



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2521437

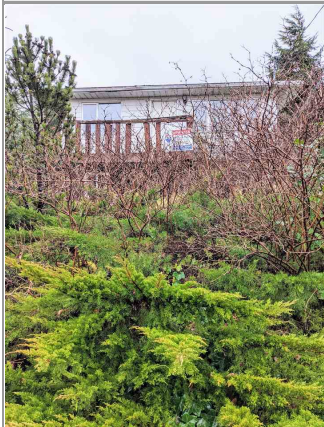
Board: N
 House/Single Family

35 YAKOUN STREET

Prince Rupert (Zone 52)
 Port Clements
 V0T 1Y0

Residential Detached

\$30,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$30,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1981
Depth / Size: 132.00	Bathrooms:	2	Age: 40
Lot Area (sq.ft.): 6,600.00	Full Baths:	1	Zoning: R1
Flood Plain:	Half Baths:	1	Gross Taxes: \$1,174.57
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-115-539
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type: **Community**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Legal: **LOT 15 BLOCK 49 PLAN PRP1079 DISTRICT LOT 746 LAND DISTRICT 46**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	8' x 10'			x			x
Above	Other	8' x 10'			x			x
Above	Other	8' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,040	# of Rooms: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 0	1	Main	2	No	Barn:
Finished Floor (Below): 953	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,993 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 1,993 sq. ft.	Beds not in Basement: 1	7				
		8				

Listing Broker(s): **RE/MAX Coast Mountains (PR)**

This is a Court Ordered sale in the township of Port Clements on Haida Gwaii. The value is in the property and the opportunity. There is an existing structure, however it will need to be renovated or removed.



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2497177
Board: N
Manufactured

3 704 DOG CREEK ROAD

Williams Lake (Zone 27)
Esler/Dog Creek
V2G 4J2

Residential Detached

\$63,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$80,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Depth / Size:	Bathrooms: 2	Age: 24
Lot Area (sq.ft.): 0.00	Full Baths: 2	Zoning: MHP
Flood Plain:	Half Baths: 0	Gross Taxes: \$383.07
Rear Yard Exp:		For Tax Year: 2020
Council Apprv?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 800-140-677
		Tour:

View: **No :**
Complex / Subdiv: **HILLSIDE PARK**
Services Connected: **Sanitary Sewer, Water**
Sewer Type: **Other**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water: **N**

Total Parking: **2** Covered Parking: Parking Access: **Side**
Parking: **Open**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **No**
PAD Rental: **\$307.80**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **MANUFACTURED HOME REG# 080995 CSA# 430596 MODULINE INDUSTRIES (CANADA) LTD 1997 GIBRALTER 14317 SER# 0317517**

Amenities: **None**

Site Influences:
Features: **Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 16'0			x			x
Main	Kitchen	13'0 x 14'7			x			x
Main	Master Bedroom	13'0 x 11'8			x			x
Main	Bedroom	10'2 x 10'2			x			x
Main	Laundry	8'0 x 2'5			x			x
Main	Walk-In Closet	5'0 x 3'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 924	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 924 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 924 sq. ft.		7				
		8				

Listing Broker(s): **Interior Properties Real Estate**

1997 Moduline 2-bedroom 2-bath manufactured home in Hillside Park. Fenced yard and a covered porch area. Hot water tank in 2014.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2488713
 Board: N
 House/Single Family

22143 TAYLOR AVENUE

Burns Lake (Zone 55)
 Topley
 V0J 2Y0

Residential Detached

\$76,500 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$94,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1977
Depth / Size: 0	Bathrooms:	1	Age: 44
Lot Area (sq.ft.): 8,698.00	Full Baths:	1	Zoning: R1
Flood Plain:	Half Baths:	0	Gross Taxes: \$610.41
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-499-631
			Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Preserved Wood**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOTS 15 & 16, BLOCK 1, DISTRICT LOT 2625, RANGE 5, COAST DISTRICT PLAN 1466, (005-499-615)**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'1 x 13'6			x			x
Main	Living Room	14'9 x 13'9			x			x
Main	Dining Room	8'6 x 8'			x			x
Main	Master Bedroom	9' x 12'4			x			x
Main	Bedroom	11'5 x 8'7			x			x
Main	Bedroom	9' x 9'			x			x
Bsmt	Workshop	12' x 23'			x			x
Bsmt	Bedroom	11'4 x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	960	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	960	Suite:	None	3				Pool:
Finished Floor (Total):	1,920 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement:	Partly Finished	6				
Grand Total:	1,920 sq. ft.			7				
				8				

Listing Broker(s): **RE/MAX Bulkley Valley**

Solid and well maintained 3 bedroom home in Topley. Large lot near the end of the street in a quiet location. Walk-out basement currently being used as a shop. Large sundeck off of the dining room. Affordable living 15 minutes from Houston and 30 minutes from Burns Lake.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2501851
 Board: N
 Manufactured

95 770 N 11TH AVENUE
 Williams Lake (Zone 27)
 Williams Lake - City
 V2G 2M5

Residential Detached
\$79,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$84,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1994
Depth / Size:	Bathrooms: 1	Age: 27
Lot Area (sq.ft.): 0.00	Full Baths: 1	Zoning: MHP
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,073.37
Rear Yard Exp:		For Tax Year: 2020
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 800-141-038
		Tour:

View: **No :**
 Complex / Subdiv: **FRAN-LEE TRAILER PARK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Other**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold not prepaid-NonStrata**
 Property Disc.: **No**
 PAD Rental: **\$385.00**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **MANUFACTURED HOME REG# 074957 VCE# 662596-2018 SERIAL# 315899**

Amenities: **None**

Site Influences:

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'08 x 13'02			x			x
Main	Living Room	13'09 x 13'02			x			x
Main	Dining Room	8'02 x 13'02			x			x
Main	Bedroom	12'07 x 7'08			x			x
Main	Master Bedroom	10'06 x 12'06			x			x
Main	Bedroom	8'00 x 9'07			x			x
Main	Bedroom	6'08 x 11'07			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,174	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,174 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,174 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Williams Lake Realty**

Nicely updated 4-bedroom mobile home! Nice private location within the Park. Second lane, top row on your right! Front, covered deck. Open-concept living area with sunken living room and loads of natural light flowing in. 2 bedrooms in the main mobile and 2 nicely done bedrooms in the addition--with a cute back deck. Sold as is where is. Come take a look!



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2480926
 Board: N
 House/Single Family

177 E 3RD AVENUE
 Fort St. James (Zone 57)
 Fort St. James - Town
 V0J 1P0

Residential Detached
\$88,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$99,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1975
Depth / Size: 184	Bathrooms:	2	Age: 46
Lot Area (sq.ft.): 10,890.00	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,606.00
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-265-368
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**

Metered Water: **N**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed**

Legal: **LOT 81, PLAN PRP5870, DL 1267, RANGE 5, RANGE 5, LAND DISTRICT 14**

Amenities: **None**

Site Influences: **Paved Road, Private Yard, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'5			x			x
Main	Dining Room	9' x 9'7			x			x
Main	Kitchen	9'7 x 8'3			x			x
Main	Master Bedroom	13'10 x 9'10			x			x
Main	Bedroom	10'6 x 10'10			x			x
Main	Mud Room	5'2 x 9'10			x			x
Main	Great Room	16'5 x 11'6			x			x
Bsmt	Bedroom	9'1 x 13'2			x			x
Bsmt	Bedroom	12'1 x 8'9			x			x
Bsmt	Family Room	13'1 x 17'3			x			x

Finished Floor (Main):	960	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	800	Suite: None	3				Pool:
Finished Floor (Total):	1,760 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	200	Basement: Full, Partly Finished	6				
Grand Total:	1,960 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage Aspire Realty**

Priced well under the assessed value. This four-bedroom, two-bathroom home is in need of some love but could be the perfect family home or rental property for you. Schedule A required.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2521193
 Board: N
 House/Single Family

601 AZU PLACE

Mackenzie (Zone 69)
 Mackenzie -Town
 V0J 2C0

Residential Detached

\$89,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$89,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1975
Depth / Size: 0	Bathrooms:	3	Age: 46
Lot Area (sq.ft.): 7,668.00	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,550.38
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-173-692
			Tour: Virtual Tour URL

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water: **N**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Legal: **LOT 108 DISTRICT LOT 3673 CARIBOO LAND DISTRICT PLAN 20179**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 16'11"			x			x
Main	Kitchen	13' x 12'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Master Bedroom	11' x 12'			x			x
Bsmt	Family Room	11' x 12'			x			x
Bsmt	Bedroom	9' x 10'			x			x
Bsmt	Laundry	14' x 8'			x			x
		x			x			x

Finished Floor (Main): 1,187	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 1,092	Suite: None	3	Main	2	Yes	Pool:
Finished Floor (Total): 2,279 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 1 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Partly Finished	6				
Grand Total: 2,279 sq. ft.		7				
		8				

Listing Broker(s): **Royal LePage Mackenzie Realty** **Royal LePage Mackenzie Realty**

Spacious family home, corner lot on quiet cul-de-sac. Perfect for family with elementary school aged children. You can see the school from your living room window! This property is priced to sell and features a split entry, large kitchen with oak cabinets, and a spacious living room. Main bedroom has a two-piece ensuite and there are two more bedrooms on the main plus a full bathroom. Downstairs features a family room, partially finished fourth bedroom, and a three-piece bath. Daylight basement. Being sold as is, where is.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2504193

Board: N
 House with Acreage

2158 DORSEY ROAD
 Williams Lake (Zone 27)
 Williams Lake - Rural West
 VOL 1C0

Residential Detached
\$95,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$95,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1997
Depth / Size: 0	Bathrooms:	1	Age: 24
Lot Area (sq.ft.): 0.00	Full Baths:	1	Zoning: RR3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$571.97
Rear Yard Exp: North			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 014-172-712
			Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Preserved Wood**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Wood**
 Outdoor Area: **None**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Other**

Legal: **BLOCK E OF THE NORTH EAST 1/4 OF DISTRICT LOT 407 RANGE 3 COAST DISTRICT**

Amenities:

Site Influences: **Private Setting, Rural Setting**
 Features: **Dishwasher, Stove, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	16'9 x 13'4	Above	Games Room	17'9 x 13'2			x
Main	Kitchen	8'5 x 14'4	Above	Hobby Room	17'9 x 17'4			x
Main	Living Room	26' x 22'8	Above	Office	11'5 x 7'9			x
Main	Bedroom	12'3 x 9'4	Above	Storage	6' x 8'			x
Main	Bedroom	14'3 x 8'5			x			x
Main	Bedroom	11'9 x 13'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,343	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	690	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2			No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3			No	Pool:
Finished Floor (Total):	2,033 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
		Beds in Basement: 0	5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Part	6			No	
Grand Total:	2,033 sq. ft.		7			No	
			8			No	

Listing Broker(s): **Crosina Realty Ltd.**

Welcome to the small rural community of Anahim Lake, BC. Recreation and wildlife out your back door. Here is your chance to get out into the country. This spacious, 3 bedroom, 2 storey, home just needs some TLC. This is a very affordable opportunity, the home and over 4 acres of land, is waiting for the right handy person to bring it to its full potential.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2519791

Board: N
 House with Acreage

6429 W 16 HIGHWAY

PG City South (Zone 74)
 Gauthier
 V2N 6N6

Residential Detached

\$124,500 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$134,500
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1965
Depth / Size: 0	Bathrooms:	1	Age: 56
Lot Area (sq.ft.): 0.00	Full Baths:	1	Zoning: AR3
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,167.63
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-287-792
			Tour:

View: :
 Complex / Subdiv: **GAUTHIER**
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water: **N**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Other**

Legal: **LOT 9 PLAN PGP13750 DISTRICT LOT 1593 LAND DISTRICT 05**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'10 x 11'			x			x
Main	Living Room	16' x 10'6			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	7' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	681	# of Rooms:	4	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4				Pool:
Finished Floor (Total):	681 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2		6				Grg Dr Ht:
Unfinished Floor:	0	Basement:	None		7				
Grand Total:	681 sq. ft.				8				

Listing Broker(s): **Royal LePage Aspire Realty**

Great starter home West of town on a 1 acre lot. 2 bedroom home with a detached double garage. Great for 1st time home buyer, rental property or a flip. Bring your ideas. Property sold As-Is Where Is, no warranties or representations. Please allow for 48 business hours irrevocable on ALL offers. Sellers Schedule A to accompany ALL Offers. Buyer to provide 2 business days notice for water turn-on requests with EXACT DATE AND TIME of inspection (3 business days for Wells).



Presented by:
Micky Kandola

Royal LePage - Wolstencroft

Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2518939

Board: N
House/Single Family

5208 HALLMARK CRESCENT

Fort Nelson (Zone 64)

Fort Nelson -Town

VOC 1R0

Residential Detached

\$134,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$134,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1997
Depth / Size: 0	Bathrooms:	3	Age: 24
Lot Area (sq.ft.): 8,256.00	Full Baths:	3	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$1,820.71
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 023-136-871
			Tour:
View: No :			
Complex / Subdiv: MIDTOWN			
Services Connected: Electricity, Natural Gas, Storm Sewer, Water			
Sewer Type: City/Municipal			

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Preserved Wood**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas, None**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **LOT 33 DISTRICT LOT 1535 PEACE RIVER DISTRICT PLAN PGP39093**

Amenities: **None**

Site Influences: **Cleared, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'			x			x
Main	Kitchen	26' x 13'			x			x
Main	Master Bedroom	13' x 12'5			x			x
Main	Bedroom	13' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Bsmt	Recreation	24'5 x 22'			x			x
Bsmt	Bedroom	11' x 9'			x			x
Bsmt	Laundry	19' x 13'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,181	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 1,169	Suite: None	3	Bsmt	3	No	Pool:
Finished Floor (Total): 2,350 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 1	5				Grg Dr Ht:
Unfinished Floor: 0	Beds not in Basement: 3	6				
Grand Total: 2,350 sq. ft.	Basement: Full, Fully Finished	7				
		8				

Listing Broker(s): **Northern Homes Real Estate**

IRRESISTABLE!! This open concept, warm and inviting family home offers vaulted ceilings and a cozy corner gas fireplace just for starters. A beautiful bright and open kitchen and dining area offers access to the back deck and yard as well as the full basement. Four bedrooms big, the master with soaker tub ensuite, and the fourth in the fairly open recreation-inspired basement. Three full baths. Fenced backyard and super central and family friendly location finish this mega value with a future SO becoming! Grab your phone and make the call that will change your life!! You'll be sooooo glad you did.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2515111
 Board: N
 House/Single Family

5539 48 STREET
 Fort Nelson (Zone 64)
 Fort Nelson -Town
 VOC 1R0

Residential Detached
\$139,000 (LP)
 (SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$169,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1971**
 Depth / Size: **150** Bathrooms: **1** Age: **50**
 Lot Area (sq.ft.): **15,000.00** Full Baths: **1** Zoning: **RS1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$1,834.69**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-860-379**
 Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile**

Legal: **LOT 10 DISTRICT LOT 1535 PEACE RIVER DISTRICT PLAN 9686**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 10'	Bsmt	Bedroom	11'1 x 11'1			x
Main	Dining Room	7'11 x 13'8	Bsmt	Storage	10'3 x 12'9			x
Main	Living Room	13'3 x 17'11	Bsmt	Utility	6'11 x 6'7			x
Main	Master Bedroom	13'1 x 12'1			x			x
Main	Bedroom	9'4 x 13'1			x			x
Main	Bedroom	12'1 x 9'1			x			x
Main	Bedroom	9'4 x 11'6			x			x
Bsmt	Family Room	22'2 x 12'10			x			x
Bsmt	Living Room	23'6 x 10'8			x			x
Bsmt	Bedroom	11'2 x 11'3			x			x

Finished Floor (Main):	1,350	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,350 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	1,350 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage Fort Nelson Realty**

Potential galore! This home is a must see! Start with its 100' x 150' lot located on a mature and quiet street! Add a good-sized home with many updates including gorgeous chef's kitchen with dark cabinets and gorgeous tile floors. Newer windows look out onto a nicely treed yard. There is some updated laminate flooring and a beautiful bathroom with a unique bathtub area! The rooms are all large and the living room has a cozy wood fireplace. There is a handy main-floor laundry as well. Downstairs needs your finishing touches. With some love, you can make the basement just as pretty and useable as the upstairs. Two bedrooms are framed out and there is a start to a second bedroom. There is no lack of space with two family spaces down.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2499096
 Board: N
 House/Single Family

30 MCINTYRE DRIVE
 Mackenzie (Zone 69)
 Mackenzie -Town
 V0J 2C0

Residential Detached
\$161,600 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$189,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1981
Depth / Size: 0	Bathrooms:	3	Age: 40
Lot Area (sq.ft.): 7,523.00	Full Baths:	2	Zoning: R1
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,043.37
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-084-371
			Tour: Virtual Tour URL

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **LOT 156 DISTRICT LOT 3673 CARIBOO DISTRICT PLAN 22048**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'1 x 14'6	Bsmt	Laundry	10'3 x 9'11			x
Main	Kitchen	11'9 x 11'10			x			x
Main	Dining Room	11'9 x 9'10			x			x
Main	Bedroom	10'7 x 11'			x			x
Main	Bedroom	13' x 11'1			x			x
Main	Master Bedroom	13'3 x 12'9			x			x
Bsmt	Family Room	32'6 x 15'			x			x
Bsmt	Bedroom	9'10 x 12'7			x			x
Bsmt	Bedroom	13'6 x 12'7			x			x
Bsmt	Mud Room	13'2 x 10'			x			x
Finished Floor (Main):	1,512	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 21' X 25' Grg Dr Ht:	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No		
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes		
Finished Floor (Basement):	1,200	Suite: Unauthorized Suite	3	Bsmt	4	No		
Finished Floor (Total):	2,712 sq. ft.	Crawl/Bsmt. Height:	4					
Unfinished Floor:	0	Beds in Basement: 2	5					
Grand Total:	2,712 sq. ft.	Basement: Full	6					
		Beds not in Basement: 3	7					
			8					

Listing Broker(s): **Royal LePage Mackenzie Realty**

Large home located in great neighbourhood on corner lot - perfect for your family! 5 bedroom, 3 bathroom home priced to sell! Living room with wood finished vaulted ceiling and north-facing window. Sit outside on your deck off of the dining room and kitchen. 3 bedrooms up, 1 with ensuite and the main bathroom featuring a large soaker tub. Downstairs has a family room, two more bedrooms, laundry room and access to the attached garage through a mud room. Measurements are approximate, taken from BC Assessment, buyer to verify if deemed important. Being sold as is where is.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2517139

Board: N
 Manufactured with Land

10523 101 STREET

Fort St. John (Zone 60)
 Taylor
 VOC 2K0

Residential Detached

\$169,900 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$169,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1998
Depth / Size: 150	Bathrooms:	2	Age: 23
Lot Area (sq.ft.): 7,500.00	Full Baths:	2	Zoning: R1
Flood Plain: Exempt	Half Baths:	0	Gross Taxes: \$1,465.85
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-638-469
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental: **\$0.00**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 22, BLK 1, SEC 36, TWP 82, R18, W6M PLAN PGP7715 MHR# 083789 CSA# 31493**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 9'			x			x
Main	Living Room	16' x 15'			x			x
Main	Master Bedroom	15' x 15'			x			x
Main	Bedroom	10' x 13'			x			x
Main	Bedroom	8' x 10'			x			x
Main	Dining Room	8' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,216	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,216 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,216 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Action Realty Inc**

Three bedrooms and two full bathrooms on a nice 50' x 150' lot



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2524767
 Board: N
 House/Single Family

8203 96 AVENUE
 Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 1J7

Residential Detached
\$199,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	49.00	Original Price: \$219,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1975
Depth / Size: 150	Bathrooms:	1	Age: 46
Lot Area (sq.ft.): 7,350.00	Full Baths:	1	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,097.36
Rear Yard Exp: South			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 008-047-430
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Community**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Preserved Wood**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **0** Parking Access: **Side**
 Parking: **Open**
 Dist. to Public Transit: **1** Dist. to School Bus: **4**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **THE EASTERLY 49 FEET OF LOT 9 BLOCK 9 SECTION 32 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 8520**

Amenities:

Site Influences: **Paved Road, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17' x 8'2			x			x
Main	Living Room	17'5 x 11'7			x			x
Main	Master Bedroom	9'5 x 11'6			x			x
Main	Bedroom	12'4 x 8'			x			x
Main	Bedroom	12' x 8'2			x			x
Below	Family Room	24' x 11'			x			x
Bsmt	Bedroom	10'2 x 9'2			x			x
Bsmt	Bedroom	10'6 x 9'2			x			x
Bsmt	Storage	11' x 9'2			x			x
		x			x			x

Finished Floor (Main):	864	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	864	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,728 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Partly Finished	6				
Grand Total:	1,728 sq. ft.		7				
			8				

Listing Broker(s): **Century 21 Energy Realty**

Five-bedroom home located close to schools, park, and public transportation. Large, fenced 49' x 150' lot. Updates throughout the home including flooring, paint, furnace, hot water on-demand, updated bathroom and much more! This great house features 3 bedrooms up and 2 down. Great location and fenced yard top this off, and there is still room for your touches, with an unfinished rec room in the basement.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

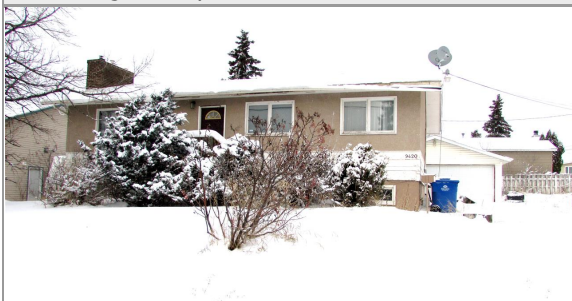
micky@therealtorwithsoul.com



Active
R2521696
 Board: N
 House/Single Family

9420 98A AVENUE
 Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 1R4

Residential Detached
\$254,900 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **95**
 Lot Area (sq.ft.): **8,835.00**
 Flood Plain:
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **93.00**
 Bedrooms: **4**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**

Original Price: **\$264,900**
 Approx. Year Built: **1972**
 Age: **49**
 Zoning: **R2**
 Gross Taxes: **\$2,882.55**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **010-200-576**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: DetachedGrge/Carport	
Exterior: Vinyl	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	
Rain Screen:	Property Disc.: Yes	
Renovations:	PAD Rental:	
# of Fireplaces: 2	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas, Wood	Fixtures Rmvd: No :	
Water Supply: City/Municipal	Floor Finish: Wall/Wall/Mixed	
Fuel/Heating: Forced Air, Natural Gas		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Type of Roof: Asphalt		

Legal: **LOT B SEC 31 TWP 83 RNG 18 W6M PRDP 20114**

Amenities: **Independent living, Storage, Workshop Detached**

Site Influences: **Central Location, Lane Access, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 9'			x			x
Main	Dining Room	13' x 9'			x			x
Main	Living Room	16'3 x 14'3			x			x
Main	Master Bedroom	13'2 x 10'			x			x
Main	Bedroom	19'3 x 9'3			x			x
Bsmt	Family Room	28' x 10'4			x			x
Bsmt	Bedroom	10'8 x 9'3			x			x
Bsmt	Bedroom	10'5 x 9'			x			x
Bsmt	Den	8'5 x 7'9			x			x
Bsmt	Laundry	12' x 7'3			x			x

Finished Floor (Main): 1,176	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 1,176	Suite: None	3				Pool:
Finished Floor (Total): 2,352 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 2	5				Grg Dr Ht:
	Beds not in Basement: 2	6				
Unfinished Floor: 0	Basement: Fully Finished	7				
Grand Total: 2,352 sq. ft.		8				

Listing Broker(s): **RE/MAX Action Realty Inc**

Loads of potential with this large family home on a concrete basement, detached double garage, and oversized lot. With a little extra care, this home could be a great family home, or turn the basement into a rental suite with its separate entry and all that extra space! There's lots of great opportunity with this home, the larger room sizes, a lovely gas fireplace on the main floor & wood stove in the basement, and a newer furnace & hot water tank is an expense you shouldn't have to worry about for a while. A large deck with extra storage underneath, a partially fenced nicely sloping yard in a central location, this is a must-see property at this price point! At interest rates at record breaking lows these days, this would be a fantastic home to buy!



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2520038
 Board: N
 House/Single Family

9204 96A AVENUE
 Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 5S1

Residential Detached
\$270,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$284,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1979
Depth / Size: 0	Bathrooms:	2	Age: 42
Lot Area (sq.ft.): 6,534.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,530.70
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-353-743
			Tour:

View: :
 Complex / Subdiv: **CAMARLO PARK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Side**
 Parking: **None**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 57 SECTION 31, TOWNSHIP 83, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT PLAN PGP24032**

Amenities: **In Suite Laundry, Independent living, Storage, Workshop Attached**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 9'9			x			x
Main	Dining Room	9'9 x 9'5			x			x
Main	Living Room	15' x 13'6			x			x
Main	Master Bedroom	13'6 x 10'2			x			x
Main	Bedroom	10'7 x 9'5			x			x
Main	Bedroom	9'5 x 8'6			x			x
Bsmt	Bedroom	9'1 x 8'7			x			x
Bsmt	Family Room	22'6 x 13'3			x			x
Bsmt	Laundry	12' x 7'			x			x
		x			x			x

Finished Floor (Main):	1,040	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	750	Suite:	None	3				Pool:
Finished Floor (Total):	1,790 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement:	Fully Finished, Separate Entry	6				
Grand Total:	1,790 sq. ft.			7				
				8				

Listing Broker(s): **RE/MAX Action Realty Inc**

Check out this fantastic home with a private oasis of a yard! With a good cleaning, and a bit of TLC, this home could be fabulous again. In popular Camarlo Park on a treed corner lot, you don't even know you have neighbours when you're in the backyard! Updates include laminate floors throughout the main floor, a completely updated kitchen with cabinetry, tile backsplash, counter tops, with french doors leading to the deck! Two full updated baths, a cozy wood fireplace upstairs & patio doors leading to the private yard from the family room downstairs. Did I mention there's also an attached garage, RV parking, and BI vacuum? This home was built to enjoy, view before it's SOLD!



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2521460
 Board: N
 House/Single Family

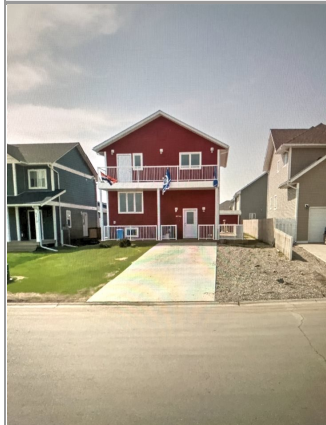
8516 82ND STREET

Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 0H1

Residential Detached

\$284,900 (LP)

(SP)



Sold Date:	Frontage (feet):	45.82	Original Price: \$300,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 2010
Depth / Size: 120.74	Bathrooms:	3	Age: 11
Lot Area (sq.ft.): 5,532.00	Full Baths:	2	Zoning: R4A
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,048.27
Rear Yard Exp: West			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-014-649
			Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No : SOLD AS IS WHERE IS**
 Fixtures Rmvd: **No : SOLD AS IS WHERE IS**
 Floor Finish: **Tile**

Legal: **LOT 46 SECTION 32 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN BCP29086**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'2			x			x
Main	Kitchen	11'6 x 11'4			x			x
Main	Dining Room	11'6 x 11'4			x			x
Above	Master Bedroom	19' x 11'			x			x
Above	Bedroom	10'5 x 9'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 672	# of Rooms: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 672	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total): 1,344 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor: 672	Basement: Full, Unfinished	6				
Grand Total: 2,016 sq. ft.		7				
		8				

Listing Broker(s): **Century 21 Energy Realty**

Two finished floors with an unfinished basement less than 2 blocks from Duncan Cran Elementary School. Easy to maintain with tiled floors upstairs with plenty of windows in this 10 year old home. An open and inviting main floor level features a centre kitchen with lots of cabinets and raised eating bar with a great entertainment area in the dining room. The living room has big picture windows and glass doors leading to the large wrap around sundeck and a mostly fenced yard. Upper floor bedrooms offer a fantastic master suite with its own private sun balcony, walk-in closet and full ensuite bath, then another bedroom on the upper level & another full bathroom. Use your imagination in the basement as it can be developed into more bedrooms and family room.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2530434

Board: N
 House with Acreage

6783 LILAC CRESCENT

PG City North (Zone 73)
 West Austin
 V2K 3H2

Residential Detached

\$318,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$318,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1976
Depth / Size: 0	Bathrooms:	4	Age: 45
Lot Area (sq.ft.): 10,454.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	2	Gross Taxes: \$3,048.07
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-888-705
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 38 DISTRICT LOT 4048 CARIBOO DISTRICT PLAN 20604**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	11' x 8'6			x			x
Main	Eating Area	11' x 9'			x			x
Main	Living Room	17' x 12'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Below	Recreation	21' x 20'			x			x
Below	Den	13' x 6'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,030	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	0	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	1,030	Suite:	None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,060 sq. ft.	Crawl/Bsmt. Height:		4	Main	2	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	2,060 sq. ft.	Basement:	Full	6				
		Beds not in Basement:	3	7				
				8				

Listing Broker(s): **Century 21 Energy Realty (PG)** **Century 21 Energy Realty (PG)**

Welcome to 6783 Lilac Crescent! This house sits on a quiet street close to schools, parks, and shopping. The home boasts 3 bedrooms, 3 bathrooms, and a fully finished basement. Come and take a look today!!



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2450570

Board: N
 House with Acreage

29512 COLLEYMOUNT ROAD

Burns Lake (Zone 55)
 Burns Lake - Rural South
 V0J 1E2

Residential Detached

\$379,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$379,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1951
Depth / Size: 0	Bathrooms:	2	Age: 70
Lot Area (sq.ft.): 0.00	Full Baths:	1	Zoning: N/A
Flood Plain:	Half Baths:	1	Gross Taxes: \$879.44
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-451-773
			Tour:

View: **Yes: FRANCOIS LAKE**
 Complex / Subdiv:
 Services Connected: **Electricity, Lagoon, Water**
 Sewer Type: **Lagoon**

Style of Home: **Basement Entry**
 Construction: **Log**
 Exterior: **Log**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Other**
 Fuel/Heating: **Forced Air, Geothermal, Wood**
 Outdoor Area: **None**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Triple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 1, DISTRICT LOT 4549, RANGE 5, COAST DISTRICT, PLAN 7253, EXCEPT PLAN 12153**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed**
 Features: **Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 13'2			x			x
Main	Kitchen	19'7 x 11'1			x			x
Main	Master Bedroom	14'9 x 12'9			x			x
Main	Bedroom	11'6 x 11'9			x			x
Main	Porch (enclosed)	6' x 5'3			x			x
Main	Dining Room	11' x 11'			x			x
Main	Bedroom	19'6 x 11'			x			x
Main	Bedroom	19'5 x 12'			x			x
Below	Cold Room	7'2 x 5'4			x			x
Below	Other	6'5 x 11'9			x			x

Finished Floor (Main):	1,372	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	594	# of Kitchens: 1	1	Main	4	No	Barn: 9'7X15'8
Finished Floor (Below):	0	# of Levels: 3	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,966 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 24X42
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	1,372	Basement: Unfinished	6				
Grand Total:	3,338 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Royal LePage Aspire Realty**

This exceptional 47 acre property has been meticulously cared for. Practical and comfortable rural living beautifully located on the north side of Francois Lake 29 km west of the Ferry landing. Spectacular lake views, mature forest lands, grassy meadows are common place. Well maintained 1372 sq ft log home on a full basement with 3 bay detached garage completes the package. Geothermal heat, 20KW propane powered back generator, large fenced garden site and an endless supply of fresh cold water compliment this lifestyle living choice. True value found here.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2522858
 Board: N
 House/Single Family

10007 112 AVENUE
 Fort St. John (Zone 60)
 Fort St. John - City NW
 V1J 6E6

Residential Detached
\$419,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$419,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2008
Depth / Size: 150	Bathrooms:	3	Age: 13
Lot Area (sq.ft.): 7,500.00	Full Baths:	3	Zoning: R2
Flood Plain: Exempt	Half Baths:	0	Gross Taxes: \$4,042.52
Rear Yard Exp: South			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-825-689
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water: **Y**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT B, PLAN PGP45730, SECTION 1, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER DISTRICT**

Amenities: **None**

Site Influences: **Paved Road**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 7'			x			x
Main	Living Room	13'6 x 12'			x			x
Main	Dining Room	9' x 13'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 11'			x			x
Above	Master Bedroom	14' x 14'6			x			x
Bsmt	Bedroom	10' x 11'			x			x
Bsmt	Laundry	8' x 10'			x			x
Bsmt	Recreation	12' x 8'			x			x
Bsmt	Media Room	18'6 x 18'6			x			x

Finished Floor (Main):	965	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	321	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	965	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,251 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 3	6				
Grand Total:	2,251 sq. ft.	Basement: Full, Fully Finished	7				
			8				

Listing Broker(s): **RE/MAX Action Realty Inc**

Contemporary floor plan with master bedroom on upper level. 4 bedrooms, 3 full bathroom, fully finished basement. Gas fireplace in living room. Fully fenced yard and concrete driveway.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2531176

Board: N
 House with Acreage

57485 MEIER FRONTAGE ROAD

PG Rural West (Zone 77)
 Cluculz Lake
 V0J 3A3

Residential Detached

\$449,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$449,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2015
Depth / Size: 0	Bathrooms:	3	Age: 6
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: H1
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,181.99
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-424-191
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Septic		
Sewer Type:	Septic		

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **PARCEL A (X18911)DISTRICT LOT 940 CARIBOO DISTRICT PLAN 22673**

Amenities: **None**

Site Influences: **Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 14'	Bsmt	Bedroom	12'11 x 10'6			x
Main	Kitchen	17' x 14'1			x			x
Main	Dining Room	14' x 6'			x			x
Main	Master Bedroom	14'4 x 12'5			x			x
Main	Laundry	7'5 x 5'10			x			x
Main	Foyer	12'10 x 8'			x			x
Above	Bedroom	14'4 x 11'5			x			x
Above	Bedroom	14'2 x 11'11			x			x
Bsmt	Recreation	18'8 x 14'			x			x
Bsmt	Bedroom	12'11 x 10'7			x			x

Finished Floor (Main):	1,224	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	912	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	800	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,936 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 3	6				
Grand Total:	2,936 sq. ft.	Basement: Partly Finished	7				
			8				

Listing Broker(s): **RE/MAX Centre City Realty**

Great 10-acre property with a nice family home that is not yet fully completed. You still have the chance to pick your own colors and other desired finishes of your choice! The home is newer, construction commenced in 2015, five bedrooms, 2.5 baths, wrap-around deck, plenty of windows, private well, some outbuildings and much more.




Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2526836
 Board: N
 House with Acreage

19829 16 HIGHWAY
 Terrace (Zone 88)
 Terrace - Rural East/Cedarvale
 V8G 0C8

Residential Detached
\$499,000 (LP)
 (SP) 



Sold Date:	Frontage (feet):	0.00	Original Price: \$499,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1992
Depth / Size: 0	Bathrooms:	0	Age: 29
Lot Area (sq.ft.): 0.00	Full Baths:	0	Zoning: R1
Flood Plain:	Half Baths:	0	Gross Taxes: \$919.74
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-714-162
			Tour:

View: **Yes: SKEENA RIVER & MOUNTAIN RANGES**
 Complex / Subdiv:
 Services Connected: **None**
 Sewer Type: **None**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Wood**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Softwood**

Legal: **LOT 3 DISTRICT LOT 1373 R5 COAST DISTRICT PLAN 6755; LOT 2 DISTRICT LOT 1373 R5 COAST DISTRICT PLAN 3809 EXCEPT PLAN 6591 ADDITIONAL PID 009-970-622**
 Amenities: **Green House**

Site Influences: **Private Setting, Waterfront Property**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions		
Main	Kitchen	13' x 23'			x			x		
Main	Living Room	10' x 23'			x			x		
Main	Master Bedroom	10' x 12'			x			x		
Main	Bedroom	9' x 8'			x			x		
Main	Other	8' x 8'			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
Finished Floor (Main): 1,025			# of Rooms:5			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0			# of Kitchens: 1			1				Barn: 29' X 60'
Finished Floor (Below): 0			# of Levels: 1			2				Workshop/Shed:
Finished Floor (Basement): 0			Suite: None			3				Pool:
Finished Floor (Total): 1,025 sq. ft.			Crawl/Bsmt. Height:			4				Garage Sz:
			Beds in Basement: 0			5				Grg Dr Ht:
Unfinished Floor: 0			Basement: None			6				
Grand Total: 1,025 sq. ft.			Beds not in Basement: 2			7				
						8				

Listing Broker(s): **RE/MAX Coast Mountains**

3/4 of a mile of riverfront, possibility of 90 acres in hay production (land has not been worked in a few years) and 90 acres of dense forest. Only 40 minutes from Terrace. Mountains surround this peaceful retreat and the Skeena River, which offers world-class salmon fishing, is steps away. Off-grid, rustic cabin solidly built - offers two bedrooms and bathroom (of sorts!!). Not equipped with running water. Open-concept main living area heated by a woodstove. The lighting source is propane lanterns. Several outbuildings include: a large woodshed, oversized carport 22' x 22', multi-bay barn, greenhouse and fuel shed. Garden and flower bed areas, along with two patios, complete this lovely property. Shallow drilled well on property.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2508164

Board: N
 House with Acreage

19244 PRESPATOU ROAD

Fort St. John (Zone 60)
 Fort St. John - Rural W 100th
 VOC 2S0

Residential Detached

\$570,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$570,000
Meas. Type: Feet	Bedrooms:	10	Approx. Year Built: 9999
Depth / Size: 0	Bathrooms:	3	Age: 999
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: P
Flood Plain:	Half Baths:	0	Gross Taxes: \$0.00
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-390-650
			Tour:

View: **Yes: VALLEY**

Complex / Subdiv:

Services Connected: **Electricity**

Sewer Type: **Lagoon**

Style of Home: **Rancher/Bungalow**

Construction: **Log**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Wood**

Water Supply: **Well - Drilled**

Fuel/Heating: **Electric, Forced Air, Wood**

Outdoor Area: **Patio(s)**

Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **0**

Parking: **Open, RV Parking Avail.**

Parking Access: **Front, Rear**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Mixed**

Legal: **LOT 1, SECTION 25, TWN 113, W6M, PRDP PGP 37451**

Amenities: **None**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'	Above	Bedroom	12' x 12'			x
Main	Living Room	20' x 15'	Above	Bedroom	12' x 12'			x
Main	Office	8' x 12'	Above	Bar Room	12' x 12'			x
Above	Bedroom	12' x 12'	Above	Bedroom	12' x 12'			x
Above	Bedroom	12' x 12'	Bsmt	Family Room	30' x 15'			x
Above	Bedroom	12' x 12'	Bsmt	Office	20' x 10'			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x

Finished Floor (Main): **4,080**
 Finished Floor (Above): **2,000**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **4,080**
 Finished Floor (Total): **10,160 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **10,160 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **10**
 Basement: **Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	4	No
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Century 21 Energy Realty**

Unique acreage in Montney with tons of different possibilities. Over 10,000 sqft log cabin spread over 3 floors includes 10 bedrooms, multiple bathrooms, fully equipped commercial kitchen, large foyer, huge meeting room and plenty of offices and storage space. A second home also resides on the property with 4 bedrooms and 2 bath. Great open areas and walking trails through the trees. Horse pen and tack shed as well as fenced area for other animals. Numerous other out buildings and a rock climbing wall! Previously operated as a kids camp, this could be a great venue for hosting weddings and other activities, or turn it into a b&b!



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2530017

Board: N
 House with Acreage

1995 SINGLEHURST ROAD

Terrace (Zone 88)
 Terrace - Rural East/Cedarvale
 V8G 0A7

Residential Detached

\$603,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$603,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2016
Depth / Size: 0	Bathrooms:	3	Age: 5
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: RU3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,369.00
Rear Yard Exp: South			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-787-647
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Cistern**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **7** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 8 DISTRICT LOT 1747, PLAN PRP45567, RANGE 5, COAST DISTRICT**

Amenities: **Guest Suite**

Site Influences: **Paved Road, Private Setting, Rural Setting**
 Features: **Storage Shed, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 15'2	Bsmt	Utility	5' x 9'6			x
Main	Kitchen	11'9 x 15'	Bsmt	Storage	4'8 x 9'6			x
Main	Dining Room	13'3 x 16'			x			x
Main	Master Bedroom	12'4 x 13'4			x			x
Main	Bedroom	10'4 x 10'11			x			x
Main	Storage	4'10 x 9'8			x			x
Bsmt	Recreation	15'8 x 25'1			x			x
Bsmt	Bedroom	13'1 x 14'8			x			x
Bsmt	Flex Room	10'8 x 10'11			x			x
Bsmt	Laundry	6'8 x 7'10			x			x

Finished Floor (Main): 1,345	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 1,345	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,690 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 1 Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Fully Finished	6				
Grand Total: 2,690 sq. ft.		7				
		8				

Listing Broker(s): **Royal LePage Aspire Realty (Terr)**

Custom-built, five-year old, 1345 sq. ft. rancher with full finished basement located in secluded, small-acreage subdivision. Living room with hardwood floors and vaulted PINE ceiling. Kitchen with hardwood floors, island, and built-in dishwasher. Two bedrooms up and two bedrooms down. Master bedroom with three-piece ensuite. Spacious rec room. Covered deck plus patio area. Detached garage which has been converted to one bedroom in-law suite. Located on 2.18-acre parcel in Singlehurst subdivision just a 20-minutes from Terrace.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2528935
 Board: N
 House/Single Family

9129 OLD FORT LOOP

Fort St. John (Zone 60)
 Fort St. John - Rural W 100th
 V1J 4H9

Residential Detached

\$664,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$664,900
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2013
Depth / Size: 0	Bathrooms:	5	Age: 8
Lot Area (sq.ft.): 14,810.00	Full Baths:	5	Zoning: R4
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,461.02
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-118-539
			Tour:

View: **Yes: RIVER VALLEY**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic**
 Sewer Type: **Holding Tank**

Style of Home: **2 Storey w/Bsmt., Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Cistern**
 Fuel/Heating: **Mixed**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 1 BLK 2 DL 418, CARIBOO DISTRICT SITUATED WITHIN PEACE RIVER DISTRICT PLAN 18222**

Amenities: **Guest Suite**

Site Influences: **Gravel Road, Paved Road, Private Setting, Private Yard, Rural Setting, Waterfront Property**
 Features: **Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 12'	Above	Laundry	11' x 9'6			x
Main	Dining Room	19'7 x 8'1	Above	Other	14'6 x 21'			x
Main	Kitchen	19'7 x 14'10	Above	Walk-In Closet	12' x 8'6			x
Main	Bedroom	12' x 12'	Bsmt	Living Room	15'9 x 12'			x
Main	Bedroom	12' x 12'	Bsmt	Dining Room	10' x 12'			x
Main	Office	10' x 15'6	Bsmt	Kitchen	5'9 x 11'			x
Main	Storage	10' x 9'6	Bsmt	Bedroom	12' x 12'			x
Above	Master Bedroom	24' x 18'1			x			x
Above	Bedroom	15' x 9'6			x			x
Above	Bedroom	10' x 9'			x			x

Finished Floor (Main):	1,596	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,996	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	1,596	Suite: Other	3	Above	4	No	Pool:
Finished Floor (Total):	5,188 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz: 28' X 22'
		Beds in Basement: 1 Beds not in Basement: 5	5	Above	5	Yes	Grg Dr Ht: 7'6
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6				
Grand Total:	5,188 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage Aspire Realty-DC (AIR)**

Contingent. Imagine yourself in this executive home with breathtaking scenic views of the river just 15 minutes from the city. This home has something for everyone. The spacious kitchen is a cook's dream with lots of counter space & pantry to die for - open concept to dining & living rooms perfect for entertaining. The double garage & media room would interest any fellow & a large rec room & good-sized bedrooms should make the kids happy. Guests could easily be accommodated in the in-law suite. In winter, cozy up to the fireplace & in summer enjoy the patio & large back yard. Expect to fall in love with this luxury home with a view. Offers will not be considered until the property has been on the market for 7 days as per the Seller's instructions.