



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2828480**

Board: N  
Townhouse

**6 5320 MOUNTAINVIEW DRIVE**

Fort Nelson  
Fort Nelson -Town  
VOC 1R0

Residential Attached

**\$60,000** (LP)

(SP)



Sold Date:		If new,GST/HST inc?:		Original Price: <b>\$85,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1968</b>
Frontage(feet):	<b>0.00</b>	Bathrooms:	<b>1</b>	Age: <b>56</b>
Frontage(metres):		Full Baths:	<b>1</b>	Zoning: <b>RM-1</b>
Depth / Size (ft.):		Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,036.04</b>
Sq. Footage:	<b>0.00</b>			For Tax Year: <b>2023</b>
Flood Plain:	<b>No</b>	P.I.D.: <b>019-114-541</b>		Tax Inc. Utilities?: <b>No</b>
View:	<b>No :</b>			Tour:
Complex / Subdiv:				
First Nation				
Services Connctd:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>			
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt., Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 7 DISTRICT LOT 1535 PEACE RIVER DISTRICT STRATA PLAN PGS196, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main):	<b>560</b>
Finished Floor (Above):	<b>600</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,160 sq. ft.</b>
Unfinished Floor:	<b>560</b>
Grand Total:	<b>1,720 sq. ft.</b>

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$250.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite: **None**  
Basement: **Full, Unfinished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets:

Cats:

Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11' x 10'			x	1	Above	4	No
Main	Living Room	15' x 11'			x	2			
Main	Foyer	7' x 6'			x	3			
Above	Bedroom	12' x 11'			x	4			
Above	Bedroom	11'5 x 8'			x	5			
Above	Bedroom	11'5 x 7'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Fort Nelson Realty**

**Make a bold choice! These classic townhouses have had a surge in popularity since rental restrictions were lifted in the complex, meaning you can purchase the home to live in or as a smart investment. This unit offers fresh flooring through the main floor, updated kitchen cabinetry, and a few other improvements. The basement is unfinished, ready for your vision to be brought to reality. Three upstairs bedrooms and a full bathroom are all bright and cheery. There is a small fenced yard and single garage, plus access to strata amenities including a terrific playground and prolific Saskatoon berry bushes.**



Presented by:  
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**Active**  
**R2843440**

Board: N  
Row House (Non-Strata)

**1711 GYRFALCON AVENUE**

Kitimat  
Kitimat  
V8C 1N7

Residential Attached

**\$179,990** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$189,990</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1954</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>70</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>R1C</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,815.05</b>
Sq. Footage: <b>3,800.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>008-047-359</b>	Tax Inc. Utilities?: <b>Yes</b>
View: <b>Yes : MOUNTAIN</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **LOT 25 BLOCK 38 DISTRICT LOT 6043 RANGE 5 COAST DISTRICT PLAN PRP3412**

Amenities:

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	<b>0</b>
Finished Floor (Above):	<b>647</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>538</b>
Finished Floor (Total):	<b>1,185 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,185 sq. ft.</b>

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee:  
Maint Fee Includes:

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions:  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

# of Pets:

Cats:

Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Mud Room	13' x 4'10			x	1	Main	4	No
Above	Kitchen	14' x 7'10			x	2			
Above	Living Room	16'2 x 11'10			x	3			
Above	Bedroom	9'10 x 8'3			x	4			
Bsmt	Bedroom	9'4 x 7'4			x	5			
Bsmt	Bedroom	10'11 x 9'10			x	6			
Bsmt	Bedroom	13'4 x 10'11			x	7			
		x			x	8			

Listing Broker(s): **Century 21 Northwest Realty Ltd.**

**4 bedroom, 1 bath end-unit of a fourplex with single detached garage. Home was updated in 2009 including roof, furnace, windows and siding. Home is perfect for someone wanting to put in their own touches and make this one your own. Fully fenced backyard with patio to enjoy on those summer days. Affordable entry level home.**



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**Active**  
**R2835499**

Board: N  
Townhouse

**7 486 QUATSINO BOULEVARD**

Kitimat  
Kitimat  
V8C 1V2

Residential Attached

**\$189,900** (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv:

First Nation

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **3**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

P.I.D.: **014-931-001**

Original Price: **\$189,900**

Approx. Year Built: **1972**

Age: **52**

Zoning: **R3A**

Gross Taxes: **\$1,983.44**

For Tax Year: **2023**

Tax Inc. Utilities?: **Yes**

Tour:

Style of Home: **3 Level Split, End Unit**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **None**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**

Parking: **Carport; Single**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish:

Legal: **STRATA LOT 16 DISTRICT LOT 6025, 6032, 6033 RANGE 5 COAST DISTRICT STRATA PLAN 3 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **550**

Finished Floor (Above): **450**

Finished Floor (AbvMain2): **0**

Finished Floor (Below): **0**

Finished Floor (Basement): **450**

Finished Floor (Total): **1,450 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,450 sq. ft.**

Suite: **None**

Basement: **Full**

Crawl/Bsmt. Ht:

# of Kitchens: **1**

# of Levels: **3**

# of Rooms: **5**

Units in Development:

Exposure:

Mgmt. Co's Name:

Maint Fee: **\$275.00**

Maint Fee Includes: **Management, Snow removal**

Tot Units in Strata:

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

# of Pets:

Cats:

Dogs:

Floor	Type	Dimensions
Main	Living Room	14' x 18'
Main	Kitchen	15' x 9'
Above	Bedroom	8'9 x 9'6
Above	Bedroom	8'4 x 11'
Above	Primary Bedroom	10'5 x 11'11
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Century 21 Northwest Realty Ltd.**

**Looking to get into the market? These townhouses offer an easy lifestyle close to the downtown core. This layout is split between 3 levels. On the main level you will find the kitchen and living room that can be opened up to a modern concept or kept as is if you like a little more separation. Upstairs you will find 3 bedrooms and 1 bathroom. Downstairs you will find a room that can be a 4th bedroom or a rec area depending on your needs. There is also tons of storage and a mechanical room/laundry. With a little bit of work, you could make this house just the way you want!**



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**Active**  
**R2847009**

Board: N  
Apartment/Condo

**302 11203 105 AVENUE**

Fort St. John  
Fort St. John - City NW  
V1J 0L3

Residential Attached

**\$214,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **2**  
Frontage(feet): Bathrooms: **2**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **029-446-562**  
View: **Yes : CITY SCAPE**  
Complex / Subdiv: **SIGNATURE POINTE I**  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$214,900**  
Approx. Year Built: **2014**  
Age: **10**  
Zoning: **RM2**  
Gross Taxes: **\$2,256.76**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood**

Dist. to School Bus:

Legal: **STRATA LOT 27 SECTION 1 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT STRATA PLAN EPS1861 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Independent living, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): **969**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **969 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **969 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **STERLING MANAGEMENT**  
Maint Fee: **\$250.48**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**  
Tot Units in Strata: Locker: **No**  
Storeys in Building: **4**  
Mgmt. Co's #: **250-785-2829**  
Council/Park Apprv?: **No**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions
Above	Kitchen	12' x 8'
Above	Dining Room	12' x 10'
Above	Living Room	12' x 9'
Above	Primary Bedroom	13' x 11'
Above	Bedroom	10' x 9'
Above	Walk-In Closet	9' x 5'11
Above	Laundry	7' x 6'
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **RE/MAX Action Realty Inc**

**Bright and spacious with a modern design on the 3rd floor, this inside unit boasts 2 large bedrooms, 2 full bathrooms, a modern kitchen with island, quartz countertops, engineered hardwood flooring, a nook that's perfect for an additional pantry, China cabinet, or desk/workspace. In-suite laundry, a deck to enjoy the outdoors with a view of the city, and added storage space in the laundry room makes this condo a perfect match for anyone looking for low to no maintenance living without sacrificing the comfort! 2 parking stalls, exercise room, games room & meeting room are all part of the strata as well, it's time to check out this fantastic building if you haven't already done so.**





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**Active**  
**R2853517**

Board: N  
1/2 Duplex

**8716 74 STREET**

Fort St. John  
Fort St. John - City SE  
V1J 7J6

Residential Attached

**\$299,900** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **24.57**  
Frontage(metres): **7.49**  
Depth / Size (ft.): **150**  
Sq. Footage: **3,650.00**  
Flood Plain: **No**  
View: **Yes :CITY**  
Complex / Subdiv:  
First Nation

If new,GST/HST inc?:  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

P.I.D.: **029-503-906**

Original Price: **\$299,900**  
Approx. Year Built: **2015**  
Age: **9**  
Zoning: **R2**  
Gross Taxes: **\$2,531.42**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour:

Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
Parking: **None**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 1 SECTION 32 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT STRATA PLAN EPS2709 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main): **847**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **824**  
Finished Floor (Total): **1,671 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,671 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes:

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite: **None**  
Basement: **Full, Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets:

Cats:

Dogs:

Floor	Type	Dimensions
Main	Living Room	13'4 x 10'8
Main	Kitchen	13'10 x 8'2
Main	Dining Room	11' x 8'2
Main	Bedroom	10' x 8'2
Main	Bedroom	10' x 8'6
Bsmt	Recreation Room	10'9 x 14'2
Bsmt	Bedroom	12'1 x 9'1
Bsmt	Bedroom	9'1 x 8'4

Floor	Type	Dimensions
Bsmt	Storage	8'4 x 9'4
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Sterling Management Services Ltd.**

**Beautifully finished and well-maintained duplex originally by Bold Point Construction Ltd. Two bedrooms on the main floor, 2 more in the basement, also a recreation room and storage. The property is currently tenanted on a month-to-month term for \$2058.62 / month rent and \$75 water and sewer surcharge per month. Tenanted property please allow a few days for showing requests.**



Presented by:  
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**Active**  
**R2845796**

Board: N  
1/2 Duplex

**9909 117 AVENUE**

Fort St. John  
Fort St. John - City NE  
V1J 0E9

Residential Attached

**\$329,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **29.50**  
Frontage(metres): **8.99**  
Depth / Size (ft.): **236**  
Sq. Footage: **6,962.00**  
Flood Plain: **No**  
View: **No :**

If new,GST/HST inc?:  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**

P.I.D.: **028-524-586**

Original Price: **\$337,000**  
Approx. Year Built: **2013**  
Age: **11**  
Zoning: **R2**  
Gross Taxes: **\$2,840.31**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour:

Services Connctd: **Community**  
Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No : COURT ORDER SALE**  
Fixtures Rmvd: **Yes: COURT ORDERED SALE - NO CHATTEL**  
Floor Finish: **Hardwood, Tile, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 2 SECTION 7 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT STRATA PLAN BCS4044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road, Private Yard, Shopping Nearby**  
Features:

Finished Floor (Main): **748**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **748**  
Finished Floor (Total): **1,496 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,496 sq. ft.**

Units in Development: **2**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes: **Other**

Tot Units in Strata: **2** Locker:  
Storeys in Building: **1**  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite: **None**  
Basement: **Full, Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	17'3 x 12'11
Main	Kitchen	11'9 x 10'9
Main	Pantry	5'10 x 5'4
Main	Dining Room	11'9 x 9'
Main	Foyer	7'2 x 4'
Bsmt	Primary Bedroom	12'1 x 11'7
Bsmt	Bedroom	11'1 x 9'3
Bsmt	Bedroom	10'3 x 10'4

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **RE/MAX Action Realty Inc**

**Well cared for 3 bedroom, 1 1/2 bathroom, 1/2 duplex with large backyard in the North East part of the city.**