

Residential Full w/photos

1862 Aitkins Court, Kelowna, V1V 1W4

MLS® #: 9207812 Status: **Sold** PID: 017-862-205
 Zone: Central Okanagan Sub Area: NG - North Glenmore

Price: \$448,800
 Orig Price: \$448,800
 S Price: \$440,000
 SDOM: 10



General Information

Prop Type: **Single Family Residential** Year Built: **1992**
 Type Dwell: **Single Family** Yr Blt Dsc: **Actual**
 Style/Story: **Two Storey** Shop/Den: **No/No**

Layout

Beds: **5**
 Full Baths: **2**
 Half Baths: **1**
 En Suite: **3-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **1078**
 Above Main: **914**
 Below Main:
 Basement: **390**
 Total: **2382**

Lot Information

Frontage: **16**
 Depth: **33**
 Irregular: **No**
 Acres: **0.13**
 Wtr Frnt: **0**
 Wtr Infl:
 View: **Mountain View**

Parking

Prk Cov: **2** RV Park: **No**
 Prk Uncov: **2** Add Prk: **No**
 Prk Spcs:
 Grg Opt: **Double** Carport:
 Grg Dsc: **Attached**

Listing Information

List Date: **09/01/2009** Hold Date:
 Exp Date: **Yes** Act Date: **09/02/2009** Cncl Type:
 Permit Pub: **Yes** P MLS.CA: **Yes** Cncl Date:
 X List F#: TC Length: **Yes** Incl MLS.CA: **Yes** Last Mod: **09/11/2009**
 World Property: Intr MLS#: **No**

Features

Wood Stove: **No** ByLaws Avl: **No** Handicap Eq: **No** Gated: **No**
 Rentals: **Not Applicable** Pets: **N/A**
 Fireplace: **1, Gas** Bsmt: **Full/Partially Finished**
 Construct: **Frame - Wood** Roof: **Asphalt/Fibreglass Shingles**
 Foundation: **Concrete** Suites Dsc:
 Exterior Fin: **Vinyl** Heat/Cool:
 Water: **Municipal** Fuel: **Natural Gas**
 Fencing:
 Pool Type: Outside Area:
 Itms Not Inc: **washer/dryer** Sewage: **Sewer**
 Equip/Appl: **Dishwasher, Microwave Oven, Refrigerator, Stove - Electric, Window Coverings**
 Flooring: **Ceramic Tile, Partial Carpet**
 Structures: **Deck, Patio(s)**
 Exterior Feat: **Fenced Yard, Private Yard, Underground Sprinkler**
 Interior Feat: **Island, Skylights, Smoke Detector(s), Vacuum Built-In**
 Site Infl: **Family Oriented, Flat Site, Landscaped, No Thru Road, Park Nearby, Park Setting, Private Setting, Recreation Nearby, Schools Nearby, Shopping Nearby, Golf Nearby**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	16X14	Dining Room	L1		Kitchen	L1	
Family Room	L1		Master Bedroom	L2		Bedroom	L2	
Bedroom	L2		Bedroom	B		Ensuite - Full	L2	
Bathroom - Full	L2		Bathroom - Half	L1		Laundry	L1	
Nook	L1		Bonus/Bdrm	L2		Rec/TV	B	
Part Fin.	B							

Title

Title Held: **Freehold** Terms Sale:
 Assign Cont: **No** Poss:
 Trades: Court Sale: **No** Fract Int:
 Cont Dsc:
 Title Form: **Conventional**

Legal/Tax

Native Res: **No** Survey: **No** Levies: **No Levies** Stat Tax: **Assessed**
 LR Owner: **No** Spc Imprv: **No** Imprv: **\$261,000.00** Taxes: **\$2,888.68**
 Sell Discle: Fin Stmnts: Occupied By: **Seller** Tax Yr: **2008**
 Re-Zone: Zone Code: **SFD** Lnd Asmnt: **\$187,000.00** Ttl Asmnt: **\$448,000.00**
 Zone Typ: **Residential-Low Density** Zone STyp: **Single family dwelling**
 Non-Fin Enc: **Building Schemes**
 Seller Nm: **Tieman, Alison Mark**
 Legal Dsc: **Lot 4, pl KAP47769, Sec 4 Twp 23**

Office Information

List Brk: **Coldwell Banker-Horizon Realty** Phone: **250-860-7500**
 List Rep: **Steven Tate** Phone: **250-860-7500**
 Comm: **3.5% first 100k, 1.5% on bal**

Remarks

Dtl Loc: **N. Glenmore/Biggar/Aitkins**
 Pub Rmks: **Awesome family home for a growing family or hobbie! 4 bdrms, bonus/bdrm upstairs and a full bsmt with TV**

Rep Rmks: room and try and figure out to create what you need.
Int Rmks: Awesome family home for a growing family or hobbieist! 4 bdrms, bonus/bdrm upstairs and a full bsmt with TV room and lrg unfin. area to create what you need.
Show Inst: Awesome family home for a growing family or hobbieist! 4 bdrms, bonus/bdrm upstairs and a full bsmt with TV room and over 400 feet of partially finished space to create what you need. Fully fenced yard, storage shed, room for a tramp. or a pool! Mature landscaped yard and loads of space for a growing family.
A Shw Inst: Call REALTOR®, Lock Box, TouchBase
App't req'd,

Sold Information

Sold Price: **\$440,000**
Buyer: **Gordon**

Sold Reported Date: **09/11/2009** Sell Brk:
Sell Rep:

[Prudential Kelowna Properties](#)
[Brenda Colvin](#)



Information Deemed Reliable But Cannot Be Guaranteed

CONTRACT OF PURCHASE AND SALE

Date: June 10, 2014

SELLER: JAMES BARRY GORDON

BUYER: JEFF CHANDLER and MEGAN CHANDLER

ADDRESS OF PROPERTY: 1862 Aitkins Court, Kelowna, B.C. V1V 1W4

LEGAL DESCRIPTION: Lot 4, Sec 4, Twp 23, ODYD, Plan KAP47769

PID: 017-862-205

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

1. PURCHASE PRICE: The purchase price of the Property will be **FOUR HUNDRED AND FIFTY-FIVE THOUSAND DOLLARS (\$455,000.00)** (Purchase Price)
2. DEPOSIT: **\$10,000.00, which will form part of the Purchase Price**, to be held in trust by the Buyer's lawyers as stakeholder and payable within 48 hours of the execution of this agreement by both parties.
3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

As per attached Addendum.

Each condition, if so indicated, is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.
4. COMPLETION: The sale will be completed on **September 15, 2014, (Completion Date)** at the appropriate Land Title Office unless the parties agree, in writing, to an earlier Completion Date.
5. POSSESSION: The Buyer will have vacant possession of the Property at 12 noon on **September 16, 2014, (Possession Date)** OR, subject to the following existing tenancies, if any:
n/a
6. ADJUSTMENTS: The Buyer will assume and pay all taxes, rates, local improvement assessments, utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of **September 15, 2014, (Adjustment Date)**.
7. INCLUDED ITEMS: The Purchase Price includes all appliances (fridge, stove, dishwasher, washer and dryer) and all window coverings.

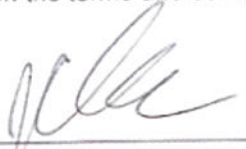
BUT EXCLUDING: NIL

8. VIEWED: The Property will be in substantially the same condition at the Possession Date as when viewed by the Buyer on JUNE 6, 2014. *RMC*
9. TITLE: Free and clear of all encumbrances except subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Clause 5, if any, and except as otherwise set out herein.
10. TENDER: Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's trust cheque.
11. DOCUMENTS: All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.
12. TIME: Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreement to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be absolutely forfeited to the Seller in accordance with the Real Estate Services Act, on account of damages, without prejudice to the Seller's other remedies.
13. BUYER FINANCING: If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
14. CLEARING TITLE: If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to payout and discharge the financial charges, and remit the balance, if any, to the Seller.
15. COSTS: The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
16. RISK: The Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.

17. PLURAL: In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
18. REPRESENTATIONS AND WARRANTIES: There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement which are incorporated into and form part of this Contract, all of which will survive the completion of the sale.
19. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:
 - A. fulfill or waive the terms and conditions herein contained; and/or
 - B. exercise any option(s) herein contained.
20. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.
21. OFFER: This offer, or counter-offer will be open for acceptance until 5:00 o'clock p.m. on June __, 2014 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.


 WITNESS

 WITNESS


 BUYER

 BUYER

JEFF CHANDLER
 PRINT NAME
 MEGAN CHANDLER
 PRINT NAME

22. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the cash proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested, forthwith after completion.

Seller's acceptance is dated June 11, 2014.


 WITNESS


 SELLER
 Jim Gordon
 PRINT NAME



BRITISH
COLUMBIA

Confidential – Not To Be
Reproduced or Release

June 13, 2014

To Whom It May Concern:

Re: CHANDLER, Megan

The above noted employee has been continuously employed with Government of British Columbia since August 27, 2012.

This employee's current classification is Social Program Officer R21 (SPO R21) and is currently earning or \$56,615.60 annually.

Yours truly,

Scott Slater, Team Leader for
Tasie Terezija Haluska-Brown, Team Leader
Social Prog Off R28
Min of Child & Family Dev
Phone Number: 250-861-7301

/sb

Ministry of
Children and Family
Development

Kelowna Child and Youth
Mental Health

Telephone: 250 861-7301
Facsimile: 250 861-7359
Web:
<http://www.gov.bc.ca/mcf>

Location Address:
204 - 260 Harvey Avenue
Kelowna, British Columbia
V1Y 7S5

**CANADIAN ASSOCIATION OF
SNOWBOARD INSTRUCTORS**

HEAD OFFICE

60 Canning Cres.
Cambridge, Ontario N1T 1X2
Tel.: 1.877.976.2274
Fax: 1.866.471.6594
Website: www.casi-acms.com
Email: info@casi-acms.com



**ASSOCIATION CANADIENNE DES
MONITEURS DE SURF DES NEIGES**

SIEGE SOCIAL

60 Canning Cres.
Cambridge, Ontario N1T 1X2
Tél.: 1.877.976.2274
Télééc.: 1.800.811.6427
Site Internet: www.casi-acms.com
Courriel: info@casi-acms.com

June 13, 2014

Re: Jeff Chandler

To Whom It May Concern,

I can confirm that Jeff Chandler is employed as the National Technical Coordinator for the Canadian Association of Snowboard Instructors (CASI). Jeff's earns an annual salary of \$67,000.00 and has been employed in this capacity since August 2007.

Please don't hesitate to contact me with any questions at: 1 877 976-2274.

Sincerely,

Dan Genge
Executive Director, CEO



RBC Royal Bank®

June 16, 2014

Chequing Account Details

[Print](#)

* Required Information

[Switch to and View eDocuments](#)

View Transactions for CAD RBC Signature No Limit Banking™ 02440-5243720

Current Balance: \$2,304.10**Available Balance:** \$2,304.10

* Activity as of Jun 16, 2014

Type: * **Date:** * Month * Year / **View** [Display last 30 days](#) [Display last 2 weeks](#)

Date ▼	Description	Withdrawals	Deposits	Balance
Jun 11, 2014	WWW TRANSFER - 8161		119.00	2,577.40
Jun 10, 2014	IDP REFUND --- 5187 -COSTCO WHOLESAL		83.99	
Jun 09, 2014	PTB DEP -- BC848727		46.00	
Jun 06, 2014	PAYROLL DEPOSIT -PROVINCE OF B.C		627.48	3,116.98
Jun 03, 2014	EI -CANADA		916.00	

[Go to RBC Rewards](#)

Royal Bank of Canada Website, © 1995-2014

[Privacy & Security](#) | [Legal](#) | [Accessibility](#)

Government
of CanadaGouvernement
du Canada

Canada

My Service Canada Account

[Home](#) > My Payments

My Payments

Don't forget to
[Log out](#)
before leaving the site

MEGAN FERDINANDS

Report Covering Period	Date Report Processed	Net Amount Paid	Reprocessed Report
June 01, 2014 to June 14, 2014	June 15, 2014	\$916	No
May 18, 2014 to May 31, 2014	June 01, 2014	\$916	No
May 04, 2014 to May 17, 2014	May 18, 2014	\$916	No
April 20, 2014 to May 03, 2014	May 04, 2014	\$916	No
April 06, 2014 to April 19, 2014	April 20, 2014	\$916	No
March 30, 2014 to April 05, 2014	April 06, 2014	\$458	No
March 16, 2014 to March 29, 2014	April 06, 2014	\$0	No

[Return to My Service Canada Account home page](#)

Date Modified: 2014-06-14

CHANDLER JEFF

Employee # 0003
0003 00STATEMENT OF EARNINGS
BULLETIN DE PAIEDepartment # 100
Employer # F206-2Period Start 2014/05/24 Payday 2014/06/05
Period End 2014/06/06 Sequence E2523459EMPLOYEE DEDUCTIONS AND EMPLOYER CONTRIBUTIONS
RETENUES DE L'EMPLOYÉ ET COTISATIONS PATRONALES

TYPE	HOURS HEURES	RATE TAUX	AMOUNT MONTANT	Y.T.D. A JOUR	TYPE	CURRENT COURANT	Y.T.D. A JOUR	TYPE	CURRENT COURANT	Y.T.D. A JOUR
SALARY			2,596.15	31,153.80	FED.TAX	534.87	6,418.44			
					E.I.	48.81	585.72			
					C.P.P.	121.85	1,462.20			

TECH COORD

SUMMARY SOMMAIRE		GROSS PAY PAIE BRUTE	DEDUCTIONS RETENUES	NET PAY PAIE NETTE	NET PAY ALLOCATION DETAILS DE LA PAIE NETTE	
Current Courant		2,596.15	705.53	1,890.62	1,890.62	DEPOSIT 003 01259 XXXX763
Year-to-date Cumul annuel		31,153.80	8,466.36	22,687.44		

Employee # F206-2 CANADIAN ASSOCIATION OF SNOWBOARD INSTRUCTORS 60 CANNING CR. CAMBRIDGE, ON N1T 1X2

0



May 1, 2014 To May 31, 2014

Client #: 12643462

Jeff A Chandler
1851 Aitkins Court
Kelowna BC V1V 1W4

Your Orange Key is 13969160S1

Account(s) at a Glance

Account Registration: Mr. Jeff A Chandler or Mrs. Megan Chandler

Account Type	Account Number	Account Balance(\$)
Tangerine Savings Account	(Joint Investment Acct) 3003762198	14,858.89

The Details - Tangerine Savings Account - 3003762198

Current Interest Rate	Interest Earned Year To Date
1.30%	\$71.80

Transaction Date	Transaction Description	Amount(\$)	Balance(\$)
01 May 2014	Opening Balance	0.00	14,092.71
01 May 2014	Tangerine Savings Interest Rate Offer	0.19	14,092.90
02 May 2014	EFT Deposit from ROYAL BANK OF CANADA	150.00	14,242.90
09 May 2014	EFT Deposit from ROYAL BANK OF CANADA	150.00	14,392.90
16 May 2014	EFT Deposit from ROYAL BANK OF CANADA	150.00	14,542.90
23 May 2014	EFT Deposit from ROYAL BANK OF CANADA	150.00	14,692.90
30 May 2014	EFT Deposit from ROYAL BANK OF CANADA	150.00	14,842.90
31 May 2014	Interest Paid	15.99	14,858.89
31 May 2014	Closing Balance	0.00	14,858.89

Up to \$100 of each cheque you deposit will be available for withdrawal once deposited.

Nobody likes mistakes. If we made one, please call us at 1-888-464-3232 or 416-756-2424 so we can fix it.



ready. set. get.

GOAL GETTER is a fun way to see how long it will take you to save whatever it is you're saving for.

 Look for this icon on the 'View my accounts' page



Property Tax Roll

[Search Property Tax Rolls](#)

Roll					
Roll:	3339.235	PID:	017-862-205		

Home Owner Grant: For 2014, this property was eligible for the Provincial N&R Home Owner Grant.

Property Tax Roll Levy Information	
2014 Gross Taxes:	\$ 3,346.50
Current:	\$ 0.00
Arrears:	\$ 0.00
Delinquent:	\$ 0.00
Prepaid:	\$ 0.00

2014 Assessed Values						Assessment History
Class	Land Gross	Land Exempt	Impr Gross	Impr Exempt	Net Value	
MUN 01	\$ 162,000	\$ 0	\$ 265,000	\$ 0	\$ 427,000	
PSA 01	\$ 162,000	\$ 0	\$ 265,000	\$ 0	\$ 427,000	

The information shown on this page is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. The general information provided is for convenience only and may not be current. Up-to-date information may be obtained by purchasing a Tax Certificate.

The City of Kelowna provide Property Tax Certificates which includes the following information about a property:

- Legal Description
- Current Tax Year Assessment
- Tax, Payment, and Home Owner Grant Amounts
- Levies and Charges Details
- Informational Bylaws (if applicable)
- Pending Bylaws (if applicable)
- Tax Sale Upset Amount and Relevant Dates (if applicable)

You may purchase a Property Tax Certificate on your credit card for a fee of \$15.00 for any tax roll.

The Property Tax Certificate purchased in this manner **does not include information regarding Owners and Pre-Authorized Withdrawal System Enrollment Details** as this information is considered confidential.

Property Tax Certificates for rolls other than your own which include Owners and PAWS Details may only be purchased by an authorized agent (ie: Lawyer) of the property owner. Lawyers may enroll in our Online Tax Certificates program.

Property Tax Certificates for your own roll which include Owners and PAWS Details may only be purchased by logging into our [Property Tax eServices](#) application.

[Purchase Property Tax Certificate](#)