

***FILL OUT WITH OWNER AT TIME OF CONTRACT SIGNING**



TODAY'S DATE: January 17, 2022

PROPERTY MANAGER'S NAME: Chery Castaneda

PROPERTY MANAGER'S CONTACT #: 604-908-6843

PROPERTY MANAGER'S EMAIL: chery@orcarealty.ca

OWNER'S NAME: Desmond Siadat

OWNER'S PHONE NUMBER: 604-771-9931

OWNER'S EMAIL: desmondsiadat@gmail.com

ADDRESS OF HOME: 2809 Larson Road
North Vancouver, BC

POSTAL CODE: V7N 4H7

***Postal code finder: <https://www.canadapost.ca/cpo/mc/personal/postalcode/fpc.jsf>**

☐ CITY OF VANCOUVER ☒ NORTHSORE ☐ BURNABY/NEW WEST
☐ DELTA/SURREY/LANGLEY ☐ TRICITIES/PITT/MAPLE ☐ RICHMOND

CITY NEIGHBOURHOOD: Upper Lonsdale

DESCRIPTION OF OWNERS: Resident

☒ TENANT PLACEMENT ONLY ☐ FULL MANAGEMENT

OWNER HAS SIGNED CONTRACT AND WWAR ☒ Yes ☐ No

IS OWNER PLANNING RENO'S BEFORE TENANT MOVES'S IN ☐ Yes ☒ No
(describe) _____

AVAILABLE DATE FOR ADVERTISING March 01, 2022 IS HOME AVAILABLE EARLIER?
(details) March 01, 2022

LENGTH OF TERM DESIRED BY LANDLORD? 1 year to start

IS LONG TERM AN OPTION? 2+ YEARS? ☒ Yes ☐ No

PETS - CATS OK? ☐ Yes ☒ No DOG OK? ☐ Yes ☒ No

SCHOOL DISTRICT- ELEMENTARY Larson Elementary HIGH Carson Graham Secondary

☒ HOUSE ☐ APARTMENT ☐ TOWNHOUSE ☐ DUPLEX ☐ IN-LAW SUITE

☐ TOP OF HOUSE FURNISHED or ☐ NON FURNISHED

AGE OF HOME? 42 or if renovated list age as RENOVATED ☒

PRICE \$4900 pricing adjustment instructions going forward (details) _____

NUMBER OF BEDROOMS 3 ☒ PLUS DEN ☐ Yes ☐ No

NUMBER OF BATHROOMS 3 ☒

SQUARE FEET 2100 LOT SIZE 3950

PARKING 2 ☐ SPOTS TYPE NONE



FIREPLACE ☒ Yes ☐ No NUMBER 1 GAS

STORAGE ☒ Yes ☐ No

DO ALL THE NECCESARY WINDOWS HAVE BLINDS ☐ Yes ☐ No

LAUNDRY LAUNDRY ON SITE

HEATING FORCED AIR ☐ (explain) Forced Air + Natural Gas

ESTIMATION OF HEATING BILLS \$ _____

PRICE INCLUDES UTILITIES ☐ Yes ☒ No

INCLUDED OR NOT INCLUDED IN THE RENT

0 % <input type="checkbox"/> WATER (city utilities)	<input checked="" type="checkbox"/> STOVE,OVEN FRIDGE	<input checked="" type="checkbox"/> BLINDS	<input checked="" type="checkbox"/> STORAGE
0 % <input type="checkbox"/> ELECTRICITY	<input checked="" type="checkbox"/> DISHWASHER	<input type="checkbox"/> CABLE/WIFI	<input type="checkbox"/> FURNITURE
0 % <input type="checkbox"/> GAS	<input type="checkbox"/> GARBURATOR	<input checked="" type="checkbox"/> LAUNDRY	<input type="checkbox"/> HOT TUB MAINT
0 % <input type="checkbox"/> HOT WATER	<input type="checkbox"/> CENTRAL VAC/HOSES	<input type="checkbox"/> POOL MAINT	<input type="checkbox"/> MOVE IN FEE
<input type="checkbox"/> GARDEN/LAWN	<input type="checkbox"/> LAWN MOWER		
<input type="checkbox"/> OTHER: _____			

CONDO YES (if no, skip)

INCLUDED IN STRATA FEES - HEAT ☐ HOT WATER YES

OTHER _____

STRATA PROPERTY MANAGEMENT COMPANY _____ # _____

BUILDING MANAGER CONTACT _____ # _____

MOVE IN FEE \$ _____

PATIO NO BBQ ALLOWED NO

IF THERE'S A DEN IS IT BIG ENOUGH TO BE AN EXTRA SMALL BEDROOM? NO

GYM NO POOL NO HOT TUB NO BOARD ROOMS NO

SOCIAL ROOM NO GUEST ROOMS NO CONCIERGE NO

AMENITIES ON _____ FLOOR PARKING ON _____ FLOOR

HOUSE YES ☐ (if not skip)

GARDENING/ LAWN MAINTENANCE INCLUDED NO ☐ (details) _____

LEAVING LAWNMOWER BEHIND NO HOTTUB / POOL MAINTENANCE INCLUDED NO

IF VACANT AND WINTER- ADVISED OWNER TO KEEP ON HEAT? NO

RECEIVED INSTRUCTIONS FOR GUTTERS? NO

CHIMNEY - IF WOOD BURNING -ADVISED ON BEING CHECKED NO

SELF CONTAINED SUITE NO





TOP LEVEL (if applicable) - DESCRIPTION OF ROOMS AND LAYOUT

No

MAIN LEVEL - DESCRIPTION OF ROOMS AND LAYOUT

-No

BASEMENT LEVEL (if applicable) - DESCRIPTION OF ROOMS AND LAYOUT

NO

YARD DESCRIPTION

-No

HOME FEATURES & AMENITIES

Well Maintained Unit

Fully Functional Layout

Spacious Bedrooms

Vaulted Ceilings

Fenced Yard

Lots of Updates

NEIGHBOURHOOD FEATURES & PROXIMITY TO CONVENIENCES

Central Location

Schools Nearby

Recreation Nearby

Minutes to City's Best Trails and Parks

Shopping Nearby

Easy Access to Highway

MAIN TITLE FOR WEB ADVERTISING (include reference code)

(ORCA-REF# 2809L) ***Cozy and Well Maintained 3 Bed/2.5 Bath Home is Desirable Upper Lonsdale***

DESCRIPTIVE PARAGRAPH OF HOME

Welcome to this bright and lovely 2 level corner lot home in the soughtafter Upper Lonsdale neighborhood. This warm abode features a fully functional layout with south east exposure, its spacious living room with skylight, vaulted ceilings, 3 large bedrooms upstairs with mountain view, ensuite master bedroom with 2 walk-in closets. Lots of updates done in the past years including flooring, bathrooms, kitchen lighting, gas fire place, hot water tank, the furnace and roof. Fully fenced, landscaped backyard. This home is centrally located, close to elementary and secondary schools, minutes to Edgemount Village, West View Mall, public transit and has easy access to Hwy. Book your private showing now!

*Available March 01, 2022

*Size is approximate. Tenant to verify if deemed important.

*No Pets Allowed



VIEWING INSTRUCTIONS

CURRENT HOME OCCUPANCY STATUS TENANT RESIDES



WHO TO CONTACT FOR VIEWINGS NA - VACANT AND WE HAVE KEYS

NAME: : We do nt have keys/ Please contact tenant

PHONE # : Tenant is Mr Jose 604 4412311

EMAIL: :

WE HAVE KEYS/FOB NO

ALARM CODE NO no

SPECIAL VIEWING INSTR NO

DOES HOME NEED A SIGN? NO

DO WE NEED PICTURES TAKEN? NO