Presented by:

Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca

METRO EDGE REALTY

Active	**1821 BEAMAN DRIVE**	Residential Detached
R2316626	Agassiz	**$389,000** (LP)
Board: H	Agassiz	
House/Single Family	V0M 1A3	(SP) **M**

Sold Date:		Frontage (feet):	**68.00**	Original Price:	**$389,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1976**
Depth / Size:	**112**	Bathrooms:	**2**	Age:	**42**
Lot Area (sq.ft.):	**8,102.00**	Full Baths:	**2**	Zoning:	**RS1**
Flood Plain:	**No**	Half Baths:	**0**	Gross Taxes:	**$2,085.39**
Rear Yard Exp:				For Tax Year:	**2018**
Council Apprv?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**000-884-481**
				Tour:	
View:	**No :**				
Complex / Subdiv:					
Services Connected:	**Electricity, Natural Gas, Sanitary Sewer, Water**				

Style of Home:	**Split Entry**	Total Parking: Covered Parking:	Parking Access:
Construction:	**Frame - Wood**	Parking: **Garage; Single**	
Exterior:	**Mixed**		
Foundation:	**Concrete Perimeter**	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	Reno. Year:	Title to Land: **Freehold NonStrata**	
Renovations:	R.I. Plumbing:		
# of Fireplaces: **1**	R.I. Fireplaces:	Property Disc.: **No**	
Fireplace Fuel: **Natural Gas**		PAD Rental:	
Water Supply: **Other**		Fixtures Leased: **No :**	
Fuel/Heating: **Natural Gas**		Fixtures Rmvd: **Yes: AS IS WHERE IS ON COMPLETION**	
Outdoor Area: **Balcony(s)**		Floor Finish: **Mixed**	
Type of Roof: **Torch-On**			

Legal:	**PL NWP49913 LT 148 DL 19 LD 36. GROUP 1.**
Amenities:	**None**
Site Influences:	
Features:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**17' x 14'**	**Below**	**Laundry**	**11' x 11'**			x
Main	**Kitchen**	**11'6 x 11'**	**Below**	**Laundry**	**7'6 x 8'**			x
Main	**Dining Room**	**9'6 x 13'6**			x			x
Main	**Eating Area**	**11' x 8'**			x			x
Main	**Bedroom**	**12'6 x 10'9**			x			x
Main	**Bedroom**	**10'6 x 10'**			x			x
Main	**Foyer**	**17' x 8'**			x			x
Below	**Family Room**	**18' x 11'**			x			x
Below	**Bedroom**	**12' x 11'**			x			
Below	**Den**	**11' x 11'**			x			

Finished Floor (Main):	**1,220**	# of Rooms: **12**	
Finished Floor (Above):	**0**	# of Kitchens: **1**	
Finished Floor (Below):	**980**	# of Levels: **2**	
Finished Floor (Basement):	**0**	Suite: **None**	
Finished Floor (Total):	**2,200 sq. ft.**	Crawl/Bsmt. Height:	
		Beds in Basement: **0** Beds not in Basement: **3**	
Unfinished Floor:	**0**	Basement: **Full, Fully Finished**	
Grand Total:	**2,200 sq. ft.**		

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

Outbuildings	
Barn:	
Workshop/Shed:	
Pool:	
Garage Sz:	
Door Height:	

Listing Broker(s): **RE/MAX Nyda Realty (Hope)**

NOTHING BUT POTENTIAL......... HEAVILY OVERGROWN AND NEGLECTED HOME AND PROPERTY. 2200 SQUARE FOOT HOUSE ON A 8100 SQUARE FOOT LOT. GREAT LOCATION, NICE NEIGHBOURHOOD.

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METRO EDGE REALTY

Active
R2312937
Board: H
Manufactured

99 3942 COLUMBIA VALLEY ROAD
Cultus Lake
Cultus Lake
V2R 5B3

Residential Detached

$149,000 (LP)

(SP) **M**

Sold Date:	Frontage (feet):		Original Price: **$149,000**
Meas. Type:	Bedrooms:	**2**	Approx. Year Built: **1990**
Depth / Size:	Bathrooms:	**1**	Age: **28**
Lot Area (sq.ft.): **0.00**	Full Baths:	**1**	Zoning: **MHP**
Flood Plain: **No**	Half Baths:	**0**	Gross Taxes: **$333.80**
Rear Yard Exp:			For Tax Year: **2018**
Council Apprv?:			Tax Inc. Utilities?: **No**
If new, GST/HST inc?:			P.I.D.: **793-942-351**
			Tour: **Virtual Tour URL**

View: **Yes: MOUNTAIN**
Complex / Subdiv: **CULTUS LAKE VILLAGE**
Services Connected: **Electricity, Septic, Water**

Style of Home: **Manufactured/Mobile**	Total Parking: **3** Covered Parking: Parking Access:
Construction: **Manufactured/Mobile**	Parking: **Open, RV Parking Avail.**
Exterior: **Vinyl**	
Foundation: **Other**	Dist. to Public Transit: Dist. to School Bus:
Rain Screen: Reno. Year:	Title to Land: **Leasehold not prepaid-NonStrata**
Renovations: R.I. Plumbing:	
# of Fireplaces: **0** R.I. Fireplaces:	Property Disc.: **No**
Fireplace Fuel:	PAD Rental: **$460.00**
Water Supply: **City/Municipal**	Fixtures Leased: **No :**
Fuel/Heating: **Electric**	Fixtures Rmvd: **:**
Outdoor Area: **None**	Floor Finish: **Wall/Wall/Mixed**
Type of Roof: **Other**	

Legal: **MHR #64410 CSA #998**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**16'8 x 11'3**			x			x
Main	**Kitchen**	**10'8 x 11'3**			x			x
Main	**Master Bedroom**	**9' x 11'**			x			x
Main	**Bedroom**	**8'8 x 8'5**			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			

Finished Floor (Main): **924**	# of Rooms: **4**		
Finished Floor (Above): **0**	# of Kitchens: **1**		
Finished Floor (Below): **0**	# of Levels: **1**		
Finished Floor (Basement): **0**	Suite: **None**		
Finished Floor (Total): **924 sq. ft.**	Crawl/Bsmt. Height:		
	Beds in Basement: **0** Beds not in Basement: **2**		
Unfinished Floor: **0**	Basement: **None**		
Grand Total: **924 sq. ft.**			

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Select Real Estate**

Opportunity knock on this mobile. A nice 1990, 2 bedrooms and 1 bath 14 x 66 home is ready for your touches. Exterior and roof where upgraded in 2014. Backs onto nature, good sized yard across the road from the park green space. Lots of parking for the toys.