



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

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Active
R2844803

Board: H
House/Single Family

669 WALLACE STREET

Hope & Area
Hope
VOX 1L0

Residential Detached

\$458,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$458,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1950**
Frontage(feet): **126.45** Bathrooms: **1** Age: **74**
Frontage(metres): **38.54** Full Baths: **1** Zoning: **RS-1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$2,346.16**
Lot Area (sq.ft.): **9,088.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.21** P.I.D.: **004-962-702** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

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

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year: **2022**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single, RV Parking Avail.**

Driveway Finish: **Concrete**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Laminate**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 20, PLAN KAP3318, SECTION 15, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Stove**

Finished Floor (Main):	1,122	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 15'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 11'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'6 x 8'6			x	
Finished Floor (Basement):	0	Main	Utility	18'8 x 7'7			x	
Finished Floor (Total):	1,122sq. ft.	Main	Primary Bedroom	13' x 10'9			x	
Unfinished Floor:	0	Main	Bedroom	12'9 x 11'3			x	
Grand Total:	1,122sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**
(Surrey/24)

*****Court ordered sale ***Perfect single family home with 9000 sf lot in central Hope location with stunning mountain views. Only 5 minutes walking distance to Hope town center, shopping, restaurant, hospital recreational center and river side. Newly renovated in May 2022. Perfect for single family, investment, rental or first time home buyer. Fantastic opportunity !Currently occupied by a good tenant for \$2400 a month plus utilities.**



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Active
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Board: H
House/Single Family

260 ROBERTSON CRESCENT

Hope & Area
Hope
VOX 1L4

Residential Detached

\$635,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$635,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
Frontage(feet): **65.00** Bathrooms: **3** Age: **51**
Frontage(metres): **19.81** Full Baths: **2** Zoning: **RS-1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$3,686.82**
Lot Area (sq.ft.): **14,113.44** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.32** P.I.D.: **007-521-014** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **Yes: Mountain**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single, RV Parking Avail.**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **LOT 26, PLAN KAP21328, DISTRICT LOT 80, YALE DIV OF YALE LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,114	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'9 x 14'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'6 x 10'1			x	Main 4
Finished Floor (Below):	989	Main	Dining Room	10'11 x 8'11			x	Main 2
Finished Floor (Basement):	0	Main	Bedroom	10'1 x 10'0			x	Below 3
		Main	Bedroom	11'0 x 9'3			x	
Finished Floor (Total):	2,103sq. ft.	Main	Bedroom	13' x 10'5			x	
Unfinished Floor:	0	Below	Foyer	6'6 x 4'1			x	
Grand Total:	2,103sq. ft.	Below	Office	12'3 x 10'9			x	
		Below	Recreation Room	19'1 x 15'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	18'9 x 10'9			x	
		Below	Bedroom	15'7 x 11'8			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height: 0'	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Sutton Group-West Coast Realty**
(Surrey/24)

*****Court Ordered Sale*** The perfect home on a quiet no thru street, just up from the Coquihalla River with a park directly across the street.3 bedrooms up,1 down with the potential to add a 5th bdrm downstairs. Main floor has a 4 piece bathroom, as well as a half bath for the ensuite, and one bathroom down. Just over 2200sqft house, sitting on 0.32 of an acre. Newer hot water tank . There will be no love lost on this backyard! Flat, useable space, with an outdoor patio area. Large hedges offer privacy. Not often do you find a backyard of this size. Great rental potential.**