

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Islands-Van. & Gulf, Mayne Island

MLS# V1068693

Residential Detached

395 NEIL RD, VON 2J1

Active



List Price: \$419,000

Complex/Subdiv:

Frontage:	285.00 ft	Bedrooms:	1	PID:	006-441-220
Depth/Size:	271	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	2012
Rear Yard Exp:		Half Baths:	0	Age at List Date:	2
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,672 (2014)
Flood Plain:		Zoning:	R		
View:	Y - SPECTACULAR VIEWS OF ACTIVE PASS & GEORGIA STRAIT				
Serv. Connected:	Unknown				

Style of Home:	3 Level Split	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double
Exterior:	Other		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Other		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:			Title to Land:
Water Supply:	Well - Drilled		Seller's Interest:
Heat/Fuel:	Other		Mortgage Info:
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:			Out Buildings:
Outdoor Area:	Patio(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VIP2227 LT 7 LD 16 SEC 14 PORTION MAYNE ISLAND.
 Amenities:
 Site Influences: Private Setting, Waterfront Property
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	20' X 20'			X			X
Main F.	Bedroom	20' X 20'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Total # Rooms:	2	Bathrooms	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	4,000	# Kitchens:	1		2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	3		3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	0	Basement Area:	Unfinished		5
Total Finished Floor SqFt:	4,000				6
		Suite:			7
Unfinished Floor:	0				8
Grand Total Floor Area:	4,000				

Listing Broker(s): Gulfport Realty

For sale by Court Order, this fine property is offered at assessed value and open to all reasonable offers. The unfinished structure comprises nearly 4,000 sq ft of framing over 3 split levels. The land is private and sunny with easy access to the fascinating waters of Active Pass where BC Ferries and all manner of marine activity share space with orca whales, sea lions, seals and otters. Square footage calculation is approximate.

Tax Report - 395 NEIL Road
Record Updated - 12/11/2014

Jurisdiction	764-GULF ISLANDS RURAL 2	Roll Number	05682010	Property ID	006-441-220
Property Addr	395 NEIL RD				
Municipality	G1-GULF ISLANDS RURAL	Board Code			
Neighborhood	915-MAYNE - W/F				
Area					
Sub Area					
Gross Taxes	\$2671.67	(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 **	
309-2900 DRINKWATER RD DUNCAN BC	309-2900 DRINKWATER RD DUNCAN BC
V9L 6C6	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VIP2227	7			16	14			
Legal Description	PL VIP2227 LT 7 LD 16 SEC 14							

Land & Building Information

Width	Depth	Lot Size	1.35 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	GEN PURP SHED&OUTBLDG LOW QLT		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	\$301,000	Gross Land	\$301,000	Gross Land	\$301,000
Improvement	\$158,000	Gross Improve	\$158,000	Gross Improve	\$158,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$459,000	Municipal Total	\$459,000	School Total	\$459,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/14/2012	\$4,525	CA2714316	REJECT NOT SUITED SALE ANALYSIS
04/16/2007		CA419467	REJECT NOT SUITED SALE ANALYSIS
02/27/2007	\$343,500	CA386015	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	2:08 PM
-----------------	--	----------	---------

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Islands-Van. & Gulf, Salt Spring Island
250 FURNESS RD, V8K 1Z7

MLS# V1103504

Residential Detached

Active



List Price: \$633,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	002-903-130
Depth/Size:	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt: 0.00	Full Baths:	3	Approx Yr Blt:	9999
Rear Yard Exp:	Half Baths:	0	Age at List Date:	999
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,397 (2014)
Flood Plain:	Zoning:	R & A1		
View:	Y - MOUNTAIN, VALLEY			
Serv. Connected:	Electricity, Septic, Water			

Style of Home:	1 Storey, Other	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Other	Parking Facilities:	Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Metal		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:			Title to Land:
Water Supply:	Other		Seller's Interest:
Heat/Fuel:	Electric		Mortgage Info:
No. of Fireplaces:	0	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:			Out Buildings:
Outdoor Area:	Patio(s) & Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VIP25293 LT 9 LD 16 SEC 5 RNG 1 SALT SPRING.
 Amenities:
 Site Influences: Cleared, Paved Road, Private Setting, Rural Setting, Treed
 Features Incl: Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	9' X 8'	Main F.	Bedroom	12' X 10'			X
Main F.	Living Room	20' X 16'	Above	Bedroom	16' X 14'			X
Main F.	Kitchen	13' X 12'	Above	Loft	13' X 10'			X
Main F.	Dining	12' X 10'	Above	Other	11' X 6'			X
Main F.	Master Bedroom	17' X 9'			X			X
Main F.	Other	10' X 8'			X			X
Main F.	Living Room	13' X 13'			X			X
Main F.	Foyer	4' X 4'			X			X
Main F.	Dining	10' X 8'			X			
Main F.	Kitchen	15' X 8'			X			

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms
Main Floor Area SqFt:	1,754	# Kitchens:	2	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	573	Finished Levels:	2	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3 3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4
Total Finished Floor SqFt:	2,327			5
				6
Unfinished Floor:	0	Suite:		7
Grand Total Floor Area:	2,327			8

Listing Broker(s): Sea to Sky Premier (SltSpg)

Sunny arable 11.33 acres, nicely treed and cleared meadow-land topography, in sought-after "south end" in Salt Spring's Burgoyne Valley. Close to ferry and Fulford Village amenities, regional park, beach, walking trails. Main residence is currently divided into 2 suites. Barn and original log cabin is also on-site. Property features excellent well and springs. Tranquil setting with opportunity to be self-sufficient! Options for use here! Consider hobby farming, animal grazing, in an old-fashioned retreat, create a home-based business, build your "gentleman's country home" & relax & enjoy the Gulf Island lifestyle. Contact listing agent for more information on this unique property.

Tax Report - 250 FURNESS Road
Record Updated - 12/11/2014

Jurisdiction 764-GULF ISLANDS RURAL 2 Roll Number 00003040 Property ID 002-903-130
 Property Addr 250 FURNESS RD
 Municipality G1-GULF ISLANDS RURAL Board Code
 Neighborhood 825-SALTSPRING- SOUTH END NON W/F
 Area
 Sub Area
 Gross Taxes \$3396.14 (2014) More PID's
 Water Conn
 Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

250 FURNESS RD
SALT SPRING ISLAND BC

V8K 1Z7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VIP25293	9			16	5		1	
Legal Description PL VIP25293 LT 9 LD 16 SEC 5 RNG 1 SALT SPRING.								

Land & Building Information

Width	Depth	Lot Size	11.33 ACRES
Land Use	Actual Use	2AC PLUS SIN FAM DWLL DUP	
BCA Description	1 ST SFD AFTER 1930 STANDARD	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$180,000	Gross Land	\$261,000	Gross Land	\$261,000
Improvement	\$323,000	Gross Improve	\$323,000	Gross Improve	\$323,000
		Exempt Land		Exempt Land	\$-40,500
		Exempt Improve		Exempt Improve	
Actual Total	\$503,000	Municipal Total	\$584,000	School Total	\$584,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/05/2007	\$579,500	CA592325	REJECT NOT SUITED SALE ANALYSIS
07/10/2006	\$272,250	FA83180	REJECT NOT SUITED SALE ANALYSIS
08/28/2003		EV99044	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:08 PM