



List Price: \$197,500
 List Date: 03-Oct-11
 Days on Mkt: 51
 Expiry Date: 04-Apr-12

Complex/Subdiv
 Previous Price: Frontage: 71.00 ft PID: 011-641-541
 Original Price: \$197,500 Frontage Metric: Approx Yr Bilt: 9999
 Meas Type: Feet Bedrooms: 4 Age at List Date: 999
 Depth/Size: 120 Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 8,520 Full Baths: 2 Zoning: R1
 Rear Yard Exp: Half Baths: 0 Taxes: \$2,275 (2011)
 Flood Plain: No If New GST/HST Incl: Tax Incl Utilities: No
 View:
 Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Water,

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: Covered Parking:
 Construction: Frame - Wood Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Garage; Single, Open
 Exterior: Vinyl, Aluminum
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Year of Reno: Title to Land: Freehold NonStrata
 Flooring: Vinyl/Linoleum, Wall/Wall/Mixed Seller's Interest: Registered Owner
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air, Natural Gas, Wood
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: Y
 Fireplace Fuel: Wood Out Buildings:
 Outdoor Area: Patio(s) & Deck(s) Pad Rental:
 Registered: CSA/BCE:
 Fixtures Leased: N
 Fixtures Removed N

Legal: PL 21272 LT 41 DL 71 LD 05
 Amenities: In Suite Laundry, Storage
 Site Influences: Central Location, Paved Road, Treed
 Municipal Charges:
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'	Bsmt	Entrance Hall	7' X 5'10			X
Main F.	Kitchen	9' X 10'	Bsmt	Laundry	5'7 X 9'5			X
Main F.	Dining	10' X 9'6			X			X
Main F.	Bedroom	9'10 X 11'8			X			X
Main F.	Bedroom	9' X 9'			X			X
Main F.	Master Bedroom	11'5 X 10'			X			X
Bsmt	Family Room	12'9 X 16'8			X			X
Bsmt	Kitchen	11' X 7'5			X			X
Bsmt	Bedroom	11'11 X 9'8			X			X
Bsmt	Office	11'5 X 11'8			X			X

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area:	1,130	1	4 Piece; Ensuite: N; Level: Main F.		
Finished Floor Up:	0	# Kitchens:	2	2	3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Finished Levels:	2	3	
Finished Floor Bsmt:	1,130	Crawl/Bsmt Height:		4	
Total Finished Floor:	2,260	Basement Area:	Full, Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	2,260			8	

Listing Broker 1: Tanya Rankin Ltd 250-392-0371 Appointments: Phone L.R. First
 Listing Sales Rep 1: Tanya Rankin tanya@tanyarankin.com 250-392-0371 For Appts Call: TANYA RANKIN
 Listing Sales Rep(s): Appointment Ph: 250-392-0371
 Listing Broker 2: Occupancy: Tenant
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: BENJAMIN CLELAND/DAWN JOHNSON
 Commission: 3% ON THE 1ST \$100,000/1.2% ON THE BALANCE + HST

Realtor Remarks:

Wow! Great investment opportunity, or home with a mortgage helper located on a large corner lot at the top end of 4th Ave. This 3 bdrm on the main with 2 bdrm suite is bursting with potential and just needs some elbow grease and love to bring it back to life. The single car garage is perfect for storage. Private backyard is full of mature shrubs and trees. Laundry available in both suites. Ave hydro is \$44 per month approx according to BC Hydro, Ave gas \$111 per month approx according to Fortis BC.