



List Price: \$259,900 Days on Mkt: 58
 List Date: 26-Sep-11 Expiry Date: 31-Mar-12

Complex/Subdiv
 Previous Price: Frontage: 68.00 ft PID: 009-136-592
 Original Price: \$259,900 Frontage Metric: 0.000 Approx Yr Bilt: 9999
 Meas Type: Feet Bedrooms: 4 Age at List Date: 999
 Depth/Size: 124 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 8,432 Full Baths: 3 Zoning: R1
 Rear Yard Exp: Half Baths: 0 Taxes: \$2,492 (2011)
 Flood Plain: No If New GST/HST Incl: Tax Incl Utilities: No
 View: N
 Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Water,

Style of Home: Split Entry, 2 Storey Total Parking: Covered Parking:
 Construction: Frame - Wood Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double, Open
 Exterior: Aluminum, Brick
 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: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed Seller's Interest: Registered Owner
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air, Natural Gas Property Disclosure: Y
 No. of Fireplaces: 2 R/I Fireplaces: Out Buildings: /Garage Sz: 30X20'6
 Fireplace Fuel: Wood
 Outdoor Area: Fenced Yard, Patio(s) CSA/BCE: Pad Rental:
 Registered:
 Fixtures Leased: N
 Fixtures Removed N

Legal: PL 22003 LT 57 DL 71 LD 05
 Amenities: Pool; Outdoor
 Site Influences: Central Location, Paved Road
 Municipal Charges:
 Features Incl: Dishwasher, Oven-Built In, Range, Refrigerator

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6" X 18'6"			X			X
Main F.	Kitchen	11' X 11'			X			X
Main F.	Dining	10' X 11'			X			X
Main F.	Bedroom	9'6" X 10'5"			X			X
Main F.	Bedroom	9' X 13'			X			X
Main F.	Bedroom	9'7" X 10'2"			X			X
Main F.	Master Bedroom	11' X 12'10"			X			X
Bsmt	Recreation Room	18'2" X 10'			X			X
Bsmt	Laundry	14' X 5'			X			
Bsmt	Other	13' X 8'8"			X			

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area:	1,385	10	1	1	5 Piece; Ensuite: N; Level: Main F.
Finished Floor Up:	0	# Kitchens:	1	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt:	660	Crawl/Bsmt Height:		4	
Total Finished Floor:	2,045	Basement Area:	Part, Fully Finished	5	
Unfinished Floor:	0	Suite:	None	6	
Grand Total Floor Area:	2,045			7	
				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: Owner
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: SUSAN FRASER
 Commission: 3% ON 1ST \$100,000/1.2% ON BALANCE + HST

Realtor Remarks:

Wow! A great home bursting with all the options. Imagine the awesome summers spent lounging and enjoying the in-ground pool. Located just minutes to downtown and within walking distance to school, it's sure to be a friend and family pleaser. 4 bedrooms on the main floor, and a generous master bedroom with a 3 piece ensuite. The central brick fireplace anchors the living room to the kitchen and is perfect for keeping it cozy. Generous double car garage, with lots of level parking is a welcome bonus for the Cariboo winters. Upgraded flooring and countertops help keep this home feeling fresh, clean and crisp. Average gas \$109 to \$129 per month approx. according to Fortis BC.