


|  | 2412 GREENFIELD AVE |                 |                                   |                 |                                    |
|---|---------------------|-----------------|-----------------------------------|-----------------|------------------------------------|
|   | Area                | Kamloops        | Listing Status                    | Active          |                                    |
|   | Sub Area            | Brocklehurst    | Current Price                     | \$269,000       |                                    |
|   | Property Type       | Single Family   | Possession                        |                 |                                    |
|   | Style               | Two Storey      | Title                             | Freehold        |                                    |
|   | Taxes               | \$1,760 (2015)  | PRICE HISTORY                     |                 |                                    |
|   | MLS®                | 133673          | Original Price                    | \$269,000       |                                    |
|   | Age of Dwelling     | OT              | Sale Price                        |                 |                                    |
|   | Zoning              | RT-1            | Sale Date                         |                 |                                    |
|   | DOM                 | 3               |                                   |                 |                                    |
| INTERIOR  |                     | STYLE           |                                   | FEATURES        |                                    |
| Bedrooms Above Grade  | 3                   | Exterior Finish | Wood Siding                       | Heating         | Forced Air                         |
| Bathrooms   | 1                   | Roof            | Asphalt Shingle                   | Fuel            | Gas (natural)                      |
| Ensuite   |                     | Construction    | Frame, Insul Ceiling, Insul Walls | Water           | City                               |
| Fireplaces  | (2) - Wood          | Access          |                                   | Sewer Type      | Sewer connected                    |
| Rough In Fireplaces   |                     | Basement Type   | Half                              | Dist to Schools | 4 BLK                              |
| Flooring  | Carpet              | Bsmt Devel      | Unfinished                        | Dist to Transp  | 100 FT                             |
|   |                     | Foundation      |                                   |                 |                                    |
| Total Sqft: 1,740   |                     |                 | EXTERIOR FEATURES                 |                 |                                    |
| Totals (sqft)   | Bsmt                | Main            | Above                             | Other           | Lot Width                          |
| Bathroom  |                     | 1,240           | 500                               |                 | Lot SqFt                           |
| Living  |                     | 4pc             |                                   |                 | Lot Acres                          |
| Dining  |                     | 13'6x15'8       |                                   |                 |                                    |
| Kitchen   |                     | 9x11            |                                   |                 |                                    |
| Bedroom   |                     | 13'6x19'6       |                                   |                 |                                    |
| Bedroom   |                     | 9'10x9          | 13x15                             |                 |                                    |
| Bedroom   |                     | 8x11            |                                   |                 |                                    |
| Den   |                     | 9x8             | 8x9                               |                 |                                    |
| Other   |                     | 5x5             |                                   |                 |                                    |
|   |                     |                 |                                   |                 | Lot Depth                          |
|   |                     |                 |                                   |                 | Parking Spaces                     |
|   |                     |                 |                                   |                 | Parking Types                      |
|   |                     |                 |                                   |                 | Site Influences                    |
|   |                     |                 |                                   |                 | Outdoor Area                       |
|   |                     |                 |                                   |                 | Equipment Included                 |
|   |                     |                 |                                   |                 | Window Coverings, Fridge/stove/W&D |
|   |                     |                 |                                   |                 | LEGAL                              |
|   |                     |                 |                                   |                 | Legal                              |
|   |                     |                 |                                   |                 | LOT 9 PLAN 31988 KDYD              |

**Character 2 storey home with part undeveloped 3/4 basement. 2 bedrooms + den on the main, large master style bedroom on the top floor, hardwood floors, great layout on the main, open kitchen with large brick bread oven. Laundry currently down but hookups on main as well. The house needs some love & updating. Being sold "as is/where is". All measurements are approximate, buyer to verify if important. 24 hours notice for all showings. Call for appointments.**

This listing information is provided to you by:

**AARON KRAUSERT\***

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258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

All measurements are approximate.

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Apr 2,2016.



|   |  |      |              |   |                          |                                |  |                                   |  |           |  |  |
|---|--|------|--------------|---|--------------------------|--------------------------------|--|-----------------------------------|--|-----------|--|--|
|  |  |      |              | <b>2394 PARKCREST AVE</b>                             |                          |                                |  |                                   |  |           |  |  |
|   |  |      |              | Area <b>Kamloops</b>                                  |                          | Listing Status <b>Active</b>   |  |                                   |  |           |  |  |
|   |  |      |              | Sub Area <b>Brocklehurst</b>                          |                          | Current Price <b>\$269,900</b> |  |                                   |  |           |  |  |
|   |  |      |              | Property Type <b>Half Duplex</b>                      |                          | Possession                     |  |                                   |  |           |  |  |
|   |  |      |              | Style <b>Two Storey</b>                               |                          | Title <b>Freehold</b>          |  |                                   |  |           |  |  |
|   |  |      |              | Taxes <b>\$2,041 (2015)</b>                           |                          |                                |  |                                   |  |           |  |  |
|   |  |      |              | <b>PRICE HISTORY</b>                                  |                          |                                |  |                                   |  |           |  |  |
| MLS® <b>133654</b>  |  |      |              | Original Price <b>\$269,900</b>                       |                          |                                |  |                                   |  |           |  |  |
| Age of Dwelling <b>25</b>   |  |      |              |   |                          |                                |  |                                   |  |           |  |  |
| Zoning <b>RT-1</b>  |  |      |              | Sale Price  |                          |                                |  |                                   |  |           |  |  |
| DOM <b>3</b>  |  |      |              | Sale Date   |                          |                                |  |                                   |  |           |  |  |
| <b>INTERIOR</b>   |  |      |              | <b>STYLE</b>  |                          |                                |  | <b>FEATURES</b>                   |  |           |  |  |
| Bedrooms Above Grade <b>3</b>   |  |      |              | Exterior Finish <b>Vinyl</b>                          |                          |                                |  | Heating <b>Forced Air</b>         |  |           |  |  |
| Bathrooms <b>2</b>  |  |      |              | Roof <b>Asphalt Shingle</b>                           |                          |                                |  | Fuel <b>Gas (natural)</b>         |  |           |  |  |
| Ensuite   |  |      |              | Construction <b>Frame, Insul Ceiling, Insul Walls</b> |                          |                                |  | Water <b>City</b>                 |  |           |  |  |
| Fireplaces  |  |      |              | Access <b>Blacktop Driveway</b>                       |                          |                                |  | Sewer Type <b>Sewer connected</b> |  |           |  |  |
| Rough In Fireplaces   |  |      |              | Basement Type <b>None</b>                             |                          |                                |  | Dist to Schools <b>1 BLK</b>      |  |           |  |  |
| Flooring <b>Mixed</b>   |  |      |              | Bsmt Devel  |                          |                                |  | Dist to Transp <b>1 BLK</b>       |  |           |  |  |
| Foundation  |  |      |              |   |                          |                                |  |                                   |  |           |  |  |
| <b>Total Sqft: 1,320</b>  |  |      |              |   | <b>EXTERIOR FEATURES</b> |                                |  |                                   |  |           |  |  |
|   |  | Bsmt | Main         | Above   | Other                    | Lot Width                      | <b>30</b>  |                                   |  | Lot Sqft  |  |  |
| Totals (sqft)   |  |      | <b>660</b>   | <b>660</b>  |                          | Lot Depth                      | <b>110</b>   |                                   |  | Lot Acres |  |  |
| Bathroom  |  |      | <b>2pc</b>   | <b>4pc</b>  |                          | Parking Spaces                 | <b>1</b>   |                                   |  |           |  |  |
| Living  |  |      | <b>12x19</b> |   |                          | Parking Types                  | <b>Garage (1 car)</b>  |                                   |  |           |  |  |
| Kitchen   |  |      | <b>12x9</b>  |   |                          | Site Influences                | <b>Easy Access, Family Oriented, Flat Site</b>   |                                   |  |           |  |  |
| Bedroom   |  |      |              | <b>12x12</b>  |                          | Outdoor Area                   | <b>Sun Deck(s)</b>   |                                   |  |           |  |  |
| Bedroom   |  |      |              | <b>13x9</b>   |                          | Equipment Included             | <b>Dishwasher, Vacuum built-in, Storage Shed, Central A/C, Window Coverings, Fridge/stove/W&amp;D, Microwave</b> |                                   |  |           |  |  |
| Bedroom   |  |      |              | <b>10x9</b>   |                          |                                |  |                                   |  |           |  |  |
|   |  |      |              |   |                          | <b>LEGAL</b>                   |  |                                   |  |           |  |  |
|   |  |      |              |   |                          | Legal                          | <b>LOT A SEC 22 TWNSHP 20 RGE 18 W OF THE 6TH MER DIS LOT 252 KDYD PLAN KAP45638</b>                             |                                   |  |           |  |  |

This well cared for 1/2 duplex is located in the popular area of Brocklehurst and within a block of Parkcrest Elementary as well has bus stops only steps away. All other levels of schools, recreation and other amenities are a short distance away. This basement entry design is fully finished with an attached single garage. The main floor has some updates to kitchen with mosaic backsplash, new pantry and flooring. Living and dining area have access to fenced and landscaped backyard with a 12'x18' deck. Laundry and 2 pce powder room are also located on the main. The 2nd level has 3 bedrooms with a large master bedroom and 4 pce bathroom. New flooring and paint throughout as well as all appliances, central air and central vac included.

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258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

All measurements are approximate.

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**872 SELKIRK AVE**

Area **Kamloops**  
 Sub Area **North Kamloops**  
 Property Type **Single Family**  
 Style **Bungalow**  
 Taxes **\$2,380 (2015)**

MLS® **133514**  
 Age of Dwelling **49**  
 Zoning **RT-1**  
 DOM **13**

Listing Status **Active**  
 Current Price **\$269,000**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$279,000**  
 Mar 29/16 **\$269,000**

Sale Price  
 Sale Date

**INTERIOR**

Bedrooms Above Grade **2+1**  
 Bathrooms **2**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Mixed**

**STYLE**

Exterior Finish **Stucco & Siding**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Gravel Driveway**  
 Basement Type **Full**  
 Bsmt Devel **Partly finished**  
 Foundation **See remarks**

**FEATURES**

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **5 BLK**  
 Dist to Transp **1 BLK**

**Total Sqft: 2,080 Incl. unfin. sqft: 800****EXTERIOR FEATURES**

|               | Bsmt          | Main          | Above | Other |
|---------------|---------------|---------------|-------|-------|
| Totals (sqft) | <b>1,040</b>  | <b>1,040</b>  |       |       |
| Bathroom      | <b>2pc</b>    | <b>4pc</b>    |       |       |
| Kitchen       |               | <b>10x19</b>  |       |       |
| Living        |               | <b>12x15</b>  |       |       |
| Mast BR       |               | <b>9x13</b>   |       |       |
| Bedroom       | <b>10x12</b>  | <b>8'6x10</b> |       |       |
| Laundry       |               | <b>10x11</b>  |       |       |
| Rec Room      | <b>12x27</b>  |               |       |       |
| Utility       | <b>12x13</b>  |               |       |       |
| Storage       | <b>9'4x13</b> |               |       |       |

Lot Width  
 Lot Depth  
 Lot Sqft **7,656**  
 Lot Acres **0.1758**  
 Parking Spaces **1**  
 Parking Types **Carport only**  
 Site Influences **Central Location, Easy Access, Level, Shopping Nearby, Flat Site**  
 Outdoor Area  
 Equipment Included **Dishwasher, Window unit A/C, Fridge/stove/W&D**

**LEGAL**

Legal **LOT 14 DLOT 257 KDYD PLAN 9271**

**2000+ sqft home on large rear fenced lot, open sundeck and 2 storage sheds. 1040 sqft on main with 2 bedroom, 4 piece bathroom and 3rd bedroom converted to laundry that can easily be converted back to third bedroom. One bedroom and 2 piece bathroom in basement with lots of room to finish off for rec room and games room. Rear alley access as well. All measurements are approximate and should be verified. Quick possession available.**

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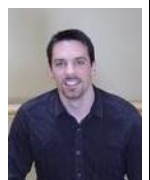
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|---|--|--|--|--|---|--|-----------------------|--|--|-----------------------------------|--|------------------|--|--|-------|--|--|--|--|--------------------|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  | <b>1114 PEMBROKE AVE</b>                              |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | Area  |  | <b>Kamloops</b>       |  |  | Listing Status                    |  | <b>Active</b>    |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | Sub Area  |  | <b>North Kamloops</b> |  |  | Current Price                     |  | <b>\$232,500</b> |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | Property Type   |  | <b>Half Duplex</b>    |  |  | Possession                        |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | Style   |  | <b>Four L.Split</b>   |  |  | Title                             |  | <b>Freehold</b>  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | Taxes   |  | <b>\$1,894 (2015)</b> |  |  | <b>PRICE HISTORY</b>              |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | MLS®  |  | <b>133580</b>         |  |  |                                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | Age of Dwelling                                       |  | <b>OT</b>             |  |  | Original Price                    |  | <b>\$232,500</b> |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | Zoning  |  | <b>RT-1</b>           |  |  | Sale Price                        |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
|   |  |  |  |  | DOM   |  | <b>9</b>              |  |  | Sale Date                         |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| <b>INTERIOR</b>   |  |  |  |  | <b>STYLE</b>  |  |                       |  |  | <b>FEATURES</b>                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Bedrooms Above Grade <b>3</b>   |  |  |  |  | Exterior Finish <b>Stucco &amp; Siding</b>            |  |                       |  |  | Heating <b>Forced Air</b>         |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Bathrooms <b>2</b>  |  |  |  |  | Roof <b>Asphalt Shingle</b>                           |  |                       |  |  | Fuel <b>Gas (natural)</b>         |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Ensuite   |  |  |  |  | Construction <b>Frame, Insul Ceiling, Insul Walls</b> |  |                       |  |  | Water <b>City</b>                 |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Fireplaces  |  |  |  |  | Access <b>Blacktop Driveway</b>                       |  |                       |  |  | Sewer Type <b>Sewer connected</b> |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Rough In Fireplaces   |  |  |  |  | Basement Type <b>Half</b>                             |  |                       |  |  | Dist to Schools <b>1 BLK</b>      |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Flooring <b>Carpet</b>  |  |  |  |  | Bsmt Devel <b>Fully finished</b>                      |  |                       |  |  | Dist to Transp <b>1 BLK</b>       |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Foundation  |  |  |  |  |   |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| <b>Total Sqft: 1,315</b>  |  |  |  |  | <b>EXTERIOR FEATURES</b>                              |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Bsmt  |  |  |  |  | Main  |  |                       |  |  | Above                             |  |                  |  |  | Other |  |  |  |  | Lot Width          |  |  |  |  | Lot SqFt <b>3,484</b>                                |  |  |  |  |
| Totals (sqft) <b>334</b>  |  |  |  |  | 647   |  |                       |  |  | 334                               |  |                  |  |  |       |  |  |  |  | Lot Depth          |  |  |  |  | Lot Acres <b>0.08</b>                                |  |  |  |  |
| Bathroom  |  |  |  |  | 2pc   |  |                       |  |  | 4pc                               |  |                  |  |  |       |  |  |  |  | Parking Spaces     |  |  |  |  |  |  |  |  |  |
| Living  |  |  |  |  | 10'11x17'6  |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  | Parking Types      |  |  |  |  | <b>Open</b>  |  |  |  |  |
| Kitchen   |  |  |  |  | 8x17'6  |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  | Site Influences    |  |  |  |  | <b>Shopping Nearby, Recreation Nearby, Flat Site</b> |  |  |  |  |
| Entrance  |  |  |  |  | 6x7'5   |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  | Outdoor Area       |  |  |  |  | <b>Sun Deck(s)</b>                                   |  |  |  |  |
| Bedroom   |  |  |  |  | 9'7x12'7  |  |                       |  |  | 8'7x9'5                           |  |                  |  |  |       |  |  |  |  | Equipment Included |  |  |  |  | <b>Window Coverings, Stove/Fridge</b>                |  |  |  |  |
| Bedroom   |  |  |  |  |   |  |                       |  |  | 8'7x9'6                           |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  | <b>LEGAL</b>   |  |  |  |  |
| Den   |  |  |  |  | 6x10'4  |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  | Legal              |  |  |  |  | <b>L 19 PLAN 25299</b>                               |  |  |  |  |
| Laundry   |  |  |  |  | 6x8   |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Other   |  |  |  |  | 6'5x7'7   |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |
| Other   |  |  |  |  | 10'4x12   |  |                       |  |  |                                   |  |                  |  |  |       |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |

Excellent first time home purchase or investment property and walking dist. to amenities such as school, bus and shopping. Clean with many updates and features in this 4 level split 3 bedroom + 2 den home. On a flat, spacious lot fully fenced for kids and pets with a nice deck off the kitchen. Brand new furnace in Dec '15 with many other updates throughout the home - ext siding, paint and roof also recent updates. 2 pce enste and w/i closet in mbrm on main floor. Extra parking for RV or vehicles. Option to own both sides - inquire with Listing Broker. Good neighbours all around, easy to show and quick poss'n available. Contact for appt.

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**377 MONMOUTH DRIVE**

Area **Kamloops**  
 Sub Area **Sahali**  
 Property Type **Half Duplex**  
 Style **Bungalow**  
 Taxes **\$2,198 (2015)**

MLS® **133573**  
 Age of Dwelling **OT**  
 Zoning **RT-1**  
 DOM **9**

Listing Status **Active**  
 Current Price **\$269,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$269,900**

Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **2+1**  
 Bathrooms **2**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Carpet**

Exterior Finish **Stucco**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Blacktop Driveway**  
 Basement Type **Full**  
 Bsmt Devel **Fully finished**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **3 BLKS**  
 Dist to Transp **2 BLKS**

**Total Sqft: 1,710****EXTERIOR FEATURES**

|               | Bsmt         | Main         | Above | Other |
|---------------|--------------|--------------|-------|-------|
| Totals (sqft) | <b>810</b>   | <b>900</b>   |       |       |
| Bathroom      | <b>3pc</b>   | <b>4pc</b>   |       |       |
| Living        |              | <b>14x13</b> |       |       |
| Kitchen       |              | <b>11x10</b> |       |       |
| Dining        |              | <b>9x8</b>   |       |       |
| Mast BR       | <b>13x12</b> | <b>11x11</b> |       |       |
| Bedroom       |              | <b>11x9</b>  |       |       |
| Rec Room      | <b>23x11</b> |              |       |       |

Lot Width  
 Lot Depth  
 Lot SqFt **4,455**  
 Lot Acres **0.1023**  
 Parking Spaces  
 Parking Types **Open, Addl Parking Avail, RV Parking**  
 Site Influences **Central Location, Shopping Nearby, Cul-de-sac**  
 Outdoor Area **Private Yard**  
 Equipment Included **Dishwasher, Fridge/stove/W&D**

**LEGAL**

Legal **LOT 32 PLAN 25968 KDYD**

**Great location! Corner lot with two separate parking spaces for 3+ cars. Very clean, tidy home with 2+1 bedrooms & two bathrooms. Easy access to upstairs from parking and has good potential for in-law suite with own access. Quiet cul-de-sac & desirable area of Sahali, close to French emersion elementary. Fully fenced yard with beautiful pear & apricot trees with vegetable garden. All measurements approx. For more details & pictures, please visit website.**

This listing information is provided to you by:

**AARON KRAUSERT\***

☎ 250-819-0502

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**RE/MAX REAL ESTATE (KAMLOOPS)**

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 258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

All measurements are approximate.

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**918 ALPINE TERRACE**

Area **Kamloops**  
 Sub Area **Westsyde**  
 Property Type **Single Family**  
 Style **Basement Entry**  
 Taxes **\$2,493 (2015)**

MLS® **133510**  
 Age of Dwelling **OT**  
 Zoning **RS-1**  
 DOM **15**

Listing Status **Active**  
 Current Price **\$269,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$269,900**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **2+1**  
 Bathrooms **2**  
 Ensuite **1**  
 Fireplaces **(2) - Mixed**  
 Rough In Fireplaces  
 Flooring **Mixed**

Exterior Finish **Vinyl**  
 Roof **Asphalt Shingle**  
 Construction **Frame**  
 Access **Blacktop Driveway**  
 Basement Type **Full**  
 Bsmt Devel **Fully finished**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **3 BLK**  
 Dist to Transp **3 BLK**

**Total Sqft: 2,080****EXTERIOR FEATURES**

|               | Bsmt         | Main           | Above | Other |
|---------------|--------------|----------------|-------|-------|
| Totals (sqft) | <b>1,040</b> | <b>1,040</b>   |       |       |
| Bathroom      | <b>2pc</b>   | <b>4pc</b>     |       |       |
| Ensuite       |              | <b>3pc</b>     |       |       |
| Kitchen       |              | <b>10x14</b>   |       |       |
| Dining        |              | <b>8x12</b>    |       |       |
| Living        |              | <b>14x17</b>   |       |       |
| Bedroom       | <b>8x13</b>  | <b>12'6x14</b> |       |       |
| Bedroom       |              | <b>9x10</b>    |       |       |
| Family Room   | <b>13x17</b> |                |       |       |
| Other         | <b>10x13</b> |                |       |       |

Lot Width  
 Lot Depth  
 Lot Sqft **10,147**  
 Lot Acres **0.2329**  
 Parking Spaces  
 Parking Types **Open**  
 Site Influences **Park Setting, View, Quiet Area**  
 Outdoor Area **Sun Deck(s), Private Yard**  
 Equipment Included **Dishwasher, Central A/C, Fridge/stove/W&D**

**LEGAL**

Legal **LOT 12 PLAN 15796**

**Great family area. Home located at end of quiet street on large flat lot with level driveway. Main floor has open plan kitchen, dining & living room with view. Two bedrooms up, master has 3 pce ensuite, 2nd bedroom has patio doors to back deck. Basement has nice family room, bathroom & 3rd bedroom, workshop. Newer furnace & central air. Great value for first time buyer or young family. Close to school & transit. House needs updating. Price reflects work to be done. Property will be sold "as is where is". All measurements approx, buyer to verify if important.**

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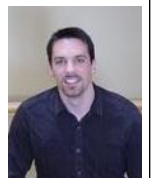
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**1347 OTTAWA PLACE**

Area **Kamloops**  
 Sub Area **North Kamloops**  
 Property Type **Half Duplex**  
 Style **Cathedral Entry**  
 Taxes **\$2,206 (2015)**

MLS® **133358**  
 Age of Dwelling **OT**  
 Zoning **RT-1**  
 DOM **21**

Listing Status **Active**  
 Current Price **\$269,500**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$269,500**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **2+1**  
 Bathrooms **2**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Carpet, Tile, Laminate**

Exterior Finish **Stucco & Siding**  
 Roof **Asphalt Shingle**  
 Construction **Frame**  
 Access **Concrete Driveway**  
 Basement Type **Full**  
 Bsmt Devel **Fully finished**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **1 BLK**  
 Dist to Transp **1 BLK**

**Total Sqft: 1,761**

|               | Bsmt              | Main               | Above | Other |
|---------------|-------------------|--------------------|-------|-------|
| Totals (sqft) | <b>871</b>        | <b>890</b>         |       |       |
| Bathroom      | <b>3pc</b>        | <b>4pc</b>         |       |       |
| Mast BR       |                   | <b>10'11x12'6"</b> |       |       |
| Bedroom       | <b>12'4x13'8"</b> | <b>10'1x12'4"</b>  |       |       |
| Living        |                   | <b>13'8x14'</b>    |       |       |
| Dining        |                   | <b>10'2x11'4"</b>  |       |       |
| Kitchen       |                   | <b>8'7x10'11"</b>  |       |       |
| Family Room   | <b>11'11x20'</b>  |                    |       |       |
| Office        | <b>6'2x12'4"</b>  |                    |       |       |
| Laundry       | <b>7x12</b>       |                    |       |       |

**EXTERIOR FEATURES**

Lot Width Lot SqFt **4,711**  
 Lot Depth Lot Acres **0.1081**  
 Parking Spaces **1**  
 Parking Types **Carport only, Street, Addl Parking Avail**  
 Site Influences **Central Location, Easy Access, Shopping Nearby, Cul-de-sac, Flat Site, Corner Site**  
 Outdoor Area **Patio(s), Sun Deck(s), Private Yard**  
 Equipment Included **Dishwasher, Storage Shed, Central A/C, Fridge/stove/W&D, Microwave**

**LEGAL**

Legal **LOT 11 DISTRICT LOT 257 KAMLOOPS DIVISION YALE DISTRICT PLAN 25416**

**NO SHOWINGS UNTIL 01 APRIL 2016. TENANTS MOVING OUT BY THEN.** Well maintained, bright, clean and updated 3 bedroom (2 up + 1 down), 2 bathrooms, half duplex with a great floor plan on a corner lot. Has a well manicured front yard with storage shed (10'x12') in the backyard, front patio (6'x8'), large sundeck (8'x13'6" + 13'6"x25') with a gazebo (10'x10'). Separate entrance in basement from the one car carport. A short wal to the well maintained Rivers Trail, Bert Edwards Elementary School, Soccer Quest, Bowlertime and The Dirty Jersey sports pub.

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**548 FORTUNE DRIVE**

Area **Kamloops**  
 Sub Area **North Kamloops**  
 Property Type **Single Family**  
 Style **Bungalow**  
 Taxes **\$1,970 (2015)**

MLS® **132763**  
 Age of Dwelling **OT**  
 Zoning **RT-1**  
 DOM **50**

Listing Status **Active**  
 Current Price **\$245,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$249,900**  
 Mar 14/16 **\$245,900**

Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **2+1**  
 Bathrooms **2**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Mixed**

Exterior Finish **Wood Siding**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Lane**  
 Basement Type **Full**  
 Bsmt Devel **Partly finished**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **2 BLKS**  
 Dist to Transp **1 BLK**

**Total Sqft: 1,530 Incl. unfin. sqft: 970****EXTERIOR FEATURES**

|               | Bsmt         | Main         | Above | Other |
|---------------|--------------|--------------|-------|-------|
| Totals (sqft) | <b>180</b>   | <b>790</b>   |       |       |
| Bathroom      | <b>2pc</b>   | <b>4pc</b>   |       |       |
| Kitchen       |              | <b>11x13</b> |       |       |
| Living        |              | <b>11x13</b> |       |       |
| Bedroom       | <b>9x20</b>  | <b>10x12</b> |       |       |
| Bedroom       |              | <b>10x10</b> |       |       |
| Entrance      |              | <b>4x13</b>  |       |       |
| Laundry       | <b>10x16</b> |              |       |       |
| Storage       | <b>9x15</b>  |              |       |       |

Lot Width  
 Lot Depth  
 Lot Sqft **7,024**  
 Lot Acres **0.1612**  
 Parking Spaces  
 Parking Types  
 Site Influences  
**Open, Addl Parking Avail, RV Parking**  
**Central Location, Easy Access, Level, Shopping Nearby,**  
**Waterfront Nearby, Recreation Nearby, Landscaped, Flat Site**  
 Outdoor Area  
 Equipment Included  
**Covered Deck(s), Private Yard**  
**Dishwasher, Air-conditioning, Storage Shed, Window Coverings,**  
**Fridge/stove/W&D, Microwave**

**LEGAL**

Legal **LOT B PLAN 5417 KDYD**

This tidy, well kept 3 bdrm, 2 bath home has been thoroughly updated and is in excellent condition. Lots of natural light in the cozy kitchen with dishwasher, new counters, cabinets and all appliances are in. LR with new flooring and additional double pane windows to reduce any street noise. 2 large bdrms and renovated full bath also on the main level. Downstairs is a huge bdrm, perfect as the master with 2 pce ensuite, oversize closet and separate access to paved deck and private fenced yard. The property has gated boat or RV parking, weather proof outdoor shed and apricot trees. Even an enclosed and covered deck out back which only adds to the outdoor living spaces. It is duplex zoned and located next to schools, shopping, rivers trail and transportation. Call now for the full, extensive list of improvements or better yet to come see it for yourself.

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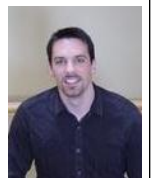
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|   |  |      |                  |       |  |                       |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
|---|--|------|------------------|-------|--|-----------------------|--|--|--|----------------------|--|--|--|--|------------------------|--|--|--|--|
|  |  |      |                  |       | <b>3093 BANK ROAD</b>                    |                       |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Area                                     | <b>Kamloops</b>       |  |  |  | Listing Status       | <b>Active</b>  |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Sub Area                                 | <b>Westsyde</b>       |  |  |  | Current Price        | <b>\$219,900</b>   |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Property Type                            | <b>Half Duplex</b>    |  |  |  | Possession           |  |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Style                                    | <b>Rancher</b>        |  |  |  | Title                | <b>Freehold</b>  |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Taxes                                    | <b>\$2,024 (2015)</b> |  |  |  | <b>PRICE HISTORY</b> |  |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | MLS®                                     | <b>131981</b>         |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Age of Dwelling                          | <b>18</b>             |  |  |  | Original Price       | <b>\$259,900</b>   |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Zoning                                   | <b>RT-2</b>           |  |  |  | Feb 15/16            | <b>\$249,900</b>   |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | DOM                                      | <b>118</b>            |  |  |  | Mar 11/16            | <b>\$219,900</b>   |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Sale Price                               |                       |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
|   |  |      |                  |       | Sale Date                                |                       |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
| <b>INTERIOR</b>   |  |      |                  |       | <b>STYLE</b>                             |                       |  |  |  | <b>FEATURES</b>      |  |  |  |  |                        |  |  |  |  |
| Bedrooms Above Grade <b>3</b>   |  |      | Exterior Finish  |       | <b>Vinyl</b>                             |                       |  |  |  | Heating              |  |  |  |  | <b>Forced Air</b>      |  |  |  |  |
| Bathrooms <b>1</b>  |  |      | Roof             |       | <b>Other</b>                             |                       |  |  |  | Fuel                 |  |  |  |  | <b>Gas (natural)</b>   |  |  |  |  |
| Ensuite <b>1</b>  |  |      | Construction     |       | <b>Frame, Insul Ceiling, Insul Walls</b> |                       |  |  |  | Water                |  |  |  |  | <b>City</b>            |  |  |  |  |
| Fireplaces  |  |      | Access           |       | <b>Blacktop Driveway</b>                 |                       |  |  |  | Sewer Type           |  |  |  |  | <b>Sewer connected</b> |  |  |  |  |
| Rough In Fireplaces   |  |      | Basement Type    |       | <b>Cellar</b>                            |                       |  |  |  | Dist to Schools      |  |  |  |  | <b>1 BLK</b>           |  |  |  |  |
| Flooring <b>Mixed</b>   |  |      | Bsmt Devel       |       | <b>Unfinished</b>                        |                       |  |  |  | Dist to Transp       |  |  |  |  | <b>1 BLK</b>           |  |  |  |  |
|   |  |      | Foundation       |       |  |                       |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
| <b>Total Sqft: 1,014</b>  |  |      |                  |       | <b>EXTERIOR FEATURES</b>                 |                       |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
| Totals (sqft)   |  | Bsmt | Main             | Above | Other                                    | Lot Width             |  |  |  |                      | Lot Sqft <b>4,992</b>  |  |  |  |                        |  |  |  |  |
| Bathroom  |  |      | <b>1,014</b>     |       |  | Lot Depth             |  |  |  |                      | Lot Acres <b>0.1146</b>  |  |  |  |                        |  |  |  |  |
| Ensuite   |  |      | <b>4pc</b>       |       |  | Parking Spaces        |  |  |  |                      | <b>1</b>   |  |  |  |                        |  |  |  |  |
| Kitchen   |  |      | <b>2pc</b>       |       |  | Parking Types         |  |  |  |                      | <b>Garage (1 car), Addl Parking Avail, RV Parking</b>  |  |  |  |                        |  |  |  |  |
| Living  |  |      | <b>12'6x10</b>   |       |  | Site Influences       |  |  |  |                      | <b>Central Location, Family Oriented, Golf Nearby, Mountain View,</b>  |  |  |  |                        |  |  |  |  |
| Dining  |  |      | <b>14x12</b>     |       |  |                       |  |  |  |                      | <b>Shopping Nearby, Recreation Nearby, Flat Site</b>   |  |  |  |                        |  |  |  |  |
| Bedroom   |  |      | <b>12'6x10</b>   |       |  |                       |  |  |  |                      | <b>Private Yard</b>  |  |  |  |                        |  |  |  |  |
| Bedroom   |  |      | <b>12'6x12'3</b> |       |  | Outdoor Area          |  |  |  |                      | <b>Window unit A/C, Window Coverings, Fridge/stove/W&amp;D</b>   |  |  |  |                        |  |  |  |  |
| Bedroom   |  |      | <b>10x9</b>      |       |  | Equipment Included    |  |  |  |                      |  |  |  |  |                        |  |  |  |  |
| Laundry   |  |      | <b>8x8</b>       |       |  |                       |  |  |  |                      | <b>LEGAL</b>   |  |  |  |                        |  |  |  |  |
| Bedroom   |  |      | <b>10x10</b>     |       |  | Legal                 |  |  |  |                      | <b>LOT 1 SECTION 6 TOWNSHIP 21 RANGE 17 WEST OF THE 6TH<br/>MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP87948</b> |  |  |  |                        |  |  |  |  |

**Newer well kept 3 bedroom half duplex in central Westsyde location. Everything on the main floor makes this ideal for someone who doesn't want stairs. Single garage & 6ft crawl space for storage. Extra RV parking around the side. 3 bedroom and 1 and half bath.**

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**429 MACKENZIE AVE**

Area **Kamloops**  
 Sub Area **North Kamloops**  
 Property Type **Single Family**  
 Style **Bungalow**  
 Taxes **\$1,976 (2015)**

MLS® **133313**  
 Age of Dwelling **OT**  
 Zoning **C-IT**  
 DOM **26**

Listing Status **Active**  
 Current Price **\$269,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$269,900**  
 Sale Price  
 Sale Date

**INTERIOR**

Bedrooms Above Grade **3+1**  
 Bathrooms **2**  
 Ensuite  
 Fireplaces **(0) -**  
 Rough In Fireplaces  
 Flooring **Carpet**

**STYLE**

Exterior Finish **Stucco**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access  
 Basement Type **Full**  
 Bsmt Devel **Inlaw Suite**  
 Foundation

**FEATURES**

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **3 BLKS**  
 Dist to Transp **1 BLK**

**Total Sqft: 1,920**

|               | Bsmt         | Main         | Above | Other |
|---------------|--------------|--------------|-------|-------|
| Totals (sqft) | <b>960</b>   | <b>960</b>   |       |       |
| Bathroom      | <b>3pc</b>   | <b>4pc</b>   |       |       |
| Living        | <b>15x12</b> | <b>17x10</b> |       |       |
| Dining        |              | <b>9x8</b>   |       |       |
| Kitchen       | <b>15x11</b> | <b>11x9</b>  |       |       |
| Bedroom       | <b>13x12</b> | <b>12x10</b> |       |       |
| Bedroom       |              | <b>10x9</b>  |       |       |
| Bedroom       |              | <b>10x9</b>  |       |       |
| Laundry       | <b>12x7</b>  |              |       |       |
| Storage       | <b>12x11</b> |              |       |       |

**EXTERIOR FEATURES**

Lot Width **40** Lot SqFt **4,000**  
 Lot Depth **100** Lot Acres **0.0918**  
 Parking Spaces  
 Parking Types **Open**  
 Site Influences **Central Location, Shopping Nearby**  
 Outdoor Area  
 Equipment Included

**LEGAL**

Legal **LOT 3 DL 255 KDYD PLAN 907 EXCEPT THE EASTERLY 40 FT THERE OF BEING THE EASTERLY 40 FEET FRONTAGE ON MACKENZIE ROAD BY THE FULL DEPTH OF THE LOT**

**Low maintenance home in a central location on North Shore close to bus, restaurants and parks. Three bedrooms up and a one bedroom in law suite down, both previously renting for \$1875 per month plus utilities. C1-T zoning.**

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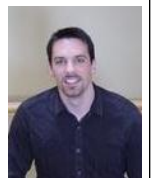
**RE/MAX REAL ESTATE (KAMLOOPS)**

☎ 250-374-3331 ☎ 250-828-9544 Toll Free: 8773743331

Office Email [remaxkamloops@kadrea.com](mailto:remaxkamloops@kadrea.com) Office Website <http://www.remaxkamloops.com/>  
 258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

All measurements are approximate.

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**723 MACKENZIE AVE**

Area **Kamloops**  
 Sub Area **North Kamloops**  
 Property Type **Single Family**  
 Style **Bungalow**  
 Taxes **\$2,076 (2015)**

MLS® **133213**  
 Age of Dwelling **61**  
 Zoning **RT-3**  
 DOM **26**

Listing Status **Active**  
 Current Price **\$239,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$239,900**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **2+2**  
 Bathrooms **2**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Carpet**

Exterior Finish **Stucco**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Lane, Blacktop Driveway**  
 Basement Type **Full**  
 Bsmt Devel **Fully finished, Inlaw Suite**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **1 KM**  
 Dist to Transp **.25 KM**

**Total Sqft: 1,835****EXTERIOR FEATURES**

|               | Bsmt         | Main         | Above | Other |
|---------------|--------------|--------------|-------|-------|
| Totals (sqft) | <b>869</b>   | <b>966</b>   |       |       |
| Bathroom      | <b>3pc</b>   | <b>4pc</b>   |       |       |
| Living        | <b>15x14</b> | <b>18x13</b> |       |       |
| Kitchen       | <b>9x8</b>   | <b>15x11</b> |       |       |
| Bedroom       | <b>15x9</b>  | <b>16x11</b> |       |       |
| Bedroom       | <b>11x9</b>  | <b>11x10</b> |       |       |
| Laundry       | <b>6x4</b>   |              |       |       |

Lot Width **60** Lot SqFt **7,200**  
 Lot Depth **120** Lot Acres **0.1653**  
 Parking Spaces  
 Parking Types **Open, Addl Parking Avail, RV Parking**  
 Site Influences **Central Location, Easy Access, Shopping Nearby, Recreation Nearby, Flat Site**  
 Outdoor Area  
 Equipment Included **Dishwasher, Fridge/stove/W&D**

**LEGAL**Legal **LOT 10 PLAN 6053**

Centrally located in North Kamloops this 2BR, 1 bath bungalow with 2 BR inlaw suite is a perfect opportunity. Close to shopping, transit, recreation and schools. This home is well constructed but could use some cosmetic updating particularly on the main floor. Basement has been recently updated with flooring and paint. All appliances stay. Currently tenanted on the main floor so 24 hour notice a must. Spacious 60 x 120 flat lot with alley access and great off street parking. RT-3 zoning can provide future potential. All measurements approx. Buyer to verify all listing details if important. View all homes on LB website.

This listing information is provided to you by:

**AARON KRAUSERT\***

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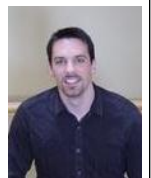
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 258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

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|   |                       |                            |                  |
|---|-----------------------|----------------------------|------------------|
|  |                       | <b>204 HOLLYBURN DRIVE</b> |                  |
| Area  | <b>Kamloops</b>       | Listing Status             | <b>Active</b>    |
| Sub Area  | <b>Sahali</b>         | Current Price              | <b>\$269,900</b> |
| Property Type   | <b>Half Duplex</b>    | Possession                 |                  |
| Style   | <b>Two Storey</b>     | Title                      | <b>Freehold</b>  |
| Taxes   | <b>\$2,319 (2015)</b> | <b>PRICE HISTORY</b>       |                  |
| MLS®  | <b>132849</b>         | Original Price             | <b>\$274,900</b> |
| Age of Dwelling   | <b>OT</b>             | Mar 4/16                   | <b>\$269,900</b> |
| Zoning  | <b>RT-1</b>           | Sale Price                 |                  |
| DOM   | <b>46</b>             | Sale Date                  |                  |

| <b>INTERIOR</b>      |                   | <b>STYLE</b>    | <b>FEATURES</b>                          |
|----------------------|-------------------|-----------------|--|
| Bedrooms Above Grade | <b>3</b>          | Exterior Finish | <b>Stucco &amp; Siding</b>               |
| Bathrooms            | <b>2</b>          | Roof            | <b>Asphalt Shingle</b>                   |
| Ensuite              |                   | Construction    | <b>Frame, Insul Ceiling, Insul Walls</b> |
| Fireplaces           | <b>(1) - Wood</b> | Access          | <b>Concrete Driveway</b>                 |
| Rough In Fireplaces  |                   | Basement Type   | <b>Full</b>                              |
| Flooring             | <b>Carpet</b>     | Basmt Devel     | <b>Partly finished</b>                   |
|                      |                   | Foundation      |  |

| <b>Total Sqft: 2,100 Incl. unfin. sqft: 635</b> |                |            |              |       | <b>EXTERIOR FEATURES</b>                    |  |
|---|----------------|------------|--------------|-------|---|--|
|   | Bsmt           | Main       | Above        | Other | Lot Width                                   | Lot SqFt <b>4,356</b>                                |
| Totals (sqft)                                   | <b>700</b>     | <b>700</b> | <b>700</b>   |       | Lot Depth                                   | Lot Acres <b>0.10</b>                                |
| Bathroom  |                | <b>2pc</b> | <b>4pc</b>   |       | Parking Spaces                              |  |
| Kitchen   |                | <b>8x9</b> |              |       | Parking Types                               | <b>Open, Addl Parking Avail, RV Parking</b>          |
| Dining  |                | <b>9x9</b> |              |       | Site Influences                             | <b>Central Location, Family Oriented, View</b>       |
| Living  |                | <b>x</b>   |              |       | Outdoor Area                                | <b>Sun Deck(s)</b>                                   |
| Mast BR   |                |            | <b>13x13</b> |       | Equipment Included                          | <b>Dishwasher, Central A/C, Fridge/stove/W&amp;D</b> |
| Bedroom   |                |            | <b>9x8'6</b> |       | <b>LEGAL</b>                                |  |
| Bedroom   |                |            | <b>9x8'6</b> |       | <b>LOT 132 DIST LOT 454 KDYD PLAN 27497</b> |  |
| Den   | <b>8'6x8'6</b> |            |              |       | Legal                                       |  |

**Great starter or investment property. Located on a corner lot at the end of Hollyburn Drive. This 1/2 duplex has had many updates done in the past few years. 3 bedrooms upstairs, one being a very oversized master, plus a full 4 piece bath with updated sink and tub/shower. The main floor has a nice open layout with large living area boasting of a wood fireplace. Walk out to your deck from the kitchen and eating area. An extra 2 pc bath with updated vanity is great while entertaining on the main floor. Basement is mostly un-finished but there is more than enough room for another small bedroom, and a great rec-room. Lots of parking and tons of yard space. Furnace 2005, Roof approx. 10 years old, newer vinyl windows throughout, and all appliances included.**

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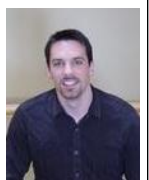
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258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

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**831 12TH STREET**

Area **Kamloops**  
 Sub Area **Brocklehurst**  
 Property Type **Single Family**  
 Style **Bungalow**  
 Taxes **\$2,519 (2015)**

MLS® **132009**  
 Age of Dwelling **OT**  
 Zoning **RT-1**  
 DOM **115**

Listing Status **Active**  
 Current Price **\$269,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$299,900**  
 Feb 5/16 **\$274,900**  
 Mar 2/16 **\$269,900**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **3+1**  
 Bathrooms **2**  
 Ensuite  
 Fireplaces **(1) -**  
 Rough In Fireplaces  
 Flooring **Carpet**

Exterior Finish **Vinyl**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Gravel Driveway**  
 Basement Type **Full**  
 Bsmt Devel **Inlaw Suite**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **1 BLK**  
 Dist to Transp **1 BLK**

**Total Sqft: 2,346****EXTERIOR FEATURES**

|               | Bsmt         | Main         | Above | Other |
|---------------|--------------|--------------|-------|-------|
| Totals (sqft) | <b>1,173</b> | <b>1,173</b> |       |       |
| Bathroom      | <b>3pc</b>   | <b>4pc</b>   |       |       |
| Kitchen       | <b>13x13</b> | <b>17x13</b> |       |       |
| Living        | <b>18x14</b> | <b>21x12</b> |       |       |
| Bedroom       | <b>13x13</b> | <b>11x9</b>  |       |       |
| Bedroom       |              | <b>11x8</b>  |       |       |
| Bedroom       |              | <b>12x11</b> |       |       |
| Dining        |              | <b>12x10</b> |       |       |
| Entrance      |              | <b>8x6</b>   |       |       |
| Laundry       | <b>13x10</b> |              |       |       |

Lot Width  
 Lot Depth  
 Lot SqFt **10,019**  
 Lot Acres **0.23**  
 Parking Spaces **2**  
 Parking Types **Open, Detached Garage/Shop**  
 Site Influences **Central Location, Easy Access, Golf Nearby, Level, Shopping Nearby, Flat Site, Airport Nearby**

Outdoor Area  
 Equipment Included **Dishwasher, Central A/C**

**LEGAL**

Legal **LOT 1 DISTRICT LOT 254 KDYD PLAN 6558 EXCEPT PLAN 12271**

**Great potential! This 2346 sqft 4 bed, 2 bath home has room for plenty of parking & located close to schools, shopping & more. Features FP, fenced backyard & 2 car detached garage/shop. Large lot has great frontage and zoned for duplex. Basement has inlaw suite.**

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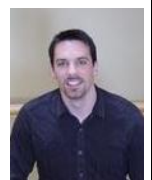
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258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

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**215 ALDER AVE**

Area **Kamloops**  
 Sub Area **North Kamloops**  
 Property Type **Single Family**  
 Style **Bungalow**  
 Taxes **\$2,198 (2015)**  
 MLS® **131781**  
 Age of Dwelling **OT**  
 Zoning **RT1**  
 DOM **140**

Listing Status **Active**  
 Current Price **\$249,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$259,900**  
 Feb 26/16 **\$249,900**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **3**  
 Bathrooms **1**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Mixed**

Exterior Finish **Brick, Stucco**  
 Roof **Asphalt Shingle**  
 Construction **Frame**  
 Access  
 Basement Type **Half**  
 Bsmt Devel **Partly finished**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **3 BLKS**  
 Dist to Transp **1 BLK**

**Total Sqft: 1,500****EXTERIOR FEATURES**

|               | Bsmt       | Main             | Above | Other |
|---------------|------------|------------------|-------|-------|
| Totals (sqft) | <b>500</b> | <b>1,000</b>     |       |       |
| Bathroom      |            | <b>4pc</b>       |       |       |
| Bedroom       |            | <b>11'3x11'7</b> |       |       |
| Kitchen       |            | <b>17'4x11'6</b> |       |       |
| Living        |            | <b>13'7x11'5</b> |       |       |
| Bedroom       |            | <b>9'4x9</b>     |       |       |
| Bedroom       |            | <b>9'6x13'6</b>  |       |       |
| Other         |            | <b>7'7x9'7</b>   |       |       |

Lot Width  
 Lot Depth  
 Lot SqFt **7,494**  
 Lot Acres **0.172**  
 Parking Spaces **1**  
 Parking Types **Detached Garage/Shop**  
 Site Influences **Central Location, Easy Access, Family Oriented, Shopping Nearby, Flat Site, Corner Site**  
 Outdoor Area  
 Equipment Included **Range, Refrigerator, Central A/C**

**LEGAL**Legal **PLAN KAP5460 LOT 3 DL 255 LD 25**

Located on the North side of Overlanders Bridge is a quaint 1 owner home built by the seller. It is now in need of updating but offers good space, great side yards, a/conditioning, 3 bdrms, double bay garage, fully fenced yard, fruit trees, easy access to city bus - Rivers Trail for your walking/bicycling/roller blading pleasure and more. The home lends itself easily to having a suite in the basement with approved permits as zoning is RT1. Quick possession can be had.

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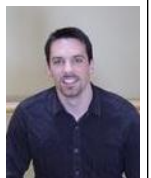
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|  |                    |  |                       |   |   |
|--|--------------------|--|-----------------------|---|---|
|   |                    | <b>473 FORTUNE DRIVE</b>   |                       |   |   |
|  |                    | Area   | <b>Kamloops</b>       | Listing Status  | <b>Active</b>   |
|  |                    | Sub Area   | <b>North Kamloops</b> | Current Price   | <b>\$244,000</b>  |
|  |                    | Property Type  | <b>Single Family</b>  | Possession  | <b>Freehold</b>   |
|  |                    | Style  | <b>Bungalow</b>       | <b>PRICE HISTORY</b>  |   |
|  |                    | Taxes  | <b>\$1,989 (2015)</b> |   |   |
|  |                    | MLS®   | <b>130546</b>         | Original Price  | <b>\$249,000</b>  |
|  |                    | Age of Dwelling  | <b>OT</b>             | Feb 19/16   | <b>\$244,000</b>  |
|  |                    | Zoning   | <b>RT-1</b>           | Sale Price  |   |
|  |                    | DOM  | <b>226</b>            | Sale Date   |   |
| <b>INTERIOR</b>  |                    | <b>STYLE</b>   |                       | <b>FEATURES</b>   |   |
| Bedrooms Above Grade <b>2+1</b><br>Bathrooms <b>1</b><br>Ensuite<br>Fireplaces<br>Rough In Fireplaces<br>Flooring <b>Carpet</b>  |                    | Exterior Finish <b>Stucco</b><br>Roof <b>Asphalt Shingle</b><br>Construction <b>Frame</b><br>Access <b>Paved Road</b><br>Basement Type <b>Full</b><br>Bsmt Devel <b>Unfinished</b><br>Foundation |                       | Heating <b>Forced Air</b><br>Fuel <b>Gas (natural)</b><br>Water <b>City</b><br>Sewer Type <b>Sewer connected</b><br>Dist to Schools<br>Dist to Transp |   |
| <b>Total Sqft: 956 Incl. unfin. sqft: 732</b>  |                    | <b>EXTERIOR FEATURES</b>   |                       |   |   |
| Totals (sqft)  | Bsmt               | Main   | Above                 | Other   | Lot Width <b>60</b>                                       |
| Bathroom   | <b>112</b>         | <b>844</b>   |                       |   | Lot Depth <b>120</b>                                      |
| Living   |                    | <b>4pc</b>   |                       |   | Lot SqFt  |
| Kitchen  |                    | <b>16'6x11'10</b>  |                       |   | Lot Acres   |
| Bedroom  |                    | <b>13x12'6</b>   |                       |   | Parking Spaces  |
| Bedroom  | <b>10'11x11'10</b> | <b>12x10'2</b>   |                       |   | Parking Types <b>Open, Addl Parking Avail, RV Parking</b> |
| Bedroom  |                    | <b>9x11'2</b>  |                       |   | Site Influences <b>Central Location, Easy Access</b>      |
|  |                    |  |                       |   | Outdoor Area <b>Patio(s), Sun Deck(s)</b>                 |
|  |                    |  |                       |   | Equipment Included <b>Fridge/stove/W&amp;D</b>            |
| <b>LEGAL</b>   |                    |  |                       |   |   |
| Legal <b>PLAN KAP5163 LOT 3 DL 255 LD 25</b>   |                    |  |                       |   |   |
| <p><b>Three bedroom home located conveniently close to downtown. Great for first time buyer or investor. For the past five years, los of updated which include kitchen, windows, covered deck, plumbing throughout the house, and sewer piping. Fully fenced 7,200 sqft duplex zoned lot. Full partly finished basement with separate entrance. All measurements approximate. Please contact LB for all showings.</b></p>  |                    |  |                       |   |   |
| <p>This listing information is provided to you by:</p> <p><b>AARON KRAUSERT*</b><br/>         ☎ 250-819-0502<br/>         Agent Email <a href="mailto:akrausert@kadrea.com">akrausert@kadrea.com</a> Agent Website <a href="http://askaaron.ca">http://askaaron.ca</a><br/> <b>RE/MAX REAL ESTATE (KAMLOOPS)</b><br/>         ☎ 250-374-3331 ☎ 250-828-9544 Toll Free: 8773743331<br/>         Office Email <a href="mailto:remaxkamloops@kadrea.com">remaxkamloops@kadrea.com</a> Office Website <a href="http://www.remaxkamloops.com/">http://www.remaxkamloops.com/</a><br/>         258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5<br/>         All measurements are approximate.<br/>         The above information is from sources deemed reliable but it should not be relied upon without independent verification.<br/>         Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Apr 2,2016.</p> |                    |  |                       |   |   |



**2468 TRANQUILLE ROAD**

Area **Kamloops**  
 Sub Area **Brocklehurst**  
 Property Type **Single Family**  
 Style **Rancher**  
 Taxes **\$2,171 (2015)**

MLS® **132847**  
 Age of Dwelling **OT**  
 Zoning **RT-1**  
 DOM **45**

Listing Status **Active**  
 Current Price **\$249,000**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$249,000**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **3**  
 Bathrooms **1**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Wood**

Exterior Finish **Brick, Vinyl**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Other**  
 Basement Type **Crawl**  
 Bsmt Devel **Unfinished**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools  
 Dist to Transp

**Total Sqft: 1,124****EXTERIOR FEATURES**

|               | Bsmt | Main         | Above | Other |
|---------------|------|--------------|-------|-------|
| Totals (sqft) |      | <b>1,124</b> |       |       |
| Bathroom      |      | <b>4pc</b>   |       |       |
| Living        |      | <b>17x14</b> |       |       |
| Dining        |      | <b>13x8</b>  |       |       |
| Kitchen       |      | <b>13x11</b> |       |       |
| Master BR     |      | <b>13x11</b> |       |       |
| Bedroom       |      | <b>10x9</b>  |       |       |
| Bedroom       |      | <b>11x11</b> |       |       |
| Laundry       |      | <b>8x7</b>   |       |       |

Lot Width **60** Lot Sqft  
 Lot Depth **176** Lot Acres  
 Parking Spaces **1**  
 Parking Types **Carport only, Addl Parking Avail, RV Parking**  
 Site Influences **Golf Nearby, Mountain View, Waterfront Nearby, Flat Site, Airport Nearby**  
 Outdoor Area **Sun Deck(s)**  
 Equipment Included **Stove/Fridge**

**LEGAL**Legal **LOT 7 DL 251 KDYD PLAN 9941**

**3 bedroom basementless bungalow with all upgraded windows, entry doors and newer hot water tank, small laundry room addition on the back and a large sun deck, fruit trees on a 60x175.5 RT-1 lot may have panhandle or secondary home option? Huge fenced yard for kids and animals. Huge shade trees in front give some privacy from the road. Living room just repainted, Master bedroom to be painted same color as LR. New kitchen counters scheduled for March 1st. Install along with more kitchen painting. This Growing family has outgrown this home good for downsizing or starter(sure beats a condo fee), Investment property? Decent home that is worth doing some improvements to.**

This listing information is provided to you by:

**AARON KRAUSERT\***

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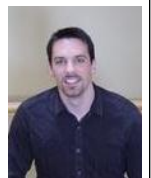
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 258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

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|  | 2616 YOUNG PLACE |                |                |           |
|---|------------------|----------------|----------------|-----------|
|   | Area             | Kamloops       | Listing Status | Active    |
|   | Sub Area         | Brocklehurst   | Current Price  | \$229,000 |
|   | Property Type    | Half Duplex    | Possession     |           |
|   | Style            | Two Storey     | Title          | Freehold  |
|   | Taxes            | \$1,998 (2015) | PRICE HISTORY  |           |
|   | MLS®             | 130394         | Original Price | \$239,000 |
|   | Age of Dwelling  | 39             | Feb 10/16      | \$229,000 |
|   | Zoning           | RT-1           | Sale Price     |           |
|   | DOM              | 235            | Sale Date      |           |
|   |                  |                |                |           |
|   |                  |                |                |           |

| INTERIOR             |                             | STYLE           |                        | FEATURES        |                        |
|----------------------|-----------------------------|-----------------|------------------------|-----------------|------------------------|
| Bedrooms Above Grade | <b>3</b>                    | Exterior Finish | <b>Stucco</b>          | Heating         | <b>Electric</b>        |
| Bathrooms            | <b>2</b>                    | Roof            | <b>Asphalt Shingle</b> | Fuel            | <b>Electric</b>        |
| Ensuite              |                             | Construction    | <b>Frame</b>           | Water           | <b>City</b>            |
| Fireplaces           |                             | Access          |                        | Sewer Type      | <b>Sewer connected</b> |
| Rough In Fireplaces  |                             | Basement Type   | <b>None</b>            | Dist to Schools |                        |
| Flooring             | <b>Lino/Vinyl, Laminate</b> | Bsmt Devel      |                        | Dist to Transp  |                        |
|                      |                             | Foundation      |                        |                 |                        |

| Total Sqft: 1,669 |      |                   |                  |       | EXTERIOR FEATURES  |                                      |
|-------------------|------|-------------------|------------------|-------|--------------------|--------------------------------------|
|                   | Bsmt | Main              | Above            | Other | Lot Width          | Lot SqFt <b>4,792</b>                |
| Totals (sqft)     |      | <b>800</b>        | <b>896</b>       |       | Lot Depth          | Lot Acres <b>0.11</b>                |
| Bathroom          |      | <b>3pc</b>        | <b>4pc</b>       |       | Parking Spaces     |                                      |
| Living            |      | <b>11'4x16'8</b>  | <b>13'2x9'4</b>  |       | Parking Types      |                                      |
| Kitchen           |      | <b>16'8x10'2</b>  | <b>13'2x9'10</b> |       | Site Influences    |                                      |
| Bedroom           |      | <b>10'6x13'3</b>  | <b>13'4x12'7</b> |       | Outdoor Area       |                                      |
| Bedroom           |      | <b>12'11x10'1</b> |                  |       | Equipment Included |                                      |
| Rec Room          |      |                   | <b>10x17</b>     |       | <b>LEGAL</b>       |                                      |
|                   |      |                   |                  |       | Legal              | <b>PL KAP26762 LT 1 DL 251 LD 25</b> |

For additional property information, details & more photos, please click on the "REALTOR(R) Website" link. Great income property or the perfect starter home! Located on a quiet cul-de-sac near schools and parks. Currently being rented by tenants for \$1700 a month. The home owner is in the process of completing a facelift to one of the kitchens that will include new cabinet doors, valued at over \$2000.

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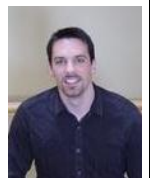
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258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

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|   |  |  |  |  |  |  |  |                                   |  |   |  |  |  |  |                         |  |  |  |  |
|---|--|--|--|--|--|--|--|-----------------------------------|--|---|--|--|--|--|-------------------------|--|--|--|--|
|  |  |  |  |  | <b>546 MACKENZIE AVE</b>   |  |  |                                   |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  | Area<br><b>Kamloops</b><br>Sub Area<br><b>North Kamloops</b><br>Property Type<br><b>Single Family</b><br>Style<br><b>Bungalow</b><br>Taxes<br><b>\$1,937 (2015)</b><br><br>MLS®<br><b>131976</b><br>Age of Dwelling<br><b>OT</b><br>Zoning<br><b>RT-3</b><br>DOM<br><b>120</b> |  |  | Listing Status<br><b>Active</b>   |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  |  |  |  | Current Price<br><b>\$228,800</b> |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  |  |  |  | Possession                        |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  |  |  |  | Title<br><b>Freehold</b>          |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  |  |  |  | <b>PRICE HISTORY</b>              |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  | Original Price<br><b>\$238,800</b>   |  |  |                                   |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  | Jan 29/16<br><b>\$228,800</b>  |  |  |                                   |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  | Sale Price   |  |  |                                   |  |   |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  | Sale Date  |  |  |                                   |  |   |  |  |  |  |                         |  |  |  |  |
| <b>INTERIOR</b>   |  |  |  |  | <b>STYLE</b>   |  |  |                                   |  | <b>FEATURES</b>   |  |  |  |  |                         |  |  |  |  |
| Bedrooms Above Grade <b>3</b>   |  |  |  |  | Exterior Finish <b>Stucco</b>  |  |  |                                   |  | Heating <b>Forced Air</b>   |  |  |  |  |                         |  |  |  |  |
| Bathrooms <b>1</b>  |  |  |  |  | Roof <b>Asphalt Shingle</b>  |  |  |                                   |  | Fuel <b>Gas (natural)</b>   |  |  |  |  |                         |  |  |  |  |
| Ensuite   |  |  |  |  | Construction <b>Frame</b>  |  |  |                                   |  | Water <b>City</b>   |  |  |  |  |                         |  |  |  |  |
| Fireplaces <b>(2) - Gas</b>   |  |  |  |  | Access   |  |  |                                   |  | Sewer Type <b>Sewer connected</b>   |  |  |  |  |                         |  |  |  |  |
| Rough In Fireplaces   |  |  |  |  | Basement Type <b>Half</b>  |  |  |                                   |  | Dist to Schools <b>NEARBY</b>   |  |  |  |  |                         |  |  |  |  |
| Flooring <b>Mixed, Laminate</b>   |  |  |  |  | Bsmt Devel <b>Partly finished</b>  |  |  |                                   |  | Dist to Transp <b>NEARBY</b>  |  |  |  |  |                         |  |  |  |  |
| Foundation  |  |  |  |  |  |  |  |                                   |  |   |  |  |  |  |                         |  |  |  |  |
| <b>Total Sqft: Incl. unfin. sqft: 1,295</b>                                     |  |  |  |  |  |  |  |                                   |  | <b>EXTERIOR FEATURES</b>  |  |  |  |  |                         |  |  |  |  |
| Totals (sqft)   |  |  |  |  | Bsm't  |  |  |                                   |  | Lot Width <b>40</b>   |  |  |  |  | Lot SqFt <b>4,800</b>   |  |  |  |  |
| Bathroom  |  |  |  |  | Main <b>983</b>  |  |  |                                   |  | Lot Depth <b>120</b>  |  |  |  |  | Lot Acres <b>0.1102</b> |  |  |  |  |
| Living  |  |  |  |  | Above <b>4pc</b>   |  |  |                                   |  | Parking Spaces  |  |  |  |  |                         |  |  |  |  |
| Kitchen   |  |  |  |  | Other <b>24x13</b>   |  |  |                                   |  | Parking Types <b>Open</b>   |  |  |  |  |                         |  |  |  |  |
| Bedroom   |  |  |  |  |  |  |  |                                   |  | Site Influences <b>Central Location, Easy Access, Shopping Nearby, Recreation Nearby, Flat Site</b> |  |  |  |  |                         |  |  |  |  |
| Bedroom   |  |  |  |  |  |  |  |                                   |  | Outdoor Area <b>Sun Deck(s)</b>   |  |  |  |  |                         |  |  |  |  |
| Bedroom   |  |  |  |  |  |  |  |                                   |  | Equipment Included <b>Washer/Dryer, Stove/Fridge</b>  |  |  |  |  |                         |  |  |  |  |
| Rec Room  |  |  |  |  |  |  |  |                                   |  | <b>LEGAL</b>  |  |  |  |  |                         |  |  |  |  |
|   |  |  |  |  |  |  |  |                                   |  | <b>PLAN KAP113 LOT 19 BLK 6 DLOT 255 LDIST 25</b>   |  |  |  |  |                         |  |  |  |  |

**Calling Investors, Builders or First time buyers. What a deal, this 3 bdrm home is close to all amenities. This bungalow has a huge attic and partly finished basement with separate entrance. Tons of storage and lots of potential to create your own living space in the basement. All windows upstairs upgraded in 2013, furnace in 2009, 2 gas fireplaces, unique spiral staircase from upstairs to the basement. Large bright open kitchen, appliances are included. Back lane access and parking. Motivated seller will look at all offers. Call now to view!**

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258 SEYMOUR STREET KAMLOOPS, B.C. V2C 2E5 V2C 2E5

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**1793 PARKCREST AVE**

Area **Kamloops**  
 Sub Area **Brocklehurst**  
 Property Type **Half Duplex**  
 Style **Cathedral Entry**  
 Taxes **\$2,094 (2015)**

MLS® **132419**  
 Age of Dwelling **23**  
 Zoning **RT-1**  
 DOM **74**

Listing Status **Active**  
 Current Price **\$249,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$249,900**

Sale Price  
 Sale Date

**INTERIOR**

Bedrooms Above Grade **3**  
 Bathrooms **2**  
 Ensuite **1**  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Mixed**

**STYLE**

Exterior Finish **Vinyl**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Blacktop Driveway**  
 Basement Type **None**  
 Bsmt Devel  
 Foundation

**FEATURES**

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **3 BLKS**  
 Dist to Transp **1 BLK**

**Total Sqft: 1,100**

|               | Bsmt | Main         | Above        | Other |
|---------------|------|--------------|--------------|-------|
| Totals (sqft) |      | <b>550</b>   | <b>550</b>   |       |
| Bathroom      |      | <b>2pc</b>   | <b>4pc</b>   |       |
| Ensuite       |      |              | <b>2pc</b>   |       |
| Kitchen       |      | <b>11x10</b> |              |       |
| Dining        |      | <b>9x7</b>   |              |       |
| Living        |      | <b>16x10</b> |              |       |
| Laundry       |      | <b>6x6</b>   |              |       |
| Bedroom       |      |              | <b>11x11</b> |       |
| Bedroom       |      |              | <b>10x7</b>  |       |
| Bedroom       |      |              | <b>9x7</b>   |       |

**EXTERIOR FEATURES**

Lot Width Lot Sqft **3,922**  
 Lot Depth Lot Acres **0.09**  
 Parking Spaces **1**  
 Parking Types **Carport only, Addl Parking Avail, RV Parking**  
 Site Influences **Central Location, Family Oriented, Mountain View, Shopping Nearby, Recreation Nearby, Flat Site**  
 Outdoor Area **Private Yard**  
 Equipment Included **Dishwasher, Central A/C, Window Coverings, Fridge/stove/W&D**

**LEGAL**

Legal **L3 SEC 16 TWP 108 KDYD PLAN KAP 48132**

**Modern & tasteful 3 bdrm, 3 bathroom home with tons to offer! Move in ready with loads of great features a carport plus lots of extra room for parking, central A/C, gorgeous stainless steel appliances, updated light fixtures, doors, washer & dryer. Open concept main living area with island & nice open feeling. Access to a cute & private bkyd right off the kitchen patio for entertaining & garden shed & fully fenced! 3 bdrms up & walk in closet in the master bdrm & a pc ensuite. Notice appreciated for showings but move in ready & shows lovely.**

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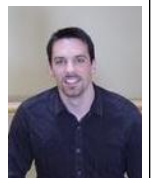
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**280 ROYAL AVE**

Area **Kamloops**  
 Sub Area **North Kamloops**  
 Property Type **Single Family**  
 Style **Bungalow**  
 Taxes **\$1,995 (2015)**

MLS® **131819**  
 Age of Dwelling **63**  
 Zoning **RM-2**  
 DOM **136**

Listing Status **Active**  
 Current Price **\$230,000**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$230,000**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **2+1**  
 Bathrooms **1**  
 Ensuite  
 Fireplaces  
 Rough In Fireplaces  
 Flooring **Mixed**

Exterior Finish **Stucco**  
 Roof **Asphalt Shingle**  
 Construction **Frame, Insul Ceiling, Insul Walls**  
 Access **Gravel Driveway**  
 Basement Type **Full**  
 Bsmt Devel **Partly finished**  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **3 BLK**  
 Dist to Transp **1 BLK**

**Total Sqft: 1,864****EXTERIOR FEATURES**

|               | Bsmt         | Main         | Above | Other |
|---------------|--------------|--------------|-------|-------|
| Totals (sqft) | <b>932</b>   | <b>932</b>   |       |       |
| Bathroom      |              | <b>4pc</b>   |       |       |
| Dining        |              | <b>12x8</b>  |       |       |
| Entrance      |              | <b>7x7'8</b> |       |       |
| Kitchen       |              | <b>10x15</b> |       |       |
| Living        |              | <b>15x13</b> |       |       |
| Bedroom       | <b>9x12</b>  | <b>12x9</b>  |       |       |
| Bedroom       |              | <b>10x9</b>  |       |       |
| Rec Room      | <b>10x18</b> |              |       |       |
| Laundry       | <b>9x15</b>  |              |       |       |
| Storage       | <b>5x8</b>   |              |       |       |

Lot Width **66** Lot Sqft  
 Lot Depth **120** Lot Acres  
 Parking Spaces  
 Parking Types **Open, Addl Parking Avail, RV Parking**  
 Site Influences **Family Oriented, Shopping Nearby, Waterfront Nearby, Flat Site**  
 Outdoor Area **Private Yard**  
 Equipment Included **Storage Shed, Fridge/stove/W&D**

**LEGAL**Legal **LOT 2 DL D GROUP 2 KDYD PLAN 1042**

**Investor alert or great starter home. Ready to move in. Well maintained with fresh paint, newer hot water tank, 100 amp service & some laminate floors. Fully fenced front and back yards for kids & pets. Storage shed and lots of parking for RV or extra cars. Home has 2 bright bedrooms on the main and one down. 4 piece main bathroom has newer vanity. Large kitchen has lots of cabinets and counters & includes stove & fridge. Large living room has easy access to fenced front yard. Formal dining room off the kitchen with display alcove dividing the spacious mud room entry off the back covered back patio. The basement has a large rec room, 3rd bedroom and storage room. The large laundry room includes the washer & dryer. Quick possession possible. Great location close to shopping, school & bus.**

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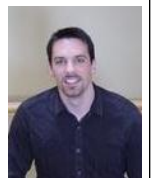
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**3180 MARA ROAD**

Area **Kamloops**  
 Sub Area **Westsyde**  
 Property Type **Single Family**  
 Style **Rancher**  
 Taxes **\$2,302 (2015)**

MLS® **130027**  
 Age of Dwelling **OT**  
 Zoning **RT-2**  
 DOM **257**

Listing Status **Active**  
 Current Price **\$254,900**  
 Possession  
 Title **Freehold**

**PRICE HISTORY**

Original Price **\$269,900**  
 Aug 17/15 **\$259,900**  
 Nov 17/15 **\$254,900**  
 Sale Price  
 Sale Date

**INTERIOR****STYLE****FEATURES**

Bedrooms Above Grade **3**  
 Bathrooms **1**  
 Ensuite **1**  
 Fireplaces **(1) - Wood**  
 Rough In Fireplaces  
 Flooring **Carpet**

Exterior Finish **Aluminium**  
 Roof **Asphalt Shingle**  
 Construction **Manufactured**  
 Access **Gravel Driveway**  
 Basement Type **Slab**  
 Bsmt Devel  
 Foundation

Heating **Forced Air**  
 Fuel **Gas (natural)**  
 Water **City**  
 Sewer Type **Sewer connected**  
 Dist to Schools **1 BLK**  
 Dist to Transp **1 BLK**

**Total Sqft: 1,316****EXTERIOR FEATURES**

|               | Bsmt | Main         | Above | Other |
|---------------|------|--------------|-------|-------|
| Totals (sqft) |      | <b>1,316</b> |       |       |
| Bathroom      |      | <b>4pc</b>   |       |       |
| Ensuite       |      | <b>2pc</b>   |       |       |
| Kitchen       |      | <b>11x11</b> |       |       |
| Bedroom       |      | <b>10x8</b>  |       |       |
| Living        |      | <b>11x18</b> |       |       |
| Master BR     |      | <b>14x10</b> |       |       |
| Dining        |      | <b>8x11</b>  |       |       |
| Family Room   |      | <b>11x14</b> |       |       |
| Bedroom       |      | <b>10x9</b>  |       |       |
| Storage       |      | <b>5x8</b>   |       |       |

Lot Width **85** Lot SqFt **10,890**  
 Lot Depth **130** Lot Acres **0.25**  
 Parking Spaces **1**  
 Parking Types **Carport only, Addl Parking Avail, RV Parking**  
 Site Influences **Family Oriented, Golf Nearby, Waterfront Nearby, Recreation Nearby, Flat Site**  
 Outdoor Area **Covered Deck(s), Sun Deck(s)**  
 Equipment Included **Dishwasher, Refrigerator, Storage Shed, Window unit A/C, Microwave**

**LEGAL**

Legal **LOT 7 SECTION 7 TWP 21 RG 17 W6M KDYD PLAN KDYD 8992 CSA #15131 1978 EMBASSY Z240 DOUBLE WIDE SER #E61596AE61596B**

**Great area in Westsyde, 3 BR 2 Bath single level home on a 1/4 acre. Room to build a shop or garage on this fully fenced, duplex lot. Home has been updated with new flooring, roof, bathroom and appliances, and paint. Open floor plan in living, dining area with an additional cozy family room with wood stove. The master bedroom has an updated 2PC bathroom and large walk-in closet. Wraparound deck, RV parking. Quick possession possible**

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