

THIS LISTING INFORMATION HAS BEEN PROVIDED TO YOU BY:

WILLIS, ZANE

OF

**PACIFIC COAST - SHELBOURNE
3750 SHELBOURNE STREET**

VICTORIA BC

If you have any questions about this or other listings, please call me at **250 477-5353**.

Date Printed: **08/04/99**

Information given is from sources believed reliable but should not be relied upon without verification.
Buyers must satisfy themselves as to GST applicability.

ML No 136225-01 Status Active Class Single Family Zoning Residential		Add 1458 BEGBIE Str District 01 VICTORIA VREB Map Area VI-Fernwood Complex Name		Unit PC VBR 1K7	Bedrooms 6 Bathrooms 4 Year Built 1894	Current Price 269,900 Original Price 269,900	
Style Character Constrct 2 Level,Frame		Seller PCSCU BY COURT ORDER Phone		Tenant Ph	TotSqFt Fin SqFt Unfn	Uncon Date Sale Price	
Exterior Wood Roof Wood Foundtn Concrete Poured Driveway Blacktop		SCHOOLS Elementary 61 George Jay Junior High 61 Central Senior High 61 Victoria		Title Freehold		Taxes \$ 3,005 for Year 99	
Heat/ Forced Air Air Fuel Gas,Oil		Water City/Munic.,Hw-Gas		Fireplcs Living Rm No. 1 Basement Hght 6.00 Waste Sewer/Municipal Parking Driveway Spcs 2			
Rounded to Nearest Foot [Main]		LOT INFO Width 57 Depth 76		STRATA:			
Floors	Lower	1st	2nd	Other	Feat	Lot Size	Lvls/Unit
SQ FT						In Complex: Units	Bldgs
Entrance		Assess Incl		In Building: Units			Floors
Living			Shared Amen	Mon Assess \$			Lease Years
Dining			Laundry	Managed by			
Kitchen			Appliances				
Mast BR			Interior Feat Add'l Accommodation,Flrs/Wood,French Doors,Stained Glass				
Bathroom			Exterior Feat Balcony/Deck,Guest Accommodations				
			Special Info				
"QUEEN ANNE STYLE"HERITAGE DESIGNATED BLT 1894. LEGAL USE ACCORDING TO CITY IS 2 SUITES+ 2 LIGHT-HOUSEKEEPING UNITS. ADDITIONAL OWNERS SUITE (NOT LEGAL) IS DETACHED FROM THE MAIN HOUSE. 5 ELEC METRES, 3 GAS METRES APPEARS TO HAVE RECENT OIL FURNACE & GAS HOT WATER TANK. 24 HRS NOTICE FOR SHOWINGS.TERRIFIC OWNER/ OCCUPIER SITUATION. CLS REGARDING CONTRACT CHANGES, REQUIRED ADDENDUMS TO PURCHASE CONTRACT & FINANCIAL STATEMENTS LISTING AGENTS PRESENT FOR ALL SHOWINGS.							
List Office 0104 PACIFIC COAST - SHELBOURNE	250 477-5353	Coop Agt Comm 3.5 & 2.0	Entered 07/23/99	Listed 07/23/99			
Co-List Office 0104 PACIFIC COAST - SHELBOURNE	250 477-5353	Possession STT	Changed 07/27/99	Expires 10/31/99			
List Agent 00464 HOPE, ROBERT	250 478-8195	Agent Info Call LA 1st		Bd Info Contract Altered,Photo-			
Co-List Agent 03173 WILLIS, ZANE	250 477-0890						
DIRECTIONS: Map Book Locator ON BEGBIE ACROSS FROM STADACONA PARK. LOTS OF STREET PARKING. PLEASE ADVISE YOUR BUYERS NOT TO ENTER PROPERTY WITHOUT LS.							

1458 Begbie St.

Potential Gross Income:

Main House

Suite #1	\$565/mon
Suite #2	\$570/mon
Suite #3	\$400-498 (estimated- now vacant)
Suite #4	<u>\$398/mon</u>
	\$1933/mon (estimated)
	\$1533/mon (current)

Detached Coach House (not legal accommodation)

Owner's suite \$700+/- (estimated)

Total Estimated Gross/mon = \$2633
= \$31,596/year

Expenses (as reported by owner, not verified)

Annual	Fuel Oil	\$1,068
	Gas	840
	Cable	636
	Insurance	1,260
	Pest Control	334
	Janitor	600
	Gardener	360
	License	30
	Water	789
	Taxes (99)	3,005
	Fridge(#1)	304
	Hydro	<u>1,800</u>
		\$11,026/annum

The above noted income and expense figures were provided by the current owner and have not been verified. It is incumbent upon any buyer to confirm for themselves, all of the above figures.

There are no guarantees or warranties by Pacific Coast Savings Real Estate, Pacific Coast Savings Credit Union or their representatives as to the accuracy of these figures.

No Income and Expense Statements shall be provided with the sale of this property.

TITLE NO: R7467

VICTORIA

TITLE NO: R7467

FROM TITLE NO: P25672

APPLICATION FOR REGISTRATION RECEIVED ON: 29 JANUARY, 1986
ENTERED: 04 FEBRUARY, 1986

REGISTERED OWNER IN FEE SIMPLE:

SHELAGH NOEL HALL, WRITER,
1458 BEGBIE STREET,
VICTORIA, B.C.
V8R 1K7

TAXATION AUTHORITY:

CITY OF VICTORIA
CAPITAL ASSESSMENT AREA

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 001-491-415
LOT 94, SECTION 75, VICTORIA DISTRICT, PLAN 262

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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MORTGAGE

EG158969	1993-12-02	11:29
REGISTERED OWNER OF CHARGE		
PACIFIC COAST SAVINGS CREDIT UNION		
EG158969		

ASSIGNMENT OF RENTS

EG158970	1993-12-02	11:29
REGISTERED OWNER OF CHARGE		
PACIFIC COAST SAVINGS CREDIT UNION		
EG158970		

REMARKS: DD EG158969

MORTGAGE

EK135872	1996-11-29	12:02
REGISTERED OWNER OF CHARGE		
LAURENCE SPROWL		
DONEEN SPROWL		
AS JOINT TENANTS		
EK135872		

ASSIGNMENT OF RENTS

EK135873	1996-11-29	12:02
REGISTERED OWNER OF CHARGE		
LAURENCE SPROWL		
DONEEN SPROWL		
AS JOINT TENANTS		
EK135873		

MORTGAGE

EL66272	1997-06-05	11:53
REGISTERED OWNER OF CHARGE		
VML HOLDINGS LTD.		

REQUESTOR: FRONT COUNTER 6

10:08 1999-07-15

TITLE NO: R7467

VICTORIA

INCORPORATION NO. 332,771

EL66272

MORTGAGE

EM52114 1998-06-03 10:53

REGISTERED OWNER OF CHARGE

CANADIAN IMPERIAL BANK OF COMMERCE

EM52114

REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION

EM75078 1998-08-06 12:04

REGISTERED OWNER OF CHARGE

PACIFIC COAST SAVINGS CREDIT UNION

EM75078

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

PART 1.2**R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT****Permitted uses**

1. The following uses are permitted:

- (a) **Single family dwellings** and customary accessory uses;
- (b) **Public Buildings**;
- (c) **Playgrounds, green houses** and **plant nurseries** for accessory use only and not for commercial purpose;
- (d) Repealed;
- (e) **Commercial exhibits** subject to the regulations herein applicable to single family dwellings including the regulations contained in Schedule "C";
- (f) **Buildings accessory** to the above uses not exceeding **4 m (13')** in height, located in the rear yard of the building to which they are accessory and not occupying more than **30%** of the rear yard, provided that the accessory building, detached private garage or car shelter shall be situated not less than **18 m (60')** from the street front, and shall be so located as to provide a passage of at least **2.4 m (8')** between the accessory building, garage or car shelter and the main building, and where the building opens onto a lane it shall be not less than **1.5 m (5')** from the lane;

Note: See also 11(2)

Note: Rear yard and side yard setbacks see building code

- (g) The keeping of not more than 4 boarders or roomers or boarders and roomers in any one single family dwelling;
- (h) **Churches**;
- (i) **Home occupations**;

Note: Imperial dimensions are provided as a convenience only and are not to be used in place of the required metric calculations as set out in this by-law.

69	70	71	72	73	74	75	76	77	78	79	80
82	83	84	85	86	87	88	89	90	91	92	93

Strata Plan #1288

19	20	21	22	23	24
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AVE.

9	10	11	12	13	14	15
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ST.

38	39	40	41	42	43	44	45	46	47	48	49
50	51	52	53	54	55	56	57	58	59	60	61

TAUNTON RD.

1	2	3	4	5	6	7	8	9	10
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DENMAN

14	15	16	17	18	19	20
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FORBES

14	15	16	17	18	19	20	21	22	23	24
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BELMONT

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5	6	7	8	9	10
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PEMBROKE

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GLADSTONE

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61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
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VINING

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BELMONT

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ST.

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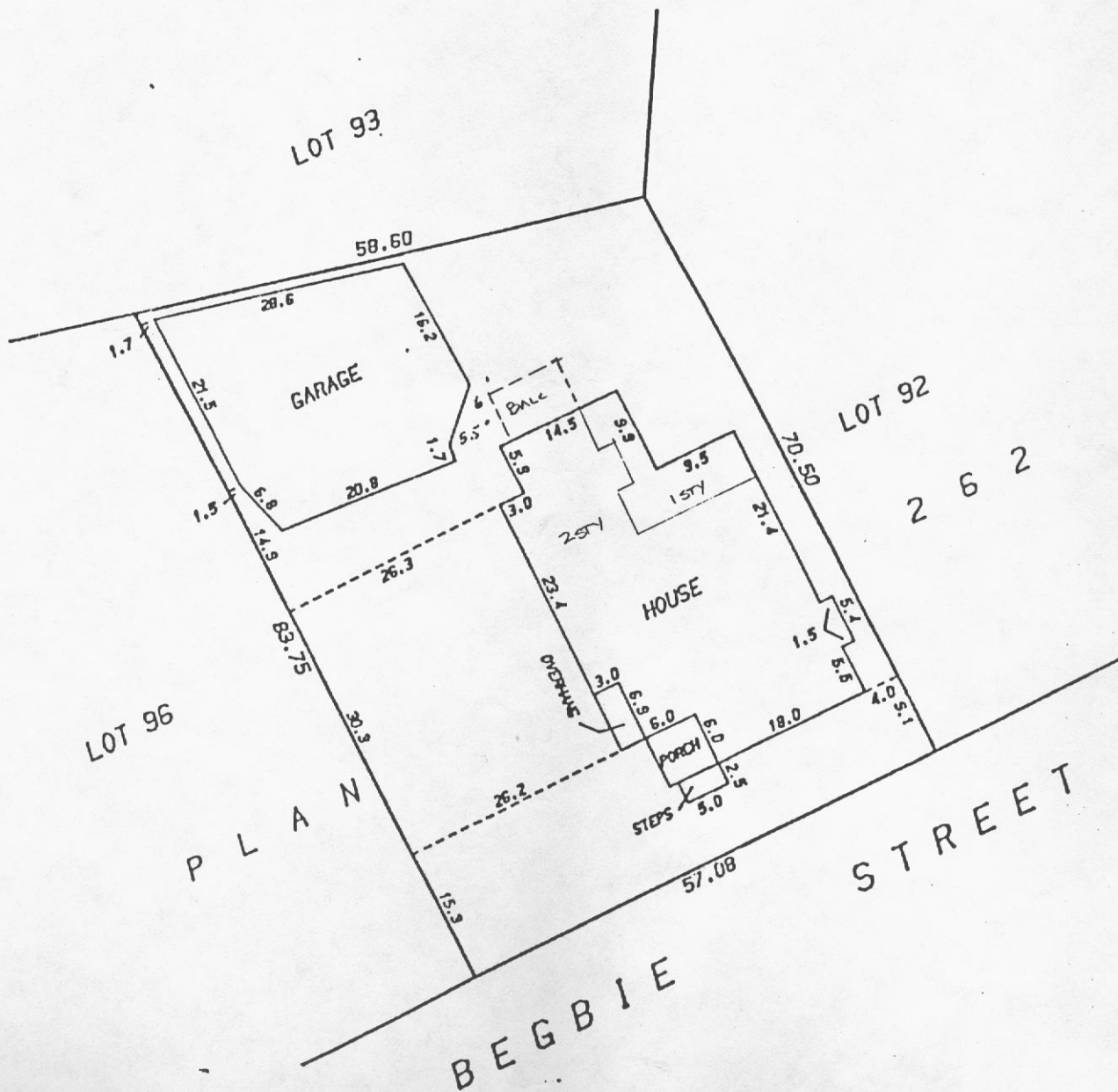
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LOT 94
 SECTION 75
 VICTORIA DISTRICT
 PLAN 262

SCALE 1 in. = 20 ft.
 DISTANCES ARE IN FEET AND DECIMALS THEREOF.



THIS PLAN IS NOT TO BE USED FOR RE-ESTABLISHING PROPERTY BOUNDARIES OR CONSTRUCTION PURPOSES.

John A. Whittaker

B.C. LAND SURVEYOR
 1281 Fairfield Road,
 Victoria, British Columbia V8V 3B3
 Telephone: 388-9713

Legal and Topographic Surveying
 Subdivision Design and Planning Services
 Cadastral, Planimetric
 and Photogrammetric Mapping Services

THIS PLAN IS PREPARED FOR MORTGAGE PURPOSES ONLY.
 THIS IS TO CERTIFY THAT THE DWELLING ON THE ABOVE LOT LIES
 WHOLLY WITHIN THE SAID LOT AND DOES NOT ENCRANCH ON ANY
 ADJOINING LOT OR ROAD.
 ALL CLEARANCE DISTANCES ARE SHOWN TO AN ACCURACY OF PLUS
 OR MINUS 0.3 FEET.
 CERTIFIED CORRECT THIS 13th DAY OF May 1988.

[Handwritten Signature]

Fernwood
1458 Begbie
Oct 2004

MLS®: 193761

\$529,000



Property Type: Multi-Family
House Style: n/a
Age: Built in 1894
Bedrooms: n/a
Bathrooms: n/a
Fireplace:
Central A/C:
Pool:
Waterfront:
Workshop:
House Size: 2440 sqft
Lot Size: 4389 sqft
 4,051 - 7,250 sqft

Noel Hache
Re/Max Camosun
 4440 Chatterton Way
 Victoria, British Columbia
 V8X 5J2
 250-744-3301
 800-663-2121

Fernwood
Victoria
Victoria
Vancouver Island/Smaller Islands
British Columbia

Oh my, what a perfect opportunity for an owner/occupier to collect rent from four suites and live in a separate detached home. Featured in, "This Old House" this "Queen Anne Style" heritage designated 1894 built home is in superb condition with numerous updates and represents an ideal investment. Across from a park and a short stroll to downtown rarely is there a vacancy. Legal use is 2 suites & 2 housekeeping Units & SFD.

Data provided by: Victoria Real Estate Board

The above information is deemed reliable, but is not guaranteed. Please do not remove this notice.