



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2205735

Board: N
1/2 Duplex

A 4407 HERITAGE CRESCENT

Fort Nelson (Zone 64)

Fort Nelson -Town

VOC 1R0

Residential Attached

\$123,300 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **118.7**
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Frontage (feet): **29.00**
Frontage (metres): **8.84**
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$123,300**
Approx. Year Built: **2003**
Age: **14**
Zoning: **RS1**
Gross Taxes: **\$1,607.37**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **025-885-227**
Tour:

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Preserved Wood**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Maint Fee Inc:

Legal: **STRATA LOT 1 DISTRICT LOT 1535 PEACE RIVER DISTRICT STRATA PLAN BCS729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM V.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'	Bsmt	Bedroom	10' x 11'			x
Main	Dining Room	10'9 x 12'6			x			x
Main	Kitchen	8'10 x 10'4			x			x
Main	Master Bedroom	11'4 x 13'3			x			x
Main	Bedroom	9' x 10'			x			x
Main	Nook	6'10 x 7'3			x			x
Bsmt	Family Room	11' x 14'			x			x
Bsmt	Kitchen	10'4 x 7'			x			x
Bsmt	Laundry	12' x 8'5			x			
Bsmt	Bedroom	9' x 10'			x			

Finished Floor (Main):	907	# of Rooms: 11	# of Kitchens: 2	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	873	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,780 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	1,780 sq. ft.	Basement: Full			6				
					7				
					8				

Listing Broker(s): **RE/MAX Best Results Realty**

Split With Personality! This awesome half-duplex boasts an in-law suite or home-business-extraordinaire space! Upstairs offers a terrific, open floor plan, laminate flooring, computer nook, 2 bedrooms, full bath, open-concept maple kitchen and separate dining area with doors to the deck. The basement was designed and built with gorgeous kitchen and open floor plan, 3rd and 4th bedrooms and full bath. The yard is fenced and has a fire pit and raised gardens. The driveway is concrete. Close to elementary school and shopping...and priced to sell!



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2051921Board: N
1/2 Duplex**57 OKANAGAN STREET**

Kitimat (Zone 89)

Kitimat

V8C 1Z6

Residential Attached

\$129,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **5,852.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View:
Complex / Subdiv:

Frontage (feet): **1,245.00**
Frontage (metres): **379.48**
Bedrooms: **3**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee:

Original Price: **\$159,900**
Approx. Year Built: **1956**
Age: **61**
Zoning: **R1-B**
Gross Taxes: **\$1,766.14**
For Tax Year: **2015**
Tax Inc. Utilities?: **Yes**
P.I.D.: **011-800-607**
Tour:

View: **Yes: MOUNTAINS**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Preserved Wood**
Rain Screen:
Renovations: **Addition, Partly**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**

Locker:
Dist. to School Bus:
Total Units in Strata:

Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc:

Legal: **PL 3650 LT 16 BLK 243 DL 6024 LD 14 RNG 5**

Amenities:

Site Influences: **Private Setting, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3" x 12'			x			x
Main	Kitchen	10'8" x 9'10"			x			x
Main	Laundry	10' x 4'5"			x			x
Main	Dining Room	10'8" x 7'7"			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	10'6" x 10'5"			x			x
Main	Bedroom	10' x 10'2"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,245	# of Rooms:	7	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	1,245 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:						6								Door Height:
Grand Total:	1,245 sq. ft.	Basement:	Crawl					7								
								8								

Listing Broker(s): **RE/MAX Kitimat Realty****RE/MAX Kitimat Realty**

This spacious 3 bedroom home has a fantastic treed backyard, backing onto green space. Conveniently located in the downtown area, allowing easy access to shopping and recreational activities. Features two additions, one on the front of the home, creating a large foyer, and one on the back with a laundry room and extra bedroom. Perfect option for downsizing, or as a low-cost first-time home ownership!



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2143222Board: N
Townhouse**205 8220 92 AVENUE**

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 6X2

Residential Attached

\$185,750 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Council Apprv?: **No**

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **LI-CAR**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **2**Full Baths: **1**Half Baths: **1**Maint. Fee: **\$252.00**Original Price: **\$199,750**Approx. Year Built: **1998**Age: **19**Zoning: **RM2**Gross Taxes: **\$1,807.75**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **024-432-555**

Tour:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking:
 Parking: **Visitor Parking**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**

Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Management, Snow removal**Legal: **STRATA LOT 5 SECTION 32 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGS 301**Amenities: **None**

Site Influences:

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 12'8			x			x
Main	Kitchen	12'1 x 9'10			x			x
Main	Dining Room	9'3 x 8'1			x			x
Main	Laundry	7' x 8'8			x			x
Above	Bedroom	9'3 x 9'5			x			x
Above	Bedroom	9'4 x 10'8			x			x
Above	Master Bedroom	10'2 x 13'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	610	# of Rooms:	7	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	610	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,220 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allowed						6				
Grand Total:	1,220 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Century 21 Energy Realty**

Investor Alert - 1st time home buyer - Easy to rent, easy to live in well managed and maintained townhouse with positive cash flow and strong rate of return. Own your very own home/investment with very little maintenance. This 3 bedroom 2 bath townhouse has a very spacious layout and is filled with abundant natural light. Kitchen, Living-room, Dining and Laundry all down stairs and bedrooms up. The strata has plans for maintenance and street appeal updates and cash in the bank to pay for all or most of it. Great location close to North Peace High School, Robert Olgoivie, Duncan Cran, and day care.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2177227Board: N
1/2 Duplex**9224 102 AVENUE**

Fort St. John (Zone 60)

Fort St. John - City NE

V1J 5T5

Residential Attached

\$289,900 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.): **122**
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **Exempt**
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **No :**

Frontage (feet): **29.00**
 Frontage (metres): **8.84**
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$0.00**

Original Price: **\$339,900**
 Approx. Year Built: **2014**
 Age: **3**
 Zoning: **R2**
 Gross Taxes: **\$2,890.14**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-193-478**
 Tour:

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**

Dist. to Public Transit: **2 BLOCKS**
 Units in Development:
 Title to Land: **Freehold Strata**

Locker:
 Dist. to School Bus: **6 BLOCKS**
 Total Units in Strata:

Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc:

Legal: **STRATA LOT 2 SECTION 6 TOWNSHIP 84 TANTE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT STRATA PLAN EPS 1729**Amenities: **None**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 9'7			x			x
Main	Dining Room	13' x 9'1			x			x
Main	Living Room	12' x 21'			x			x
Main	Foyer	6' x 9'			x			x
Above	Mud Room	13'6 x 12'6			x			x
Above	Bedroom	10'6 x 13'6			x			x
Above	Bedroom	11'6 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	662	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	793	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,455 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	1,455 sq. ft.	Basement: Crawl			6				
					7				
					8				

Listing Broker(s): **Century 21 Energy Realty**

Newer half-duplex in great central location. This 3 bedroom, 3 bathroom home features large, open floorplan, and large entrance. Home features 3 bedrooms, a master with a full ensuite, and 2 other good-sized bedrooms. Main floor has hardwood flooring, tiled bathrooms, large kitchen and living area. Fully fenced yard, window coverings, and more complete this home.