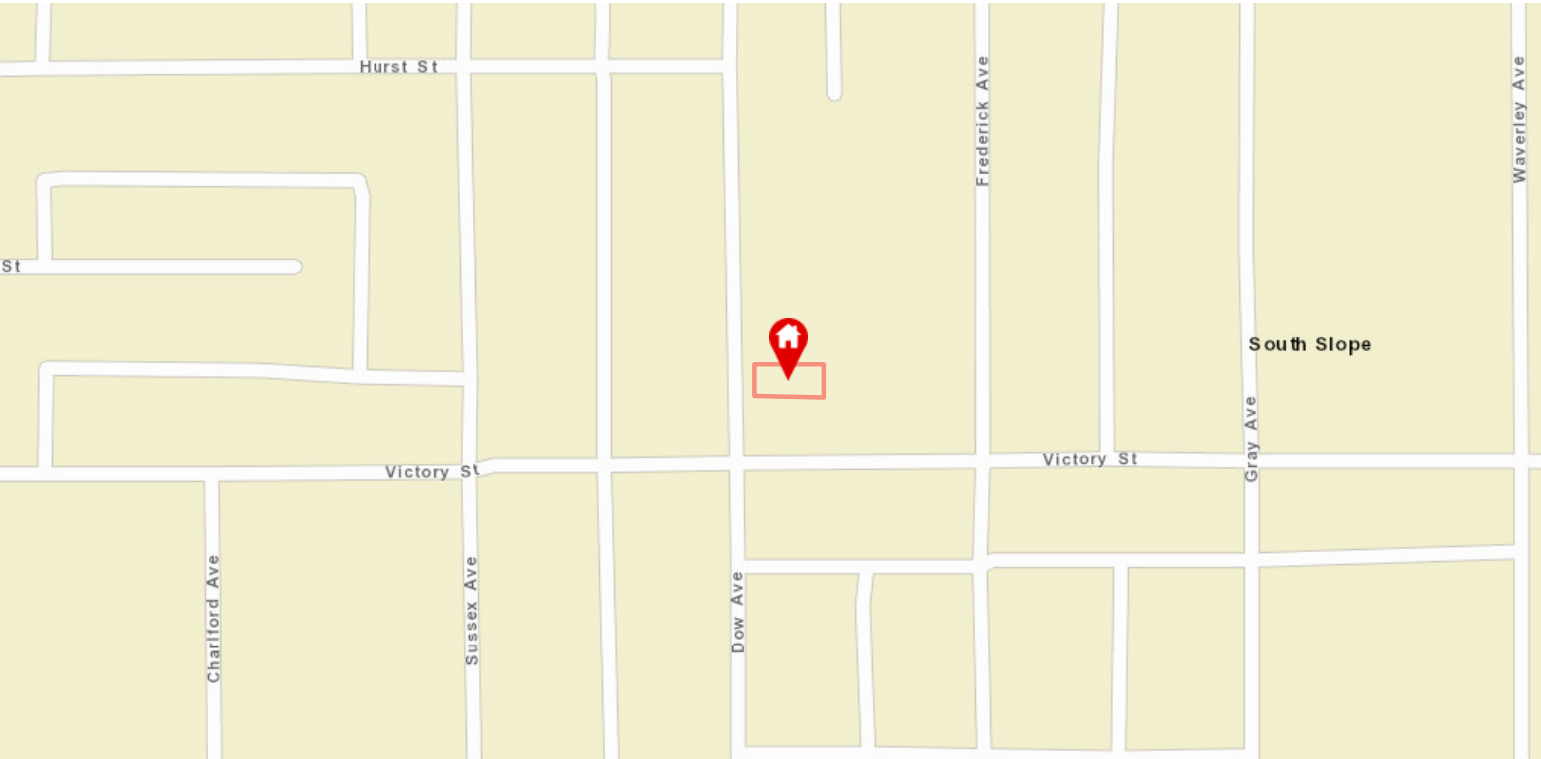
Status: Not in Floodplain

Frequent Transit Development Areas



Subject Property Designations:  
Not Applicable

Port of Vancouver



Subject Property Designations:

Not Applicable