


Presented by:  
**Anthony Ibhahe**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhahe@gmail.com](mailto:aibhahe@gmail.com)  
 Website: [www.aibhahe.com](http://www.aibhahe.com)

PG City West (Zone 71), Westwood <b>552 BEECH CR, V2N 1K8</b>		<b>MLS# N241713</b>		Residential Attached <b>Active</b>																																																							
	List Price: <b>\$90,000</b> Previous Price:																																																										
	Subdiv/Complex: WESTWOOD																																																										
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Frontage: 0.00</td> <td style="width: 33%;">Approx Yr Blt: 9999</td> <td style="width: 33%;">PID: 013-200-569</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Townhouse</td> </tr> <tr> <td>Lot SqFt: 2,000</td> <td>Age at List Date: 999</td> <td>Zoning: RM3</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 3</td> <td>Taxes: \$1,175 (2014)</td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 2</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 1</td> <td>Tax Incl Utilities: No</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 1</td> <td>Apprvl Reqd:</td> </tr> </table>					Frontage: 0.00	Approx Yr Blt: 9999	PID: 013-200-569	Depth/Size:		Type: Townhouse	Lot SqFt: 2,000	Age at List Date: 999	Zoning: RM3	Exposure:	Bedrooms: 3	Taxes: \$1,175 (2014)	Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	Flood Plain:	Full Baths: 1	Tax Incl Utilities: No	Meas. Type:	Half Baths: 1	Apprvl Reqd:																																	
	Frontage: 0.00	Approx Yr Blt: 9999	PID: 013-200-569																																																								
Depth/Size:		Type: Townhouse																																																									
Lot SqFt: 2,000	Age at List Date: 999	Zoning: RM3																																																									
Exposure:	Bedrooms: 3	Taxes: \$1,175 (2014)																																																									
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:																																																									
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No																																																									
Meas. Type:	Half Baths: 1	Apprvl Reqd:																																																									
Fixtures Lsd: N Fixt Removed: N View: N																																																											
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">           Style of Home: 2 Storey w/Bsmt.            Construction: Frame - Wood            Foundation: Concrete Perimeter            Exterior: Stucco            Rain Screen:            Type of Roof: Tar &amp; Gravel            Renovations:            Flooring: Mixed            Water Supply: City/Municipal            Heat/Fuel: Baseboard, Electric            No. of Fireplaces: 0            Fireplace Fuel:            Outdoor Area: Fenced Yard            Mngmt Co:            Mngmt Ph:         </td> <td style="width: 10%; text-align: center; vertical-align: top;">           R/I Plumbing:             Reno Year:             R/I Fireplaces:         </td> <td style="width: 45%;">           Total Parking:      Covered Parking: 1            Parking Access: Front            Parking Facilities: Carport; Single            Dist to Public Trans:            Units in Development:            Locker:            Possession:            Title to Land: Freehold NonStrata            Seller's Interest: Court Ordered Sale            Mortgage Info: \$0            Property Disclosure: Y            Bylaw Restrictions:         </td> </tr> </table>						Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Stucco Rain Screen: Type of Roof: Tar & Gravel Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Fenced Yard Mngmt Co: Mngmt Ph:	R/I Plumbing:  Reno Year:  R/I Fireplaces:	Total Parking:      Covered Parking: 1 Parking Access: Front Parking Facilities: Carport; Single Dist to Public Trans: Units in Development: Locker: Possession: Title to Land: Freehold NonStrata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions:																																																			
Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Stucco Rain Screen: Type of Roof: Tar & Gravel Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Fenced Yard Mngmt Co: Mngmt Ph:	R/I Plumbing:  Reno Year:  R/I Fireplaces:	Total Parking:      Covered Parking: 1 Parking Access: Front Parking Facilities: Carport; Single Dist to Public Trans: Units in Development: Locker: Possession: Title to Land: Freehold NonStrata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions:																																																									
Maint Charge Incl:  Legal: LOT 6 BLK 5 DL 8178 CARIBOO DISTRICT PLAN 17368 Amenities: None Features Incl:  Site Influences: Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby																																																											
<table style="width: 100%; border: none;"> <thead> <tr> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Kitchen</td> <td>17'6 X 10'4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Living Room</td> <td>19' X 11'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>11'9 X 10'6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10' X 10'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11' X 8'2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	Main F.	Kitchen	17'6 X 10'4							Main F.	Living Room	19' X 11'							Above	Master Bedroom	11'9 X 10'6							Above	Bedroom	10' X 10'							Above	Bedroom	11' X 8'2						
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>																																																			
Main F.	Kitchen	17'6 X 10'4																																																									
Main F.	Living Room	19' X 11'																																																									
Above	Master Bedroom	11'9 X 10'6																																																									
Above	Bedroom	10' X 10'																																																									
Above	Bedroom	11' X 8'2																																																									
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"> <b>Floor Area (SqFt):</b>            Finished Floor Area Main: 540            Finished Floor Area Up: 540            Finished Floor Area Down: 0            Finished Floor Area Bsmt: 0            Total Finished Floor Area: 1,080            Unfinished Floor Area: 540            Grand Total Floor Area: 1,620         </td> <td style="width: 30%;">           Total # Rooms: 5            Finished Levels: 3            Basement Area: Full            Bsmt Height:            Restricted Age:            # Pets / Cats; Dogs:            # or % Rentals:         </td> <td style="width: 40%;"> <b>Bathrooms</b>            1 2 Piece; Ensuite: N; Level: Main F.            2 4 Piece; Ensuite: N; Level: Above            3            4            5            6            7            8         </td> </tr> </table>						<b>Floor Area (SqFt):</b> Finished Floor Area Main: 540 Finished Floor Area Up: 540 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,080 Unfinished Floor Area: 540 Grand Total Floor Area: 1,620	Total # Rooms: 5 Finished Levels: 3 Basement Area: Full Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals:	<b>Bathrooms</b> 1 2 Piece; Ensuite: N; Level: Main F. 2 4 Piece; Ensuite: N; Level: Above 3 4 5 6 7 8																																																			
<b>Floor Area (SqFt):</b> Finished Floor Area Main: 540 Finished Floor Area Up: 540 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,080 Unfinished Floor Area: 540 Grand Total Floor Area: 1,620	Total # Rooms: 5 Finished Levels: 3 Basement Area: Full Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals:	<b>Bathrooms</b> 1 2 Piece; Ensuite: N; Level: Main F. 2 4 Piece; Ensuite: N; Level: Above 3 4 5 6 7 8																																																									
Listing Broker(s): Royal LePage Prince George																																																											
Schedule A to accompany all offers. Sold "as is, where is"...subject to court approval. No strata fees. Central location. Close to shopping and bus routes.																																																											

Tax Report - 552 BEECH  
Record Updated - 12/11/2014

Jurisdiction	226-PRINCE GEORGE - CITY OF	Roll Number	0024874000	Property ID	013-200-569
Property Address	552 BEECH				
Municipality	PG-CITY OF PRINCE GEORGE	Board Code	N		
Neighborhood	737-WESTWOOD - PINESWOOD				
Area	N71-PG City West (Zone 71)				
Sub Area	N71				
Gross Taxes	\$1175.23	(2014)			
Tax Amount Updated - 12/11/14					
			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
---------------------------	---------------------------

\*\* NOT AVAILABLE \*\*

3 MAPLE BAY  
LACOMBE AB

T4L 1V5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
PGP17368	6	5	8178	05				
Legal Description PL PGP17368 LT 6 BLK 5 DL 8178 LD 05								

Land & Building Information

Width	Depth	Lot Size	2000 SQUARE FEET
Land Use		Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$73,400	Gross Land	\$73,400	Gross Land	\$73,400
Improvement	\$23,400	Gross Improve	\$23,400	Gross Improve	\$23,400
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$96,800	Municipal Total	\$96,800	School Total	\$96,800

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/25/2003	\$36,200	BV100828	REJECT NOT SUITED SALE ANALYSIS
09/12/1997	\$74,500	PL51515	IMPRV SINGLE PROP CASH TRANSAC
03/18/1992	\$41,000	PF8316	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:35 PM
-----------------	--	----------	---------