



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
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nikkic@remax.net



Active
R2327626
Board: V
House/Single Family

1578 E 22ND AVENUE
Vancouver East
Knight
V5N 2P1

Residential Detached
\$998,000 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1922
Depth / Size:	Bathrooms:	1	Age: 96
Lot Area (sq.ft.): 3,300.00	Full Baths:	1	Zoning: RT-10
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,292.00
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-321-234
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
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**
Type of Roof: **Asphalt**

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

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: :
Floor Finish: **Mixed**

Legal: **PL VAP2927 LT 1 BLK 8 DL 352 LD 36. GROUP 1, OF LOTS 2 & 3.**

Amenities: **Garden, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 11'2			x			x
Main	Kitchen	13'1 x 12'1			x			x
Main	Master Bedroom	10'7 x 9'9			x			x
Main	Bedroom	10'7 x 9'8			x			x
Main	Den	10'6 x 5'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	840	# of Rooms:	5	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4				Pool:
Finished Floor (Total):	840 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2		6				Door Height:
Unfinished Floor:	821	Basement:	Full, Unfinished		7				
Grand Total:	1,661 sq. ft.				8				

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

This price leaves lots of room for your plans to breathe new life into this quaint 2 bedroom + Den home. Family owned and never rented or on the market before, it is now ready for its next in-carnation in coveted Cedar Cottage. Walk to many of east Vancouver's top cultural and recreational spots: Trout Lake Farmers market at the community centre, local artisan businesses at Commercial Street, Famous Foods and transit oriented Kingsway corridor all steps away. Fully fenced secure backyard offers a safe area for pets and kids, note NO LANEWAY. House needs a LOT of TLC, but has loads of potential. Basement and attic are unfinished. Do not enter property or yard without an appointment. SOLD AS IS WHERE IS. Make your offer today.



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Active
R2280119
Board: V
House/Single Family

4650 BALDWIN STREET

Vancouver East
Victoria VE
V5N 5B6

Residential Detached

\$929,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,068,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2018**
Depth / Size: Bathrooms: **3** Age: **1**
Lot Area (sq.ft.): Full Baths: **3** Zoning: **RT11**
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,151.61**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-895-619**
Tour:

View: **:**
Complex / Subdiv: **Victoria**
Services Connected: **Electricity**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Single**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **PL 12381 LT 2 BLK N DL 393**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 10'8			x			x
Main	Kitchen	13'8 x 8'10			x			x
Main	Dining Room	10' x 9'6			x			x
Main	Porch (enclosed)	5' x 3'			x			x
Above	Master Bedroom	12'3 x 10'2			x			x
Above	Bedroom	10'4 x 8'6			x			x
Above	Bedroom	10'3 x 8'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	629	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	568	# of Kitchens:	1	1	Above	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Main	3	No	Pool:
Finished Floor (Total):	1,197 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	1,197 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

NO STRATA FEES. A brand new detached Single House Infill at a superb convenient location in Victoria area close to Nanaimo Skytrain Station, minutes walk to Park, Kingsway and shopping. This two-storey 1,200 sf house features with 3 bedrooms up, living room, dining nook, kitchen at main, total 3 bathrooms and single attached garage. The open layout with big windows allow lots of bright into the unit, modern design, quartz counter, and window screen. Plus full range stainless steel appliances. Under 2-5-10 years New Home Warranty. *4652 Baldwin St – 2,020 sf 3 storey also listed on MLS® R2279887*** OPEN HOUSE SUNDAY 2PM-4PM.**



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Active
R2323378

Board: V
House/Single Family

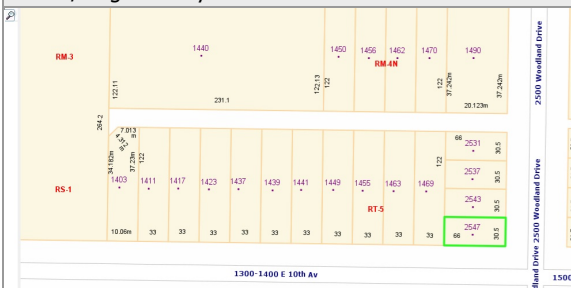
2547 WOODLAND DRIVE

Vancouver East
Grandview VE
V5N 3P4

Residential Detached

\$899,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size: **66**
Lot Area (sq.ft.): **2,013.00**
Flood Plain:
Rear Yard Exp: **West**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **30.50**
Bedrooms: **4**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**

Original Price: **\$1,050,000**
Approx. Year Built: **9999**
Age: **999**
Zoning: **RT-5**
Gross Taxes: **\$3,233.40**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **004-658-019**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Community**

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

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

Legal: **PL VAP2656 LT A BLK B DL 264A LD 36. OF LOTS 14 & 15, OF BLK 160.**

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Below	Kitchen	10' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **750**
Finished Floor (Above): **750**
Finished Floor (Below): **750**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,250 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,250 sq. ft.**

of Rooms: **7**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Unfinished**

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

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

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

ATTN BUILDERS! and anyone looking to be in wonderful Commercial Drive neighbourhood-opportunity knocks- prime RT-5 corner duplex lot - Permits are active, start immediately. Restored home will be approx 2300sqft. 3 beds/2 bath up, 1 bed suite down. Perfect location, close to Skytrain, Commercial Drive and schools. Lot size 30.5'x66' Document package available-contact listing agent. Land value only - sold 'as is' Please do not walk on property.



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Active
R2323733
Board: V
House/Single Family

1870 SE MARINE DRIVE

Vancouver East
Fraserview VE
V5P 2R8

Residential Detached

\$890,000 (LP)

(SP)



Sold Date:	Frontage (feet):	34.00	Original Price: \$890,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1989
Depth / Size: 83	Bathrooms:	3	Age: 30
Lot Area (sq.ft.): 2,822.00	Full Baths:	2	Zoning: RS-1B
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,997.25
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 015-184-129
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**

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

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

Legal: **PL VAS2524 LT 2 DL 328 LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 13'8			x			x
Main	Kitchen	9'9 x 9'			x			x
Main	Dining Room	15' x 11'			x			x
Main	Bedroom	26'6 x 10'			x			x
Main	Den	10' x 6'9			x			x
Above	Master Bedroom	12'10 x 10'6			x			x
Above	Bedroom	11'9 x 9'2			x			x
Above	Playroom	7' x 14'			x			x
		x			x			
		x			x			

Finished Floor (Main):	653	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	565	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	No	Pool:
Finished Floor (Total):	1,218 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: None		6				
Grand Total:	1,218 sq. ft.			7				
				8				

Listing Broker(s): **Nu Stream Realty Inc.**

Nu Stream Realty Inc.

Located on the quite back side of SE Marine Drive, back unit sharing the 33x160 lot. Spacious and functional 2-story home for family. South-north facing with 4 skylights to make the house very bright. Main floor has a bedroom with separate entrance. High ceiling in the dining room, new granite countertop in kitchen, LG washer and dryer. Two bedrooms at the above floor with 2 full bathrooms. The master bedroom is suite. No management fee for strata, no pet and rental restrictions. Very convenient location to central Vancouver, Richmond and metrotown Burnaby. A MUST SEE! Open House: Jan 13 (Sun) 2-4PM



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Active
R2330832
Board: V
House/Single Family

153 E 64TH AVENUE

Vancouver East
South Vancouver
V5X 2M3

Residential Detached

\$888,000 (LP)

(SP)



Sold Date: Frontage (feet): **17.50** Original Price: **\$888,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1974**
Depth / Size: **115.5** Bathrooms: **2** Age: **45**
Lot Area (sq.ft.): **2,021.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,618.84**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **013-423-584**
Tour:
View: **Yes: South**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Single**
Dist. to Public Transit: **.5 Block** Dist. to School Bus: **5 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **PL VAP2761 LT 47 BLK 1 DL 322 LD 36. PART E 1/2, GROUP 1, & BLK 2.**

Amenities: **In Suite Laundry, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Refrigerator, Security System, Storage Shed, Vacuum Blt.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'1			x			x
Main	Dining Room	13'2 x 8'1			x			x
Main	Kitchen	9'11 x 9'0			x			x
Main	Master Bedroom	11'4 x 9'0			x			x
Below	Bedroom	13'7 x 6'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	734	# of Rooms:	5	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	495	# of Levels:	2	2	Below	3		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,229 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5						Door Height:
Unfinished Floor:	0	Basement: None		6						
Grand Total:	1,229 sq. ft.			7						
				8						

Listing Broker(s): **Sotheby's Int'l Realty Canada**

It's your lucky day! Here's your chance to own a HOUSE in VANCOUVER for UNDER \$890K! Situated on a 17.5 x 115 sqft lot off Main & 64th, move in now or renovate this 1229 sqft home over two floors. Reverse plan so upstairs is bright and features open living & dining rooms, cozy gas fireplace, bathroom, master bedroom & large 130 sqft deck. Entry floor features 2nd bedroom, 3-piece bath, mechanical/laundry room, and attached garage. New windows & flooring. South-facing front yard. Marine Gateway Skytrain, Langara Golf Course & Winona Park are 1km away. Main St shops, restaurants & Hillcrest Community close by. Send your kids Winston Churchill Secondary. Open House Thur, Jan 10 11am-1230pm, Sat & Sun Jan 12 & 13 2-4pm. Hurry, offers reviewed as they come!



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Active
R2301426
Board: V
House/Single Family

7818 MAIN STREET

Vancouver East
South Vancouver
V5X 3K6

Residential Detached

\$748,888 (LP)

(SP)



Sold Date:	Frontage (feet):	65.68	Original Price: \$748,888
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1952
Depth / Size:	Bathrooms:	1	Age: 66
Lot Area (sq.ft.): 5,852.00	Full Baths:	1	Zoning: RT-2
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,883.00
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 004-779-061
			Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Side**
Parking: **Add. Parking Avail., 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: **Hardwood, Vinyl/Linoleum**

Legal: **PL VAP8237 LT A BLK 13 DL 326A LD 36. GROUP 1, OF LOTS 47 TO 50, & BLK 14.*LISTING IS ONLY FOR 50% OF UNDIVIDED INTEREST, PLEASE SEE ATTACHED TITLE FOR REFERENCE**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 11'4			x			x
Main	Bedroom	9'10 x 10'2			x			x
Main	Kitchen	10'1 x 10'2			x			x
Main	Dining Room	10'2 x 5'4			x			x
Main	Living Room	10'2 x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	792	# of Rooms:	5	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2		3				Workshop/Shed:
Finished Floor (Basement):	712	Suite:			4				Pool:
Finished Floor (Total):	1,504 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2		6				Door Height:
Unfinished Floor:	0	Basement: Unfinished			7				
Grand Total:	1,504 sq. ft.				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

THE BEST VALUE ON THE MARKET!!! Why would you buy a townhouse when you can own a 1/2 duplex with land??? This property is situated on the corner of Main Street & 62 Ave. This home offers 2 bed & 1 bath plus a 700+ Sq.ft of unfinished basement with separate entrance, ready for your ideas. Bonus plenty of yard space. Steps to public transportation and Sunset Community Centre. Minutes away from schools, shops and services. Super convenient location. This is your opportunity to own a piece of land in a very rapidly developing area. Please note: this is a sale of an undivided 1/2 interest of the property and each of the 1/2 portion was built to live like a side-by-side half duplex with separate meters. By appointment only and please DO NOT enter the premise without an appointment.